

**PLANO CITY COUNCIL
PRELIMINARY OPEN MEETING
August 9, 2004**

COUNCIL MEMBERS

Pat Evans, Mayor
Shep Stahel, Mayor Pro Tem
Ken Lambert, Deputy Mayor Pro Tem
Scott Johnson
Phil Dyer
Sally Magnuson
Steve Stovall
Jean Callison

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 9, 2004, in Training Room A of the Municipal Center, 1520 K Avenue. All Council Members were present. Mayor Evans 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 discuss certain Economic Development matters, Section 551.087, for which a certified agenda is required.

Mayor Evans reconvened the meeting back into the Preliminary Open Meeting at 6:03 p.m. in the Council Chambers for which the following matters were discussed:

Consideration and Action Resulting From Executive Session Discussion

No items were brought forward.

Request from Box 4 Fire Buffs Association (Affiliate of The Salvation Army)

Deputy Mayor Pro Tem Lambert advised that the Box 4 Fire Buffs Association presentation would come forward at a later date with a recommended program. He stated that this organization provides refreshments and a place to rest at the site of long term fires.

Discussion and Direction Regarding Proposed Community Investment Program

Director of Budget and Research Rhodes advised that Staff is here to identify the Community Investment Program projects for fiscal year 2004-05.

Director of Parks and Recreation Wendell reviewed Major Bond Program projects from the 2001 bond referendum which included Archgate Park, Oak Point Park, Preston Meadow Park, Pool Renovations, Trail Connections, Recreation Center, and Swimming Pool/Land projects. He responded to City Manager Muehlenbeck that in March/April of 2004 property was last acquired for Oak Point Park and that the Los Rios Boulevard Design Project could not have begun prior to property acquisition. Mr. Muehlenbeck stated that any development such as a fire station would be dependent upon road access and could not begin until such time.

Mr. Wendell spoke to Park Fee Projects for Greenbelt Acquisition and Trail Development. He spoke to renovations of Athletic Fields, Irrigation Systems, Jack Carter Pool, Pecan Hollow Golf Course, and to Playground Replacements and Recreation Center Equipment projects. Mr. Wendell spoke to a Park Fee Project Fund established in 1993 and the assessment of monies placed into a dedicated fund to be used only for linear and neighborhood park acquisition and development. He stated that as development slows down these revenues will slow down. Mr. Wendell spoke to Trail Repairs and Other Projects.

City Engineer Upchurch spoke to Street Improvements which included Rehabilitation Projects, Design Projects, Capacity Improvements, Funding Continuation, and Miscellaneous Projects. He spoke to Municipal Drainage Projects which included Erosion Control, Drainage Improvements, Cassidy Drive, Rice Field, and River Bend Lakes and further spoke to West Side Intersection Improvements under DART. Mr. Upchurch spoke to Water Improvements which included the Dallas North 15 Rehabilitation Project, Downtown Fire Protection, Additional Fire Hydrants, Janwood – Alma to Westwood, Legacy Business District, Parkwood Tank Line, Los Rios Boulevard – Jupiter Road to Parker Road, Oversize Participation, and McDermott – Ohio to Robinson.

Mr. Upchurch spoke to Sewer Improvements which included Briarcreek Sewer Line Upgrade, Infiltration and Inflow Repairs and Studies, Janwood Drive – Alma to Westwood, Parker Road Estates, Redevelopment Capacity Improvements, and Ridgeview/SH 121. He spoke to Facility Projects which included Police Academy Expansion, Fire Stations No. 11 and 12, and Haggard Library Expansion and further spoke to Various Building Modifications, Asbestos and Mold Testing and Removal, and to Energy Reduction conservation.

Mr. Upchurch responded to Council Member Dyer that the City of Allen will participate in the expansion of Hedgecoxe Road from Custer Road to Alma Road and stated that the end result will be a four lane divided roadway from Alma to Custer. He further advised Deputy Mayor Pro Tem Lambert that East Plano Parkway from Los Rios Boulevard to 14th Street will be constructed this year some time after October 2004 and further clarified the road configuration.

