

**PLANO CITY COUNCIL
PRELIMINARY AND REGULAR OPEN MEETING
August 5, 2002**

COUNCIL MEMBERS

Pat Evans, Mayor
Phil Dyer, Mayor Pro tem
Steve Stovall, Deputy Mayor Pro tem
Shep Stahel
Scott Johnson
Sally Magnuson
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 Evans called the meeting to order at 5:05 p.m., Monday, August 5, 2002, in the Council Chambers of the Municipal Center, 1520 K Avenue. Mayor Pro tem Dyer arrived at 5:08 p.m.

PRELIMINARY OPEN MEETING

Presentation and Request from the Hereditary Colon Cancer Association

City Manager Muehlenbeck advised the Council that this funding request will be on the August 10 Budget Worksession and will require direction at that time. Race Director for the Hereditary Colon Cancer Association David Darr presented an overview of the inline skating event held in Plano at the Collin County Community College on June 8 and 9. He spoke to the non-profit 501c3 status of the association and to the need for provision of another course with two additional lanes, police and paramedics, concerns with the nearby church, and further clarified the advantages of the dates scheduled for the event and percentages of funding participation received.

City Manager Muehlenbeck advised that this request in the amount of \$3,500 is one of several being made and spoke to the Social Services Fund allocating \$1 per capita for events and organizations, and concerns regarding allocating funding from the General Fund without going through the Social Services funding process. He stated that while it is too late this year to fund this request through the Social Services process, consideration might be given to combining any future requests for this event and other events that might come forward under the Social Services guidelines of \$1 per capita as opposed to funding through the General Fund. Mr. Muehlenbeck advised the Council that information would be required from the event organizers as to hotel/motel usage during an event with regard to a possible alternate funding source. After further discussion, Mayor Evans stated that this request would be further considered at the budget worksession.

Presentation by Plano Forum

Plano Forum Chairperson Maribelle Davis presented the Council with a plaque of appreciation for contributions towards the funding of the Plano Forum event.

Research and Technology Corridor Update

Plano Economic Development Board Marketing Director Jim Young advised the Council that since the creation of the Research Technology District (R/T) in 1998, 2,251,000 square feet of new buildings have been built in the R/T out of which 1,288,000 square feet have been occupied with 963,000 remaining vacant. Mr. Young reviewed statistics provided in a handout regarding R/T compliant sites, occupants and applicable R/T status, and spoke to dock door restrictions preventing new tenants from signing leases.

The Council discussed usage requirements, the need for more dock doors, finishing construction that has already been started, lease prices, empty spaces driven by the current market, and vacant non-R/T space in the southeast commercial industrial area of the City. They spoke to not losing sight of the original goal of the Planning and Zoning Commission regarding creation of the R/T while realizing that changes might need to be made, and exercising caution regarding types of usage and creating warehouse distribution systems when an ample supply of empty warehouses exist while at the same time exercising caution to not turn down potential usage. After discussion, the Council concurred to place an item on a future agenda for Council consideration of discussion and direction for the Planning and Zoning Commission to look at and discuss possible "tweaking" and fine tuning of the R/T District in conjunction with a possible work program item focusing on R/T guidelines.

Discussion and Direction Regarding Disannexation of Murphy Road

Planning Director Jarrell advised the Council that the City of Murphy has requested disannexation of the portion of Murphy Road located in the City of Plano in order that they might enforce traffic regulations. She stated that she has spoken to Assistant Chief of Police Nagy and he has stated he finds no problems from a departmental perspective. Ms. Jarrell stated that if this is done it would be accomplished through a boundary adjustment agreement with the City of Murphy. After a brief discussion, the Council concurred to move forward with this request.

Discussion and Direction Regarding Presentation of Proposed CIP

Director of Budget and Research Rhodes advised the Council that there is a total of \$88 million in proposed Capital Improvement Programs for fiscal year 2002-03. She stated that the Planning and Zoning Commission has reviewed and approved the Capital Improvement Program.

