

PLANO CITY COUNCIL

WILL CONVENE INTO EXECUTIVE SESSION AT 5:00 P.M. ON FEBRUARY 14, 2011, FOLLOWED BY THE PRELIMINARY OPEN MEETING IN THE PLANO MUNICIPAL BUILDING, 1520 K AVENUE, IN COMPLIANCE WITH VERNON'S TEXAS CODES ANNOTATED, GOVERNMENT CODE CHAPTER 551 (OPEN MEETINGS ACT), AS FOLLOWS:

Mission Statement: The mission of the City of Plano is to provide outstanding services and facilities, through cooperative efforts with our citizens, that contribute to the quality of life in our community.

EXECUTIVE SESSION

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|------|---|-----------|---------|
| I. | Legal Advice | Wetherbee | 10 min. |
| | a) Respond to questions and receive legal advice on agenda items | | |
| | b) Collection of Sales Tax | | |
| II. | Economic Development | Ross | 10 min. |
| | Discuss a financial offer or other incentive to a business prospect to locate, stay, or expand in Plano and consider any commercial and financial information from the business prospect. | | |
| III. | Personnel | Council | 30 min. |
| | Discussion re City Manager Search Process | | |

PRELIMINARY OPEN MEETING

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|------|--|---------|---------|
| I. | Consideration and action resulting from Executive Session discussion | Council | 5 min. |
| II. | Presentation and discussion re proposed improvements to US 75 and President George Bush Turnpike | Neal | 10 min. |
| III. | Discussion and direction on Planning Activities for Proposed Rail Stations on the Cotton Belt Line | Jarrell | 10 min. |

IV.	Discussion and direction re Heritage Preservation Plan Update	Anne Quaintance- Howard / Liz Hersch	15 min
V.	Comprehensive Monthly Financial Report	Tacke	10 min.
VI.	Personnel Appointments Civil Service Commission	Council	5 min.
VII.	Council items for discussion/action on future agendas	Council	5 min.
VIII.	Consent and Regular Agenda	Council	5 min.

In accordance with the provisions of the Open Meetings Act, during Preliminary Open Meetings, agenda items will be discussed and votes may be taken where appropriate.

Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Avenue L, with specially marked parking spaces nearby. Access and special parking are also available on the north side of building. The Council Chamber is accessible by elevator to the lower level. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 972-941-7120.

February 3, 2011

MEMO

TO: LaShon Ross, Interim City Manager
Frank F. Turner, Deputy City Manager

FROM: Phyllis M. Jarrell, Director of Planning

SUBJECT: Cotton Belt Rail Line Station Planning

Staff is seeking direction from City Council on additional planning activities related to the potential for two new rail stations in Plano on the Cotton Belt rail line, and requests time on the Council's February 14th Preliminary Open Meeting agenda. As you know, DART and the North Central Texas Council of Governments have been considering funding mechanisms to advance construction of the Cotton Belt, along with preliminary engineering studies to determine the ultimate route and station locations. These studies include alternative rail alignments and station location options in Richardson and Plano. Plano's preferred option is for a station located in the 12th Street/K Avenue area, where the Cotton Belt line crosses the light rail Red Line, with another potential station in the Shiloh Road/Plano Parkway area to serve the employment center in the Research Technology district. (See attached map.) Given that the Cotton Belt Line may ultimately extend to Wylie, locating the two stations on the existing rail line is the most logical and fiscally responsible option.

To date planning efforts have focused on a station at 12th Street. In September 2010, the city, along with the North Texas District Council of the Urban Land Institute and Space Between Design Studio, sponsored a one-half day workshop with property owners, City Council and the Planning & Zoning Commission to explore the potential redevelopment opportunities afforded by a rail station in the area. Staff held follow-up meetings with area property owners and residents in December 2010 and will hold a rescheduled (original meeting cancelled because of winter weather) meeting in the Douglass neighborhood soon. At these meetings, attendees indicated substantial support for the area becoming an extension of Downtown Plano, including the following development concepts:

- Additional multi-family housing at urban densities
- New restaurants, retail shops, art galleries and studios
- More outdoor dining areas, plazas and patios
- Reduced parking requirements and shared parking
- Better pedestrian connections to downtown
- Maintaining and improving existing and new service uses
- Protecting existing single family neighborhoods in the area
- More infill housing in surrounding neighborhoods

There are several benefits to a new rail station in the Shiloh Road vicinity. The concentration of employees in the Research Technology district would increase ridership, and the location would also attract additional passengers from Murphy, Parker, Wylie and Garland. Proximity to the President George Bush Turnpike and its location on a major north-south thoroughfare would also facilitate access to the station. Assuming that Murphy and Wylie join DART at some point in the future, a station in this area would be reasonably spaced between the 12th Street Station and a future station in the City of Murphy.

To continue planning for both stations in the 12th Street and Shiloh Road areas, staff would recommend the following actions:

- Amend the Comprehensive Plan to designate station locations at 12th Street and Shiloh Road -- Existing and future DART stations on the Red Line are presently indicated on the Future Land Use and Thoroughfare Plans. With DART now considering station locations for the Cotton Belt line, the city's preferred locations should be added to these plans.

Specific to the 12th Street Station area, staff would recommend the following actions:

- Develop a Conceptual Plan for the 12th Street Station Area – A conceptual plan for the station area will assist in delineating the station location, parking areas, pedestrian connections, streetscape improvements, land use and other attributes of the station area development/redevelopment.
- Determine General Goals for New Housing and Commercial Uses –As with the Downtown Plano Transit Village Plan, the city should set goals for the number of new housing units and new commercial space to be developed within the next 10 -15 years. Staff's initial recommendation is to promote the development of 800-1000 housing units and 100,000 square feet of commercial space.
- Rezone the area within the "zone of influence" of the station – After station locations are determined, proceed with rezoning the area most suitable for new housing and commercial development. The zoning should support more urban, pedestrian-oriented development.
- Develop a program of incentives – As with the revitalization of downtown Plano, public private partnerships will be important to promote new investment and reinvestment in the station area.

Staff seeks the City Council's direction on these key recommendations.

Please let me know if you need additional information or if you have any questions.

XC: Alan Upchurch, Director of Public Works and Engineering
Gerald Cosgrove, Deputy Director of Public Works and Engineering
Tina Firgens, Planning Manager

MEMORANDUM

Date: February 7, 2011

To: Honorable Mayor Dyer and City Council

From: Anne Quaintance-Howard, Chairperson, Heritage Commission

Subject: Heritage Preservation Plan

The Heritage Commission would like to thank City Council for the opportunity to present the draft text for Chapters I through V of the Heritage Preservation Plan update. As the Heritage Commission and staff near the end of the Heritage Preservation Plan update, it is important to receive your comments and feedback before submitting the final text to you for formal adoption.

