

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

COUNCIL MEMBERS

Phil Dyer, Mayor
Lee Dunlap, Mayor Pro Tem
Pat Miner, Deputy Mayor Pro Tem
Ben Harris
André Davidson
Lissa Smith
Harry LaRosiliere
Jean Callison

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 5:05 p.m., Monday, March 28, 2011, in Training Room A of the Municipal Center, 1520 K Avenue. All Council Members were present. Council Member Callison arrived at 5:16 p.m. 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; and to receive information regarding Economic Development, Section 551.087; and 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 5:54 p.m.

Consideration and Action Resulting From Executive Session

No items were discussed.

TMRS Presentation

Texas Municipal Retirement System Regional Manager David Rodriguez spoke to the City of Plano plan in which employees contribute 7% and the City matches two-to-one upon retirement. He spoke to five-year vesting/twenty-year retirement and advised that during the last year, 9.1% was credited as interest with 5% interest contributed to individual member accounts, which is in line with board policy; 7.5% interest to cities; and the remainder to a reserve for use when interest rates are down. He advised that a bill in the legislature recommends fund restructuring by combining the municipality accumulation, employee and service annuity reserve funds into one account which would reduce volatility and protect cities from downside risk.

Mr. Rodriguez advised that with passage, Plano's full contribution rate would decrease by approximately \$500,000; advised that funds for each municipality do not comingle; and spoke to Plano's current fund ratio of 69% assets to liabilities with a goal of 80%. He advised that the TMRS plan is soundly financed and has never been unfunded, and spoke to benefits provided through employee contributions, interest accumulated and city-matches.

Discussion and Direction on the Planning and Zoning Commission's Recommendations on Goals for New Residential Units and Commercial Space Near the Proposed 12th Street Station

Director of Planning Jarrell advised that the Planning and Zoning Commission concurred with Staff goals of 800-1000 new housing units and 100,000 square feet of new commercial space in the area near the proposed 12th Street Station and spoke regarding the Commission's view that the City should be open to a higher density than 60 dwelling units per acre. She further advised that they recommended encouragement of a mix of housing types and considered the goal for commercial space as high, but spoke to adjustments that could be made as development occurs. Ms. Jarrell spoke to review of vacant/underutilized properties that might be available for residential uses and support of commercial activity by access to K Avenue and Municipal Drive. She advised that development is moving southward even without another rail station and responded to the Council stating that downtown apartments have a 95% occupancy rate. Mayor Pro Tem Dunlap spoke in support of Staff's recommendation for commercial space and Ms. Jarrell spoke to service uses. The Council concurred to support the goals and Ms. Jarrell advised that Staff would begin review of the conceptual plan and appropriate zoning for the area.

Discussion and Direction on Initiating Amendments to the Zoning Ordinance to Address Programs Sponsored by Religious Institutions to Provide Temporary Housing for the Homeless

Mayor Dyer spoke to reconsidering temporary housing programs sponsored by religious institutions in order to address homelessness in the City through the efforts of non-profit organizations. He spoke to clarification of the definition of religious institutions and Council Member LaRosiliere spoke to regulating the number of locations though a minimal size requirement. City Attorney Wetherbee spoke to careful determination of parameters for regulation. Council Member Davidson spoke to reviewing opportunities for public/private partnership addressing social issues and to determining parameters including those for parking. Ms. Jarrell responded to the Council, advising that any changes that are made will be in place for future programs and the Council stated a consensus to refer the item to the Planning and Zoning Commission for consideration.

Comprehensive Monthly Financial Report

Director of Finance Tacke advised that for the Month of February 2011, General, Water/Sewer, Civic Center and Golf Course funds were up as compared to last year. She spoke to actual General Fund revenues being down \$3.9 million due to the decrease in ad valorem taxes and court fine revenues offset by an increase in sales tax. Ms. Tacked advised that General Fund expenditures are down \$3.6 million with overall personnel costs down \$1.8 million. She spoke to the increase in the unemployment rate to 7.4%, the increase of 13.66% in sales tax, and responded to the Council regarding funding of the environmental education facility.

Boards and Commissions Annual Appointment Process

City Secretary Zucco advised that Staff recommended moving the reappointments to June in order to provide citizens information regarding the number of board openings available. She further spoke to notification via an "e-blast" and small utility flyer during the month of July and requested approval for scheduled receptions. Ms. Zucco advised regarding the success of the paperless system and reviewed the calendar of events. Council concurred in approving recommendations as presented.

Council items for discussion/action on future agendas

No items were discussed.

Consent and Regular Agenda

Mayor Pro Tem Dunlap requested Consent Agenda Item "G," Bid No. 2011-80-B for the 2010-11 Pavement Maintenance Phase I, Project No. 6110, to Jerusalem Corporation in the amount of \$383,443, be removed for individual consideration due to a possible conflict of interest.

Council Member Davidson requested Consent Agenda Item "P," To approve the Third Modification of the contract by and between the City and Columbia Medical Center of Plano Subsidiary, L.P. for Wellness and Safety Program to reduce the contract amount be removed for individual consideration due to a possible conflict of interest and advised that she would be stepping down on Regular Agenda Item "3," an Ordinance as requested in Zoning Case 2011-03 to grant Specific Use Permit No. 609 so as to allow a Helistop located at the southwest corner of Amelia Court and American Drive, due to a possible conflict of interest.

Nothing further was discussed. Mayor Dyer adjourned the Preliminary Meeting at 6:51 p.m.

Phil Dyer, Mayor

ATTEST:

Diane Zucco, City Secretary