Director of Parks and Recreation Wendell reviewed the following proposed park projects which were reviewed and approved by the Parks and Recreation Planning Board:

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|--|-------------|
| Oak Point Park and Nature Preserve Development | \$2,300,000 |
| Pool Renovations | 1,300,000 |
| Haggard Park | 1,130,000 |
| Tennyson/Archgate Athletic Site | 4,285,000 |
| Preston Meadow Athletic Site | 2,592,000 |
| Park Fee Program | 1,625,000 |
| Park Fee Projects | 1,525,000 |

Mr. Wendell stated that projects for the Arbor Hills Nature Preserve along with Trail Connections are not being included this year due to budgetary situations and operation and maintenance costs. He stated that these projects are being delayed for one year.

The Council discussed concerns regarding the size and condition of the restrooms at Haggard Park and to there not being a sufficient number for the public during events, the need for expansion of Haggard Park restrooms, and signage directing citizens to restrooms in another City facility in the same general area. Mr. Wendell advised that restrooms were not being expanded and only being renovated due to budget factors and further advised the Council that expansion of the pond at Haggard Park will allow it to blend more into the overall plan of the park.

City Engineer Upchurch reviewed the following proposed street improvement projects:

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|--|------------|
| Rehabilitation Projects | 4,000,000 |
| Alley reconstruction | |
| Barrier free ramps | |
| Street reconstruction | |
| Fulgham, H Avenue, P Avenue, Pecan Lane | |
| Design projects for future construction | \$ 900,000 |
| 15 th Street – G Avenue to I Avenue | |
| Plano Parkway, east of Los Rios Boulevard | |
| Plano Parkway widening – Tollroad to Park Boulevard | |
| Preston Road/Plano Parkway Intersection Improvements | |

| | |
|--|-------------|
| Capacity Improvements | 13,400,000 |
| Jupiter Road, Spring Creek Parkway to Chaparral | |
| Los Rios Boulevard, Jupiter Road to Parker Road | |
| McDermott Road, Ohio Drive to Robinson Road | |
| S. H. 121, Tollroad to Preston Road | |
| Spring Creek Parkway, Midway Road to Tollroad | |
| Tollroad Service Roads, Parker Road to Headquarters Drive | |
| Funding Continuation | \$5,600,000 |
| Hedgcoxe Road widening | |
| Los Rios Boulevard adjacent to PESH | |
| Marsh Lane north of Park Boulevard | |
| Parker Road widening west of Midway Road | |
| Spring Creek Parkway widening/Tollroad to White Rock Creek | |
| Miscellaneous | \$2,391,000 |
| Signal improvements | |
| Landscaping | |
| Alleys | |
| Park streets | |
| Street lighting | |

Mr. Upchurch reviewed the following proposed Municipal Drainage fund projects:

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|--------------------------|-------------|
| Municipal Drainage | \$4,132,000 |
| Erosion control projects | |
| Drainage improvements | |
| Bronze Leaf Drive | |
| Buffalo Bend | |
| Cassidy Drive | |
| Teakwood Circle | |
| South Cedar Elm | |

Mr. Upchurch advised regarding the following proposed DART fund projects:

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| DART | \$ 707,501 |
| West Side intersection improvement | |
| Transportation Staff | |

Mr. Upchurch reviewed the following proposed Water Improvements:

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| Water Improvements | \$5,384,251 |
| Rehabilitation Projects | |
| Kimberlea, O Place, P Avenue | |
| New lines | |
| Downtown fire protection | |
| Additional fire hydrants | |
| Los Rios Boulevard, Jupiter Road to Parker Road | |
| Oversize participation | |
| McDermott, Ohio to west of Coit Road | |

Mr. Upchurch reviewed the following proposed Sewer Improvements:

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|-------------------------|-------------|
| Rehabilitation projects | \$7,229,251 |
| Briarcreek | |
| East Side No. 2 | |
| I and I repairs | |
| I and I studies | |
| Manhole sealing | |
| Westlake/Northcrest | |

Mr. Upchurch reviewed the following proposed Capital Reserve Facilities Improvements:

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|-------------------------------------|-------------|
| Facilities | \$2,536,000 |
| Municipal Center Air Conditioning | |
| Council Chambers Digital Conversion | |
| Various Building Modifications | |
| Roof Repairs | |
| Neighborhood Revitalization | |

Plano Television Network Executive Producer Kurt Ugland clarified that funding for the Council chambers digital conversion upgrade represents the second phase of the project. He stated that the first phase, which represents the digital “backbone” for the upgrade has been completed. Mr. Ugland stated that a digital upgrade for the Council audio is being looked at as well.

Director of Public Works Foster reviewed the following proposed Capital Improvement Projects for the Public Works Department:

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| Undersealing of arterial and residential streets | \$ 700,000 |
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| Arterial Concrete Repair 30,000 square yards West Plano Parkway 15 th Street 18 th Street Park Boulevard Country Place Drive | \$2,300,000 |
| O Place (possibly) | \$ 196,000 |
| Residential Street and Alley Repair #1 Park Boulevard/14 th Street/Shiloh Road, U.S. 75 | \$1,625,000 |
| Traffic Signal Improvements | \$ 400,000 |
| Screening Wall reconstruction Parker Road between Carriage and Custer Roads | \$ 400,000 |
| Curb and Median repair | \$ 310,000 |
| Sidewalk Repairs #1 | \$ 750,000 |
| Residential Street and Alley Repair #2 | \$ 825,000 |
| Legacy Drive Repairs | \$ 600,000 |
| Residential Street and Alley Repairs #3 Spring Creek Parkway/Custer/Parker and Independence Roads | \$ 550,000 |
| Sidewalk Repairs #2 Parker/Shiloh/Jupiter Roads/18 th Street 18th Street/Los Rios Boulevard/14th Street/Shiloh Road Park Boulevard/Custer/15th Street, Independence Boulevard | \$1,250,000 |
| Screening Wall Reconstruction #2 East side of Coit Road/Irvine Road to Parker Road South side of Parker Road/Coit Road to Jeremes Landing | \$ 700,000 |
| Dublin Road Resurfacing | \$ 90,000 |
| BackLit Street Signs (30 intersections) | \$ 106,000. |

Mr. Foster spoke to the proposed Parkway Service Center expansion and the need for six additional shop bays, various shop equipment, and security features for the service center roughly totaling \$4 million.

Ms. Rhodes advised that presentations by Fire Chief Peterson and Executive Director Glasscock will be presented at the August 10 Budget Worksession.

Mr. Wendell reviewed the following proposed Park Capital Reserve Fund projects:

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| Athletic field renovations | \$ 600,000 |
| Bob Woodruff Park dredging | \$1,150,000 |
| Parking lot replacements | \$ 425,000 |
| Playground replacements | \$ 225,000 |
| Preston Meadow Park | \$ 250,000 |
| Shawnee Park | \$ 250,000 |
| Trail repairs | \$ 450,000 |
| Miscellaneous Projects | \$ 170,000 |

Council Items for Discussion/Action on Future Agendas

Council Member Lambert recommended there be future Council consideration of the Planning and Zoning Commission discussion regarding residential adjacency.

Consent and Regular Agendas

No items were discussed.

Council Committee Reports

No reports were presented.