The Heritage Preservation Plan is the guiding document for the city's heritage preservation program and related activities. It functions in conjunction with documents such as the Comprehensive Plan, the Zoning Ordinance, the Building Code, the Preservation Ordinance, and the Preservation Tax Exemption Ordinance. In addition to this memorandum, there are two attachments for the Council's consideration:

Attachment No. 1 - Heritage Preservation Plan Outline

Attachment No. 2 - Heritage Preservation Plan Draft Text for Chapters I through V

The Heritage Preservation Plan was first adopted in 1981 following the adoption of Plano's first preservation ordinance in 1980. It was later updated in 1986, 1992, and 2002. For the past two years, the Heritage Commission and staff have been working on the current update.

The primary purpose of the plan is to guide future preservation efforts in Plano. The document includes several goals and objectives to help in this endeavor. In addition, the plan examines several development factors and challenges, such as Plano's limited undeveloped land and the increasing number of post WWII era structures reaching 50 years in age, which could potentially affect preservation efforts in Plano. The plan also summarizes Plano's preservation program as well as identifies the various styles of historic architecture that exist within the city.

The plan is divided into the following five chapters:

Chapter I: Overview

Chapter One is subdivided into four sections: *Section A: The Message - Defining Heritage Preservation*; *Section B: The Purpose - Planning a Future with Roots from the Past*; *Section C: The Vision - Defining Plano's Potential*; *Section D: The Goals - Framing the Vision*. This chapter defines heritage preservation and explains the purpose of the plan, which is meant to be a tool to help guide preservation efforts in

Plano. The vision and goals set the groundwork for understanding how Plano may evolve over the next 15-20 years and what we hope to accomplish through promoting preservation efforts in Plano.

Chapter II: Context

Chapter Two is subdivided into two sections: *Section A: Plano's Development Eras*, is a history of Plano from prehistoric times to present. *Section B: History of Plano's Preservation Program*, describes the origins and evolution of Plano's Heritage Preservation program.

Chapter III: Current Conditions/Future Considerations

Chapter Three is subdivided into three sections. *Section A: Emerging Factors*, discusses various development factors such as Plano's development patterns, transportation systems, gathering places, and redevelopment and revitalization efforts, that may affect heritage preservation in the future. *Section B: Challenges*, discusses Plano's limited heritage resources, infill and redevelopment issues, limited private investment in preservation programs, and prospective heritage resources now reaching 50 years in age. *Section C: Opportunities*, discusses ongoing restoration of heritage properties, Plano's nonprofit historic museums, and the City's heritage preservation program.

Chapter IV: Strategic Framework

Chapter Four includes specific goals and objectives that will provide guidance as well as possible action steps for furthering heritage preservation in Plano. Below are the goals included in the plan. Each goal is further expanded upon with specific objectives within the plan.

Goal: Resource Identification, Preservation, and Interpretation

- *Expand and enhance efforts to identify, preserve, and interpret heritage resources*

Goal: Heritage Resource Designation

- *Expand and enhance efforts to designate eligible heritage resources within the City of Plano.*

Goal: Promoting Preservation and Reinvestment in Historic Assets

- *Expand and enhance efforts to promote Plano's heritage resources as well as efforts to reinvest in Plano's historic areas.*

Goal: Education and Community Outreach

- *Increase awareness, understanding, and appreciation of Plano's heritage resources.*

Goal: Implementation/Administrative

- *Continue and improve efforts to provide assistance to decision makers for the City of Plano regarding heritage preservation issues.*

Chapter V: Summary

Chapter Five concludes the plan and summarizes its key points.

As shown on the plan outline (Attachment 1) an appendix will be included with the plan with information such as existing and potential future heritage resources, feedback received from the community pertaining to preservation efforts in Plano and the plan update, as well as terms and architectural styles defined. While these remaining components of the appendix are still under construction, a description of Plano's current preservation program has been completed and is included to inform the Council of the city's existing preservation program elements.

The draft text was presented to the Planning & Zoning Commission at its January 18, 2011 meeting. Since the Planning & Zoning Commission participates in the heritage resource designation process, as well as reviews development requests that may possibly affect existing and future potential heritage resources, it was important to share the proposed Heritage Preservation Plan with them to receive their feedback. The Planning & Zoning Commission was most interested in how the Heritage Preservation Plan would address Plano's Mid-Century/Post WWII style structures, and they agreed that better selected criteria needs to be developed to address this architectural style since it may not be appropriate for all Mid-Century structures to be preserved. Additionally, the Planning & Zoning Commission expressed interest in balancing infill and redevelopment with Plano's existing heritage resources.

In summary, the Heritage Commission thanks you for the opportunity to present the draft text for the Heritage Preservation Plan update and welcomes any comments or suggestions you may have.

cc: LaShon Ross, Interim City Manager
Frank Turner, Deputy City Manager

Attachments: Heritage Preservation Plan Outline
Heritage Preservation Plan Draft Text for Chapters I through V

Attachment No. 1

City of Plano Heritage Preservation Plan (Draft)

Outline

CHAPTER I: OVERVIEW

- Section A: The Message - Defining Heritage Preservation.
- Section B: The Purpose - Planning a Future with Roots from the Past.
- Section C: The Vision - Defining Plano's Potential.
- Section D: The Goals - Framing the Vision.

CHAPTER II: CONTEXT

- Section A: Plano's Development Eras.
- Section B: History of Plano's Preservation Program.

CHAPTER III: CURRENT CONDITIONS/FUTURE CONSIDERATIONS

- Section A: Emerging Factors
- Section B: Challenges
- Section C: Opportunities

CHAPTER IV: STRATEGIC FRAMEWORK

- Goal: Heritage Resource Identification, Preservation and Interpretation
- Goal: Heritage Resource Designation
- Goal: Promotion and Reinvestment in Historic Assets
- Goal: Education and Community Outreach
- Goal: Implementation/Administration

CHAPTER V: SUMMARY

APPENDIX

A: Plano's Current Preservation Program

B: Plano's Major Historic Assets

- Section A: Designated Heritage Districts.
- Section B: Individually Designated Heritage Resources.
- Section C: Potential Heritage Resources.
- Section D: Plano's Historic Cemeteries.

C: Definition of Architectural Styles

D: Glossary of Terms

E: Community Feedback

F: Bibliography

Attachment No. 2

City of Plano Heritage Preservation Plan (Draft)

CHAPTER I: OVERVIEW

The Heritage Preservation Plan (“Preservation Plan”) is the guiding document for the city’s Heritage Preservation Program and related activities. It functions in conjunction with documents such as the Comprehensive Plan, the Zoning Ordinance, the Building Code, the Preservation Ordinance, and the Preservation Tax Exemption Ordinance. This chapter of the plan introduces the concept of Heritage Preservation as a key component of Plano’s future as well as a link to its past. The following topics are highlighted in the Overview Chapter:

- A. *The Message* - Defining Heritage Preservation
- B. *The Purpose* - Planning a Future with Roots from the Past
- C. *The Vision* - Defining Plano’s Potential
- D. *The Goals* - Framing the Vision

Section A: The Message - Defining Heritage Preservation

Heritage preservation is the process of passing on a community’s significant attributes from one generation to the next. These attributes include more than buildings and places; they are also the values, traditions, and other human qualities that shape our surroundings over time. In the purest sense, these attributes would be considered our “inheritance” and we, in turn, would be obligated to embrace and protect them. In reality, successful preservation programs combine social, economic, and cultural factors into a creative, practical, and ongoing process. Heritage preservation is more than simply recording a community’s history or keeping older buildings intact; it is the continued commitment to ensuring that physical and nonphysical attributes are preserved and defined so that future generations understand how yesterday impacts today, and how today may impact tomorrow.