Director of Public Works Foster spoke to the good condition of the roadways in the City of Plano and existing mileage of lanes and alleys. He spoke to Public Work projects which include Undersealing of Arterial and Residential Streets, Arterial Concrete Repair and Residential Street and Alley Projects at various locations. He spoke to Traffic Signal Improvements, Screening Wall Reconstruction, Curb and Median Repair, Sidewalk Repairs, Residential Street and Alley Project No. 2, and Street Name Replacement at various locations in the City and further spoke to Coit Road Landscape Maintenance.

Mayor Evans spoke to the advantage of placing street signs one on top of the other (crosswise) as opposed to end to end and requested that they all be placed one on top of the other. Council Member Johnson spoke to the advantage of lighted street signs at night.

Discussion and Direction Regarding Proposed Demolition Regulations

Director of Planning Jarrell advised that with the current ordinance the City only has the ability to delay demolition of a historic structure and that the Heritage Commission is proposing preventing demolition of individually designated structures. She stated that the three required categories for making a demolition request are to allow for replacement of the existing structure with another structure or use more appropriate and compatible; determine there is no economically viable use of the property; and determine that the structure poses an imminent threat to public health or safety. Ms. Jarrell stated that various forms of evidence would have to be provided to the Commission and action taken within a certain timeframe. She stated that the decision could be appealed to the Council for final determination. Ms. Jarrell advised that Staff could direct demolition if a fire, tornado, etc. occurred to a designated structure.

Ms. Jarrell responded to the Council that there are approximately 25 individually designated historic structures, stated that the purpose of a payment bond is to prevent the building from not being replaced, spoke to a reasonable return to businesses and residences, and to the request for federal income tax information as being a standard with other cities. City Attorney Wetherbee recommended that the Legal Department review the ordinance draft. Deputy Mayor Pro Tem Lambert spoke to a reasonable rate of return on the owner's investment being a vague requirement. Ms. Jarrell responded to the Council that the existing ordinance would not prevent important structures from being removed and also places a burden on the City in resolving the issue. She clarified that the proposed ordinance places some of the burden on the property owner.

Council Member Dyer recommended that this item be reviewed further in the Legal Department and brought back for Council consideration at a future meeting.

Personnel Reappointments

Community Relations Commission

Council Member Callison advised that there are three vacancies and one interim vacancy.

International Relations Advisory Commission

The Council affirmed the recommendation of Council Members Magnuson and Stovall to name George Elking as the Plano Sister Cities representative, Larry May as the Plano Economic Development Board representative, Larry Flannery as the Chamber of Commerce representative, and Mark Langford as the Collin County Community College District representative and further affirmed that there is one interim vacancy for a regular member.

Plano Housing Authority

Upon a motion made by Mayor Evans and seconded by Council Member Stovall, the Council voted 8-0 to reappoint Linda Hester. Zero appointments remain.

Plano Transition and Revitalization Commission

Council Member Johnson advised that four vacancies remain.

Public Arts Committee

Upon a motion made by Council Member Stovall and seconded by Council Member Callison, the Council voted 8-0 to reappoint Kathryn McGill for a one year term.

Council Items for Discussion/Action on Future Agendas

Mayor Evans requested that the Demolitions Ordinance be brought back at a future meeting.

Consent Agenda

Council Member Stovall requested that Consent Item "N," Resolution to direct TXU Electric Delivery Company to file certain information with the City of Plano be removed for individual consideration as was requested by TXU representative Steve Matthews.

City Manager Muehlenbeck requested that Consent Item "H" Request to terminate an annual contract and to accept the next lowest bid be removed for individual consideration for additional discussion.

Council Reports

No reports were made.

Nothing further was discussed. Mayor Evans recessed the meeting at 7:00 p.m.

Pat Evans, **MAYOR**

ATTEST:

Elaine Bealke, City Secretary