CONSENT AGENDA

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

Award, Rejection of Bids/Proposals, Conditional Acceptance of Lowest Responsible Bid/Proposal and Designation of Alternate Lowest Responsible Bid/Proposal when applicable on the following

Bid No. C099-02 for a fixed-price contract for Linen Service for Plano Centre in the estimated annual amount of \$38,675 for an annual contract with renewals. [Consent Agenda Item (A)] (See Exhibit "A")

Adoption of Resolutions

Resolution No. 2002-8-1(R): To name an area of Municipal Center property "Biggerstaff Plaza"; and providing an effective date. [Consent Agenda Item (B)]

Resolution No. 2002-8-2(R): To accept the certified appraisal roll for Fiscal Year 2002-2003, and providing an effective date. [Consent Agenda Item (C)]

Approval of Agreement

To approve the terms and conditions of an agreement by and between Freese-Nichols, Inc., and the City to provide Professional Engineering Services in connection with the water system vulnerability assessment and emergency response/operation planning for \$115,000. [Consent Agenda Item (D)]

Reimbursement of Oversize Participation

To approve and authorize reimbursement to Tennyson Office Center, L.P. for oversize participation for paving improvements in Communications Parkway associated with the construction of Tennyson Parkway Office Center in the amount of \$73,370. [Consent Agenda Item (E)]

Approval of Change Order

To Joe Funk Construction Engineers, Inc., increasing the contract by \$87,064 for the Plano Courtyard Theater, Change Order No. 9 (Bid No. 231-00). [Consent Agenda Item (F)]

END OF CONSENT

Public Hearing on the City Manager's recommended Budget and Capital Improvement Program for Fiscal Year 2002-03. [Regular Agenda Item (1)]

Mayor Evans opened the Public Hearing. Jason Lance, resident of the City, spoke in opposition to a tax abatement approved for Networks Associates, Inc. and spoke to issues of job benefits, residency and traffic issues, sales tax benefits not being as stated and stated concern regarding his City services and mortgage services. City Manager Muehlenbeck reviewed the detailed process of tax abatement evaluation prior to Council approval, the importance of retail sales, the importance of jobs whether the employees reside in Plano or not, and spoke to the benefits given homeowners for homestead exemption. No further speakers came forward. The Public Hearing was closed.

The Council resumed discussion of the Preliminary Open Meeting at this time.

Discussion and Direction Regarding Council Attendance at Conferences

City Manager Muehlenbeck spoke to upcoming conferences with Texas Municipal League (TML) scheduled October 16 through 19 in Fort Worth and with National League of Cities (NLC) scheduled December 3 through 7 in Salt Lake City. He stated that a conflict exists with the NLC and DART lite rail functions in the City. Mayor Evans, Mayor Pro tem Dyer, and Council Members Magnuson and Johnson advised that they will not be attending the NLC event. Deputy Mayor Pro tem Stovall and Council Member McGee advised that they are unsure at this time, and Council Members Lambert and Stahel advised that they will be attending the NLC event. Mayor Evans spoke to receiving the travel budget numbers for the Council. With regard to the TML event in Fort Worth, Mayor Evans stated that this would not represent a significant expense due to the Fort Worth location.

Mayor Evans advised at 6:56 p.m. that the Council will recess and convene into Executive Session in Training Room A after which time the meeting will reconvene back into open session in Training Room A. The Council convened into Executive Session in compliance with Chapter 551, Government Code, Vernon's Texas Codes, Annotated, to discuss Legal matters, Section 551.071, and to discuss Personnel matters, 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. The Executive Session closed at 7:13 p.m.

The Council reconvened back into open session at 7:14 p.m.

Consideration and Action Resulting from Executive Session Discussion: Personnel (Reappointments) Building Standards Commission

Upon a motion made by Council Member Stahel and seconded by Deputy Mayor Pro tem Stovall, the Council voted 8-0 to reappoint John Bellair changing his status from alternate to regular member, Richard Garza as a regular member, Randy Hart as a regular member, and Thomas Izbicki as an alternate member. One alternate position remains open for future appointments.

Mayor Evans finally closed the meeting at 7:15 p.m. in Training Room A.

Pat Evans, **MAYOR**

Elaine Bealke, **City Secretary**