Preservation activities become an even greater priority in cities and towns where residents may not be intimately familiar with the attributes that have defined them over time. Most Plano residents are products of its fast-paced growth in the past three decades. It may be difficult for residents to connect with Plano’s past because they have spent most of their lives in other places, or because they do not live nearby, or regularly travel through the historic center of Plano. A carefully planned and implemented preservation program should help retain visual character, complement economic development, and enhance community pride.

Section B: The Purpose - Planning a Future with Roots from the Past

Plano’s Preservation Plan is intended to guide preservation efforts and provide for their integration into the broad range of plans, programs, and activities that shape the community over time. It provides for the utilization of significant heritage resources as

catalysts for community and economic development activities and programs. It recognizes that Plano's transition from a growing to a maturing community is shifting emphasis away from new development on large vacant tracts of land to infill and redevelopment. The Preservation Plan should be viewed as an instrument for ensuring that old and new buildings are utilized in a manner that properly respects the past and the future. The objectives and strategies of the Preservation Plan are intended to serve as a framework for making decisions and establishing programs that are influenced by both the tangible and intangible attributes of Plano's heritage.

Section C: The Vision - Defining Plano's Potential

It is important to understand the factors that have led to Plano's growth, development, and evolution as a community when defining a process for future preservation efforts because it will set the groundwork for understanding how Plano may change in the future. In addition, recognizing the ongoing transition facing Plano will help establish a reasonable scenario for how Plano may evolve over the next 15-20 years, and how future changes may impact heritage preservation goals and strategies.

Plano and surrounding cities in the Dallas-Fort Worth metroplex have grown steadily during the past few decades. The city has limited vacant land available for new development and will rely on infill and redevelopment for new growth. Redevelopment and revitalization of Plano's built environment will become the focus. The revitalization of areas located around Plano's heritage properties, in particular, has the potential to positively impact heritage preservation. In addition, Plano will soon be faced with a growing number of post World War II subdivisions and developments that will reach 50 years in age. A new way of identifying which of these neighborhoods and structures are most important in telling the story of how Plano changed and developed during that time will become critical as these newly eligible properties are considered for designation as heritage resources. Also, the "green" movement has gained momentum throughout the country as well as in Plano, and preserving and reusing historic assets is consistent with sustainability.

To better understand how Plano has developed over time, Chapter II of the Preservation Plan includes the history of Plano. Chapter III discusses current conditions in Plano and emerging factors that may affect heritage preservation in Plano in the future.

Section D: The Goals - Framing the Vision

As Plano continues to mature, more properties become eligible for heritage designation and redevelopment, and as revitalization of Plano's built environment becomes more the focus within the city, it is important to have goals and objectives within the Preservation Plan that promotes the city's vision for heritage preservation. The following statements provide the framework for identifying goals and objectives that promote preservation efforts in Plano:

1. Create a community of residents that are knowledgeable of Plano's past, strongly connected to the heritage passed down from previous generations, and committed to extending these same attributes to future generations.

2. Develop a well informed base of owners of heritage resource properties or those with potential for designation that understand the value in preserving historic assets.
3. Establish a resource identification program and process that provides clear direction when considering Heritage Resource designation.
4. Create an effective process for periodically evaluating, updating, and expanding Plano's inventory of existing and prospective Heritage Resources and Districts.
5. Balance preservation and redevelopment opportunities by utilizing heritage resources as catalysts for enhancing Plano's economy and quality of life. Establish a responsible and compatible relationship between infill and redevelopment projects and nearby heritage properties.
6. Ensure that the rehabilitation and restoration of heritage properties respects the original character of those properties and their surroundings.
7. Create an effective, multifaceted approach for expanding the knowledge, understanding, and connection of each generation of Plano residents for the physical and nonphysical attributes of the community's heritage.
8. Make heritage preservation an integral component of the community's sustainability efforts.
9. Ensure that city ordinances, policies, and practices remain consistent with and responsible to heritage preservation efforts.

CHAPTER II: CONTEXT

Section A: Plano's Development Eras

In the mid-1800s a small group of pioneers settled in north Texas in the area we know today as Plano. Since that time Plano has developed into a prosperous and diverse city, and its rich history has evolved through several development eras. The most notable eras are identified and described below. The history of Plano is an important tool that both supports and encourages the designation of local heritage resources. Understanding and educating others on Plano's history helps in identifying potential heritage resources before they are lost, and in explaining why they are important and should be preserved.

1. Prehistoric Era (ca. 11,000 B.C.-1840)

Knowledge and data of the prehistoric era of North Texas is very limited. The information available is not specific to the Plano area, but gives a general understanding of life in this area during this early period.

The first human occupation of North Central Texas likely occurred around 12,000 B.C. during the Clovis period of the prehistoric era.¹ These humans were nomadic and their diets would have consisted of large and small game.²

Approximately 6,000 years later, during the Archaic period, small bands of foraging hunters and gathers lived in the area. The sites that have been uncovered indicate that these hunters and gathers occupied the same places many times on a seasonal basis.

The late prehistoric period (circa A.D. 700) is characterized by the appearance of house structures, roasting pits, arrow points, and sand and grog tempered ceramics. Grog ceramics are pottery made with finely ground pieces of fired clay or broken pieces of pottery. Evidence of horticulture and the procurement of bison also appear in sites of this period.³ Shell beads and shell gorgets (decorative ornaments usually worn around the neck) were uncovered at one burial site at Rowlett Creek (circa 1010).

During the Protohistoric period (1600-1800), the Native America tribes that likely traversed the area were the Tonkawa, Wichita, Caddo, and Comanche. However, exact locations of their sites are unknown. In the 1840s, when the first of Plano's earliest settlers arrived, the tribes they most likely encountered were the Comanche, Tonkawa, Cherokee, Kickapoo, and Delaware tribes.⁴

2. Early Development Era (1840-1860)

¹ Anne M. Keen, Angela Tine, "Cultural Resources Database Review and Reconnaissance Survey for the Proposed Parker-Maxwell Creek 138 KV Transmission Line in Collin County, Texas." *Miscellaneous Report of Investigations Number 422*, Geo-Marine, Inc., Plano, Texas, 2008, p.6.

² Ibid, p.6.

³ Ibid, p.7.

⁴ Roy F. Hall, Helen Gibbard Hall, *Collin County: Pioneering North Texas*. Quanah, TX, Nortex Press, 1975, p.5-6

The first settlers arrived in the Plano area in the early 1840s. Primary access to the area was from the Shawnee Trail, a north-south road from Texas to Kansas City. Livestock were driven north to market along this road while southbound traffic included new settlers, soldiers and military supplies, and wagons bringing consumer goods. Early settlers were enticed to the area as a result of land grants issued by the Republic of Texas. In the mid-1840s, settlers recruited to homestead the Peters Colony arrived. The Peters Colony was established through an 1841 land grant that included present-day Collin County. Most of the Peters Colony immigrants were from Kentucky and Tennessee.

Plano's early development truly began in the 1850s when Kentucky farmer, William Forman, after a 1840s scouting trip, moved to the Plano area with his family. Forman built a general store, a gristmill, and a distillery, and opened a post office in his own home in 1851. The name Forman, as well as Fillmore, for President Millard Fillmore, were considered as possible names for the settlement, but the postal authorities approved Plano. The origin of the name is unclear. One story says Plano was named for the plain on which it was located, and another tale traces Plano's origin to a mispronunciation of "llano," the Spanish word for plain.

The earliest houses in Plano were log cabins built by pioneers. Many log houses were later replaced by or incorporated into simple frame structures. One of the oldest existing Plano houses, built around 1867, is the Joseph Forman House (1617 K Avenue). Oral histories of Plano hold that the original log home had been expanded several times. As a result, the current structure bears little resemblance to its beginnings, but exhibits characteristics of Texas vernacular Greek Revival style. The site of the house was designated a Plano Historic Landmark in 1983, and the house itself was designated in 1998.

Another house from this era is the Samuel Young House, constructed sometime between 1865 and 1872. Built in the Rowlett Creek area north of the present day Ridgeview Ranch Golf Club, its architectural style is Victorian Gothic. Members of the family occupied the house continuously until 1997. Due to development pressures in the area, the house was moved to the Farrell-Wilson homestead (present day Heritage Farmstead Museum, 1900 W. 15th Street) on 15th Street where it has been restored for use as an interpretive center.

3. Civil War Era (1860-1870)

Soon after the election of President Abraham Lincoln in 1860, talk of war was everywhere. The Civil War broke out in 1861 and the majority of Plano's able bodied men between the ages of 15 and 65 enlisted in the Confederate Army. Several Plano men became captains and colonels. In August 1861, trade with the northern states was forbidden, and the resulting blockade stopped the trailing of cattle up the Shawnee Trail as well as the incoming provisions such as sugar, coffee, and shoes.⁵ Between 1861 and 1864, Plano's growth came to a standstill. After the war, soldiers returned to find

⁵ Friends of the Plano Public Library. *Plano, Texas: The Early Years*. Wolfe City, TX, Henington Publishing Co, 1985, p. 199.

their Plano families on the verge of starvation, fighting off outlaws, and being exploited by carpetbaggers.

4. Victorian Era (1870-1900)

The Houston & Texas Central Railroad (H&TC) opened Plano to the world in 1872, providing an economical way to export local agricultural products and import consumer goods. The flat, blackland prairie was ideal for cotton, the primary crop of this region. Several cotton ginning and milling operations were located in Plano, though none of them remain today. Local farmers sold and donated land for the right-of-way and depot to induce the rail company to include the community in its rail system. The railroad trustees then surveyed a system of streets and lots for the area. In 1887, the forerunner of the Cotton Belt Railroad was constructed southwestward from Commerce, through Greenville and Plano, to Fort Worth. The depot for this line was located on Main Street about three blocks south of the H&TC depot. As a result, railroad related businesses congregated in the southern portion of town. Plano's economic dependence on agriculture continued into the 1950s, when outgrowth from Dallas began to spread to Plano.

Plano was platted and incorporated in 1873, and the town grew steadily during the late nineteenth and early twentieth centuries. In 1874, J. Crittenden Son and E. K. Rudolph published Plano's first newspaper, the Plano News. In 1881, a fire destroyed nearly all of Plano's buildings and temporarily reduced Plano to a tent city. However, Plano was able to move past this setback and continued to grow. Two private schools opened in 1882: the Plano Institute, under the direction of W. F. Mister; and the Plano Academy, under Matthew C. Portman. Their enrollment was made up of children from the immediate vicinity and neighboring farms, usually within walking distance. These private schools would later be taken over by the public school system after it was formed in 1891. In 1888, new markets were opening up to Plano and it quickly became a retail outlet for productive blackland prairie farmers, thanks to the St. Louis, Arkansas & Texas Railway Company, which intersected the Houston & Texas Central.

Better means to transport crops to market stimulated local farmers to cultivate a far larger amount of land. Many new laborers were hired to farm the land. These new residents required the services of a wide variety of trades people, who began to build homes and business establishments centering on Main Street (now K Avenue) and Mechanic Street (now 15th Street). Although few buildings remain from the 19th century, it was in this time period that Plano's development pattern was set for the next seventy years.

By 1890, Plano had a population of 1,200, two railroads, six churches, two steam gristmill-cotton gins, three schools, and two newspapers. The 1891 "bird's eye view" map of Plano provides a rare view of the early appearance of the town. Documentary photographs and existing buildings indicate that this perspective illustration is a reliable depiction of the community's grid street pattern and buildings. The greatest concentration of residential buildings was along both sides of Main Street. Although retail activities were concentrated along Mechanic Street, there were additional stores

on Main Street and scattered throughout town. The H&TC and Cotton Belt Railroad stations dominated the southern side of town.

The construction of the railroads in 1872 and 1888 produced significant change in the character and style of Plano's houses. The railroads made more building materials readily available, and many of Plano's finest houses were constructed from materials brought in by rail. These houses differed greatly in ornamentation and style from earlier homes. They typically reflected Victorian-era styles of architecture. Many homes were built in the area now known as Haggard Park. This area attracted a growing influx of talented and industrious people: doctors, merchants, educators, ministers, trades people, and many others, including some farmers whose growing prosperity allowed them to keep a house "in town," where their families could enjoy the social, educational, and cultural advantages of town life.

One of the most notable examples of the ornate homes of this period is the Carpenter House (1211 16th Street), a Queen Anne Victorian style house. This home exemplifies period construction with fish-scale shingles in the gable ends, an ornamental tower, and stained glass windows. It was constructed in 1898 using lumber shipped from east Texas. Another excellent example of Victorian style architecture is the Wall-Robbins House (1813 K Avenue), built around 1898 by Colonel James Edgar Wall for his wife.

Other 19th century houses were much simpler in design. Most notable of these is the Mitchell House (609 16th Street). The Salmon House (1414 15th Street) and the Vontress House (1611 H Avenue) are additional examples, and are similar in their L-shaped floor plan and Victorian details.

Two examples of 1890's farmhouses are the Wells House (3921 Coit Road) and Ammie Wilson House (1900 West 15th Street), and both homes are Queen Anne Victorian style. The Wells House has remained in the same family since it was constructed in 1893 and has never been significantly altered. Today, the Ammie Wilson House is a museum showing farm life as it was lived from 1890 to 1925. The Ammie Wilson House is listed on the National Register of Historic Places and is a Recorded Texas Historic Landmark.

The southwestern quadrant of town was settled originally in the 1870s. Although the 1890 Sanborn Fire Insurance Map shows five buildings identified as "Negro tenements" located near the Pioneer Cemetery, this area of town was home to both black and white residents at this time. The buildings were small, ranging from 64 to 420 square feet.⁶ The Bessie Franklin House (811 13th Street) is the oldest in the Douglass Community and the only known example of these early structures to survive. Records about its actual date of construction are unclear, but its frame styling is typical of houses built during this period.

During this same period Plano schools, as in the rest of the South, were strictly segregated by race. The first school for African American children was established in the late 1800's at the Shiloh Baptist Church, and by 1896 had moved to the Methodist

⁶ Friends of the Plano Public Library. *Plano, Texas: The Early Years*. Wolfe City, TX, Henington Publishing Co, 1985, p. 191-198.

Episcopal Church now located on I Street near the H&TC Railroad Depot⁷. For children living too far to walk to that school, the Shepton Colored School (1900-1946) consisted of the first through fifth grades⁸. This school was housed in the Shepton Colored Church, also known as the Sallie Harrington Chapel, located on the Harrington property west of the intersection of present day Spring Creek Parkway and Preston Road.⁹ In 1896, the Plano Colored School was built on H Avenue between 11th and 12th Streets. Unfortunately the 1896 school building no longer exists today.

The original commercial district in Plano was a one-block section of Mechanic Street (15th Street). Most existing buildings date to the period between 1895 and 1930. Four major fires struck downtown Plano between 1872 and 1897. The first fire completely destroyed the original business district. In all, 51 structures were lost. Only a few of the original buildings were brick. Most of the buildings were wood frame and burned. Buildings built after the fires were brick with wood frame doors and windows.

The row of shops along the north side of 15th Street was, and still is, anchored by sizeable two-story structures on both the east and west ends. Canopies were typically flat or sloped at a very low angle. Often buildings were modified over time. The Plano National Bank/IOOF Lodge Building at 1001 15th Street (now Schell Insurance) was built in 1896, and modified to its present Art Deco style around 1936. The Harrington Furniture Building at 1039 15th Street has been a saloon, furniture store, funeral parlor, opera house, and is currently an art gallery.

The F&M Bank Building at 1015 15th Street was built in 1897 after the last major downtown fire. Home to many businesses over the years, it is best known for housing the Farmers and Merchants Bank which constructed the existing facade in 1919, and later the *Plano Star Courier* from 1934 to 1974.

5. Turn of the Century Era (1900-1930)

In 1908, the Texas Electric Railway, commonly known as the Interurban, was introduced to Plano. The Interurban Line connected cities between Sherman, located 46 miles north of Plano, and Waco, located 114 miles south. This commuter service passed through Plano every hour and contributed to the growth of the city during the early 1900s. In addition to the main depot on Mechanic Street at J Avenue, it stopped every four blocks for passengers to embark and disembark. Speeds through town were limited to eight miles per hour. During its existence, some Planoites were able to supplement their incomes through jobs in Dallas. The advent of automobiles, better roads, and the Great Depression eventually made this line unprofitable and service was discontinued in 1948. The Interurban Station in Plano is the only substation still in existence on this line.

⁷ Sherrie S. McLeRoy. *A Century of Excellence, Plano I.S.D.: A Historical Perspective*. Plano, TX: Plano Futures Foundation, 1999, p. 8.

⁸ *Ibid.*, p. 7.

⁹ Friends of the Plano Public Library. *Plano, Texas: The Early Years*. Wolfe City, TX, Henington Publishing Co, 1985, p. 164.

By far the largest contingent of historic homes in Plano, were built during these first three decades of the 20th century. Victorian style architecture was becoming less popular, and in fact, decorative elements were removed from the exterior of many existing Victorian homes. Prairie and Craftsman style architecture became the dominant style, quickly spreading throughout the country due to pattern books and popular magazines. Wealthier residents building new homes favored Prairie style, as seen in the first Arch Weatherford House (1410 15th Street), the Carlisle House (1407 15th Street), and the Hughston House (909 18th Street). City residents of more modest means tended to build one-story bungalows and cottages, or smaller two-story Craftsman style structures. The Rice-Hays House (1106 14th Street) and the Wyatt House (807 16th Street) are two good examples of bungalows. The Lane House (1300 16th Street) is an excellent example of a typical two-story Craftsman.

By World War I, the southwestern part of town near the Cotton Belt Railroad had become the primary residential area for African Americans. Andrew ("Pete") Davis, a local black entrepreneur, had purchased land in the vicinity of what is now F and G Avenues at 10th Street and was building homes specifically for this market.¹⁰ Most popular in the neighborhood were vernacular cottages, along with Cumberland Gap-style homes. Existing examples of this style of home are in the 1100 and 1200 blocks of I Avenue.

As Plano's population continued to grow, city parks were created to give its citizens beautiful green spaces that could be shared by the entire community. Harrington Park, located on 16th Street west of U.S. Highway 75, is the oldest city park. It was originally the location of the Plano Water Works, which included a dam and small lake, and it provided drinking water and recreational activities for community residents. Haggard Park, at the northeast corner of 15th Street and H Avenue, was developed in the early 1920s by the Lions' Club on property donated by the Saigling and Haggard families along with others. It was donated to the City of Plano in 1925 and expanded several times over the years to its current size of nearly six acres. Today, with both restored and new structures located within the neighborhood surrounding the park, it makes a valuable contribution to the historic fabric of Plano. The neighborhood association representing nearby residents has assumed its name.

In 1924, a new high school for white students was completed at a cost of \$52,000. Sherman architect W. A. Tackett gave it a very modern design for its time period. It is a two-story, red-brown brick structure with Art Deco style details. The gymnasium/auditorium was built in 1938 as a Works Progress Administration (WPA) project. In 1961, the Plano High School building became Cox Junior High School, named for the "beloved trainer and janitor" of 25 years, E.J. "Shorty" Cox. In 2002 the gymnasium was restored and converted to a 326 seat performing arts theater.

¹⁰ Ibid., p. 194.

6. Depression Years and World War II Era (1930-1945)

Development during the time period from 1930 to 1945 was greatly hampered by national economic and political conditions. The Great Depression reduced people's ability to afford new homes. Later, during World War II, building materials were in short supply. As a result Plano saw little new residential construction from 1930 to 1950, with only a limited number of Tudor style cottages constructed. More than some of the earlier styles of architecture, the Tudor cottage was easily adapted to an owner's economic circumstances by varying the exterior wall cladding, the overall size of the structure, and roofing materials. Local examples include the Aldridge-Evans House (N Ave at 15th Place), the Brigham House (1306 14th Street), and the "little" Carlisle House (1611 K Avenue).

7. Post World War II Era (1945-1965)

After World War II, economic growth in Dallas began to spread beyond its borders. Construction of U.S. Highway 75, the creation of the North Texas Municipal Water District, and the school consolidation that created the Plano Independent School District all took place in the early 1950s. The effect was to make suburban residential development in Plano both possible and desirable. As a result of these efforts, Plano eventually became one of the fastest growing cities in the country in the last half of the twentieth century.

Housing demands, which had been stifled during the Depression and War, were now fulfilled by ranch style homes in suburban developments, and financed with VA and FHA insured mortgages. The first such single-family housing developments appeared north and east of the downtown Plano area. For example, the Haggard Addition (just north of the Haggard Park neighborhood) and Old Towne (just east of downtown) were both developed in a relatively short time period with small uniformly sized and shaped lots. Houses were constructed from similar or identical ranch-style house plans. An excellent example of a ranch style home from this era is the McCall-Skaggs House (1704 N Place). Later, developers such as the Fox & Jacobs Company began to develop farm and pasture land in many areas around town. The suburban ranch house could be a small simple design on a small lot, or large and ornate on a sizeable piece of property. This style of housing continued to be dominant for many decades.

In 1961, the Plano Colored School was renamed the Frederick Douglass School, in honor of the famed abolitionist, and a new International style school building was constructed on the site. In 1964, ten years after the U.S. Supreme Court decision *Brown v. Board of Education*, the Frederick Douglass School was integrated with Plano High School. The school board allowed the Douglass school students to make the decision to integrate, which they did by popular vote.¹¹ By 1968 the school had moved to a new location and the Frederick Douglass School building was no longer being used as a school. The site now houses the city's Douglass Recreational Center.

¹¹ Wikipedia contributors, "Plano Senior High School" *Wikipedia, The Free Encyclopedia*, http://en.wikipedia.org/wiki/Plano_Senior_High_School (accessed December 8, 2010).

Downtown served the small Plano community well throughout the first half of the 20th century. However, beginning in the late 1960s the city's existing downtown retail area could no longer meet the needs of the growing suburban population. "Strip-style" shopping centers anchored by grocery stores were built at the intersections of many arterial streets. Suburban office buildings, schools, and other services soon followed.

As a rule these new structures were variations of the modern styles - simple, functional, with minimal decorations of the types earlier used (e.g., brackets, columns). These buildings were designed to catch the eye not of a pedestrian but of a motorist. Large signs not only identified the businesses, but advertised it as well. Ample amounts of space were needed on each site to accommodate anticipated parking demands, forcing the structures either to be separated from others or consolidated in a shopping center.

8. Bedroom Suburban Boom Era (1965-1985)

Throughout the first half of the 20th century, Plano's population had been increasing by approximately 400 new residences per decade. By 1960, there were 3,695 residents living in Plano and for the next decade, growth was unprecedented because in 1970, Plano's population had reached 17,872. Throughout the 1970s, Plano's population would continue to increase at a dramatic rate due to the growth of the Dallas region and migration to the Sun Belt. This growth led to major public improvement projects in Plano. It was also during this time that Plano experienced a decline in farming due to both the sprawling city that had begun to encroach on the farmland, and a 1970 land reappraisal that resulted in an increase in property taxes. By 1975, Plano was one of the fastest growing cities in the country with a population that had more than doubled since 1970. In 1980, the population had doubled yet again, when the total population surpassed 72,000, of which more than half of the residents were from outside of Texas.

Plano lost several of its historic resources during this era. Many historic structures were demolished to make room for newer more modern buildings. Recognizing the threat to Plano's heritage resources, City Council adopted the first heritage preservation ordinance in 1979. A seven member Historical Landmark Committee was appointed to administer the new preservation program.

9. Economic Transformation Era (1985-2000)

In the early 1980s, the Electronic Data Systems Corporation (EDS), led by Ross Perot, acquired over 2,000 acres of land on the west side of Plano that was to become the Legacy Business Park. Construction on the office buildings began in 1985. EDS (now HP Enterprise Services) attracted major corporations to the area. These corporations provided new employment opportunities in Plano and attracted new people into the area.

Plano had become the commercial, financial, and educational center for Collin County, with an estimated 1,000 businesses. The Frito-Lay Corporation, JC Penney Company, and several other major companies all located their corporate headquarters here during this time. By 1990, Plano was comprised of 72 square miles and had a population of

approximately 128,713 residents. Also during this era, three colleges had made Plano their home: the Graduate Research Center of the Southwest (now called the University of Texas at Dallas in Richardson), the University of Plano, and a branch of the Collin County Community College system. While the Graduate Research Center of the Southwest and University of Plano no longer exist in Plano, the Collin County Community College (now Collin College) still has a strong presence in Plano with two campuses (Spring Creek Parkway at Jupiter Road and Preston Road at Park Boulevard).

10. First-Tier Suburban Era (2000-Present)

In the 1960s, Plano was thought of as a bedroom suburb of Dallas. People came to Plano to live, but worked outside the city. Today that trend has shifted to where more people are coming to Plano for its jobs and are settling down here. As of 2000, Plano had a population of 222,030 people and 7,726 businesses. Plano is now considered a “first-tier” suburb. A first-tier suburb is a city with established neighborhoods that is located near or just outside of a central city but inside the ring of developing suburbs.

Some of the challenges first-tier suburbs generally face are aging infrastructures, dealing with the aftermath of rapid growth and rapidly changing demographics. Approximately eight percent of the city is vacant land available for new development, and now the city must refocus its efforts on redeveloping existing properties and infill development. As more structures reach 50 years in age, the city is faced with the task of identifying which structures and neighborhoods are eligible for consideration of being designated heritage resources and districts. Also, Plano’s population continues to grow and diversify. For example, Whites comprised 88.5% of the city’s population during the 1990 Census as compared with 74.2% in 2009, as reported in the 2009 American Community Survey. Plano’s Hispanic population has grown significantly as well from 6.2% in 1990 to 14.5% in 2009, while the percentage of Asians has increased dramatically from 4.0% to 17.4%, respectively. Though the African American population has not changed as considerably, it has increased from 4.1% in 1990 to 6.4% in 2009.

Throughout its history Plano has seen and overcome many challenges. It has changed and reinvented itself many times in order to sustain its community. As Plano continues to evolve, it will face new challenges and will likely overcome each challenge as it has consistently done since its beginnings in the mid-1800s.

CHAPTER II: CONTEXT

Section B: History of Plano's Preservation Program

In the 1970s, Plano was growing and changing rapidly. The city recognized that the increase in population, the changes in Plano's land use, and the overall change in Plano's economy were significantly threatening Plano's heritage resources. In 1979, Plano's City Council adopted the first heritage preservation ordinance, the Historic Landmark Preservation Ordinance. They appointed a seven member Historical Landmark Committee with responsibility for administering this ordinance.

Subsequent to the adoption of the ordinance and appointment of the committee, a consultant conducted a survey of all of Plano's heritage resources in 1980. The survey identified historic areas and resources and created specific recommendations for the future of preservation in Plano. The first Preservation Plan was adopted in 1981 to help guide preservation in Plano. This plan established criteria for local heritage resource designation and Certificates of Appropriateness. In February 1982, the Ammie Wilson House (1900 West 15th Street) became the first heritage resource in Plano to be locally designated. Two years later, Plano's City Council adopted the Tax Exemption Ordinance, creating a tax exemption program for the purpose of providing property tax relief to encourage the preservation and maintenance of Plano's heritage resources. Besides the City of Plano, the other three taxing entities - Collin County, Plano Independent School District, and Collin County Community College participate in the tax exemption program.

By 1986, seven properties had been locally designated, and the Preservation Plan underwent its first revision. The 1986 plan recommended the creation of heritage districts in Plano as well as implementing a Historic Relocation Project. The Relocation Project would have allowed the city to move threatened historic structures to new sites rather than see them demolished. However, lack of funding and available publicly owned land led to the abandonment of this project. In the late 1980s, Plano joined the Certified Local Government Program, which is a partnership between local, state, and federal governments for historic preservation and provides matching grants.

Between 1986 and 1992, nine additional properties were locally designated in Plano, for a total of 16 locally designated properties. In 1992, the Preservation Plan was updated again and its focus was on the creation of a downtown heritage district, the creation and use of architectural guidelines for neighborhoods with historic houses, and the revision of zoning restrictions to provide greater flexibility in reuse of older residential structures. A year later, the city created "Design Guidelines for Plano's Historic Areas".

In 1998, the Historic Landmarks Committee changed its name to the Heritage Commission. It was thought that the new name would better encompass the full range of heritage preservation activities. The new name diverted the focus on historic resources as being only physical historic structures and broadened the scope to include historic sites and landscapes, archeological sites, and heritage preservation education. In December 1999, Plano's first locally designated heritage district, the Haggard Park Heritage District, was formed.

The Preservation Plan was updated again in October 2002. By this time, Plano had 24 locally designated heritage resources and one heritage district comprised of approximately 70 properties. In November 2002, the Downtown Heritage District, comprised of approximately 35 properties, was designated. Today, there are 125 locally designated properties in Plano. Two of these properties, the Ammie Wilson House and the Interurban Station, are also Recorded Texas Historic Landmarks and are listed in the National Register of Historic Places.

CHAPTER III: CURRENT CONDITIONS/FUTURE CONSIDERATIONS

Section A: Emerging Factors

Plano's explosive growth in the last four decades of the 20th century has been well documented, as has its transition from a rural town to a residential suburb to a major economic center to a "first tier" suburban city within the region. Growth has slowed considerably and undeveloped land is in short supply, but development pressure is likely to remain. The Dallas-Fort Worth region is projected to absorb another three million residents by 2030. The availability of fossil fuels, federal air and water quality mandates, and the composition of the population will require alternatives to the low-density suburban development patterns that have dominated the region for over 50 years. Some cities like Plano, with strong economic bases and reasonable commuting distances to Dallas, are turning to higher density, pedestrian oriented neighborhoods that combine opportunities for residence, work, recreation, entertainment, and shopping into a compact cohesive environment. Whether classified as "mixed use," "traditional neighborhood," or "urban center" projects, they represent a departure from the customary suburban zoning patterns that separate residential and nonresidential uses, and rely almost exclusively on the automobile for circulation.

Plano's primary development pattern has been established by a system of six lane arterial thoroughfares running east/west and north/south at approximate intervals of one mile. The intersections of these local thoroughfares often accommodate commercial, office, and multifamily residential complexes. The interiors of the one square mile neighborhoods created by the thoroughfare grid typically consist of low density single-family residences.

Major development corridors created by the four regional expressways that serve Plano are also major factors in defining Plano's development pattern. The access, visibility, and sheer volume of traffic generated by these corridors differentiate them from other parts of Plano. They have long attracted major retailers and restaurants, and are now being considered for high density multifamily development.

The emergence of these development factors does not mean that Plano's neighborhood grid pattern will diminish in significance. It means that other development forms are likely to coexist and evolve into a multifaceted physical environment. Below are statements that define a practical, yet forward looking vision of Plano's 2030 physical composition and character:

1. Development Pattern - Plano's basic development pattern will still be defined by the grid system of major thoroughfares, low-density residential neighborhoods, and more intense development along regional expressways. There will be more mid- and high-rise buildings in the expressway corridors, and mixing of residential and nonresidential uses in pedestrian oriented settings. Downtown Plano will have as many 3,000-4,000 residents within a half mile radius of DART Transit Station. The area around the Parker Road Station will include high-rise housing and commercial development that will gradually decrease in height and density toward the south and then increase in density and height near the Downtown Station. Many of the strip retail centers and turn of the century big box stores will be replaced by low- and mid-

rise development nodes at the intersections of major thoroughfares. These new nodes will consist of small mixed use centers with taller buildings located adjacent to the major thoroughfares and decreasing heights closer to existing neighborhoods.

2. Transportation System - Although the basic surface street system will remain intact, sleek new buses could be sharing the roadways with automobiles, and will even have priority over personal vehicles. Primarily traveling east to west, they will connect rail stations in eastern Plano with a new north-south rail line near Plano's western boundary. Medium- and high-density development nodes could become primary stopping points for a new "bus rapid transit" system.
3. Gathering Places - The pedestrian oriented environments created by these multisized centers will provide the opportunity to create special gathering places and focal points for social interaction. Public art and special streetscape treatments could further enhance these special places. Places where people congregate, socialize, relax, or just wait for a bus or train present opportunities to educate, enlighten, and amuse those who live in, work in, or visit the community. It may be possible to incorporate statues, information kiosks, plaques, and interactive displays to tell the story of Plano. Individuals following their daily routines would be able to connect with Plano's heritage and take pride in what it was and what it has become.
4. Redevelopment/Revitalization - In 2030, Plano may have very few undeveloped tracts of land, but it will remain a vibrant, evolving community. It will be continually "reinventing" itself to meet the challenges and opportunities presented by regional growth and new technologies. Will this mean that redevelopment will continually eliminate valuable heritage resources to accommodate the latest development or market trend? Not necessarily. With proper planning and preparation, it will be possible to strike a balance between progress and heritage preservation. A clearly defined preservation process will help stakeholders determine what is meaningful or not. There will be a combination of individually preserved heritage resources, heritage districts, and less restrictive conservation districts in locations across Plano that actually stimulate the productive redevelopment and/or adaptive reuse of nearby properties. Plano will have well defined expectations that encourage creativity in design while promoting compatibility and connectivity. Reproducing or mimicking historic structures with new ones will be an unacceptable practice. Instead architects will be encouraged to utilize the basic characteristics, shapes, arrangements of features, and orientations that identify surrounding structures.

In addition, "preservation" will not mean designating block after block and subdivision after subdivision of houses as soon as they turn a certain age. Age will not be an automatic determinant of historic value. Architectural design and/or style will not necessarily ensure designation or the commitment of incentives in return for their continued existence. Plano will be selective and resourceful in the way it identifies and protects valuable connections with its heritage.

5. Sustainable Practices - The positive results of the City of Plano's Sustainability Program initiated in 2007 will be evident throughout Plano. Innovative "Green" building practices will be common in new construction to save energy, and expand the use of recycled and renewable materials and resources. The preservation and

reuse of historical assets will be an integral part of the sustainability process. It may seem more practical and cost efficient to demolish and replace older structures with modern, more energy efficient buildings. With proper renovation and energy saving practices, historic resources can contribute to sustainability efforts.

- a. As the availability of land for new development continues to diminish, infill development of “left-over” sites and demolition and redevelopment of existing properties will become fairly common and necessary practices.
- b. The concept of “New Urbanism” essentially provides for the integration of places to live, work, shop, and recreate in pedestrian oriented environment. We are currently witnessing the transformation of the downtown area into an Urban Center in proximity to a transit station. This type of urban center is commonly referred to as a Transit-Oriented Development (TOD). It has increased the hours of operation of downtown businesses, added more than 500 residential units, and created a more active and interesting environment, while still keeping Plano’s original business district intact.
- c. Cities across the country are trying to determine the role that post World War II subdivisions and shopping centers could assume, along with efforts to redevelop properties for more modern and efficient buildings.
- d. The term “Conservation District” applies to locations where restoration of structures to their original appearance may not be feasible. Instead, a series of common design standards are established to ensure the additions to existing structures or the construction of new buildings are consistent in basic form and symmetry. Although not officially called a Conservation District, the Douglass Community is zoned to ensure the height, roof pitches, and materials are consistent with those of existing homes. There is also a requirement for front porches because they have been a major component of the neighborhood for decades.

Section B: Challenges

1. Limited Heritage Resources - Although Plano has 265,000± residents, its historic properties are relatively limited because more than 98% of its development has occurred since 1960. This increases the level of foresight and proactive efforts needed to provide for the preservation of existing and future resources. Effective preservation will require an approach that balances creativity with practicality.
2. Infill and Redevelopment - As available land continues to be developed, redevelopment of existing properties and infill development utilizing “left-over tracts” surrounded by existing development might threaten current and future heritage resources. With proper planning and foresight, infill, and redevelopment can be combined with heritage resources to create unique and vibrant environments.
3. Plano’s Geography - Downtown Plano and surrounding neighborhoods contain most of the community’s existing and potential heritage resources. The vast majority of Plano residents live, work, and shop in other locations, and do not have frequent

contact with these historic areas. Public awareness and education efforts are essential to remind residents of Plano's rich history.

4. Lack of Large, Active Preservation Groups - A number of local organizations are actively involved in focused preservation activities; but no single entity such as a Historic Preservation Society currently functions as a broad based, "grass roots" community preservation catalyst and organizer.
5. Limited Private Investment in Preservation Programs - Except for property owners who restore and preserve individual properties, private investment in preserving Plano's past and promoting its heritage is generally limited to organizations that receive the vast majority of funds from the City of Plano through its annual Heritage Preservation Grant program. In recent years, the number of applicants and sizes of requests have increased significantly. Last year, requests exceeded available funding by more than 40%, and this trend is likely to continue. Nonpublic sources will need to be identified and utilized in the future.
6. Prospective Heritage Resources - As Plano continues to mature as a community, other properties and districts will increase in historic significance, and appropriate measures to recognize and preserve them will be necessary. Age, in itself, has a very small role in establishing historic value of a property. The community must clearly define the determinants of heritage and ensure that they are applied in an equitable and consistent manner.

Section C: Opportunities

1. Significant Public Investment in Preservation - The City of Plano's commitment to heritage preservation is represented by its annual reservation of a portion of hotel/motel tax receipts for Heritage Preservation activities. Since 1984, the city, Plano Independent School District, Collin County, and Collin County Community College District have combined to provide partial tax exemptions to owners of designated and contributing Heritage Resources to accommodate ongoing maintenance and restoration.
2. Ongoing Restoration of Individual Heritage Properties - The number of restored properties continues to increase as more home and business owners recognize the special attributes of heritage resources. There have also been two new homes built on vacant lots in a residential district that reflect the geometrical and architectural features of their surroundings.
3. Nonprofit Historic Museums - There are four historic museums with regular operating hours serving the community. They provide important opportunities for children and adults to learn about Plano's heritage and how the community has evolved over time.
4. Heritage Preservation Program - The city has one full time preservation planning position devoted to the program. Other positions in the Planning Department also contribute to the program as needed. In addition, the Building Inspections and Property Standards Departments also collaborate with the Heritage Preservation

Officer to ensure preservation related matters are addressed consistently and effectively.

CHAPTER IV: STRATEGIC FRAMEWORK

A key component of the Heritage Preservation Plan includes a set of goals and strategies based upon the broad concepts of identification, preservation, and protection of the city's heritage resources. The goals and objectives below provide guidance and action steps for furthering heritage preservation in Plano. Each goal is supported by a set of objectives, including specific recommendations for accomplishing the objectives, thus furthering the overall goals.

Goal: Resource Identification, Preservation, and Interpretation

Expand and enhance efforts to identify, preserve, and interpret heritage resources

The following objectives promote efforts to identify, preserve, and interpret heritage resources in Plano:

1. Identify potential heritage resources within Plano.
 - a. Review the existing list of potential heritage resources identified in the 2002 Preservation Plan and amend list as needed.
 - b. Review Plano's list of potential heritage resources annually, and update the list as needed.
2. Improve understanding and documentation of Plano's existing heritage resources.
 - a. Maintain the computerization of the heritage properties inventory.
 - b. Update existing property files periodically to ensure the most current information is available.
3. Create a list of contributing and noncontributing heritage resources within the existing heritage districts to be approved by the Heritage Commission.
 - a. Establish criteria for identifying, contributing, and noncontributing structures within heritage districts.
 - b. Review all structures in existing districts to determine contributing status.
4. Update heritage district design guidelines as needed.

Goal: Heritage Resource Designation

Expand and enhance efforts to designate eligible heritage resources within the City of Plano.

The following objectives promote heritage resource designation of eligible heritage resources within the city:

1. Update City of Plano's Criteria for Designation in the Heritage Preservation Ordinance.
 - a. Create standards for identifying mid-20th century heritage resources and districts.
 - b. Improve the designation process by making it more selective.
 2. Encourage properties identified as potential heritage resources identified in this Preservation Plan to be individually designated.
 - a. Notify property owners of their eligibility for designation, and educate them regarding the benefits and procedures for designation.
-

Goal: Promoting Preservation and Reinvestment in Historic Assets

Expand and enhance efforts to promote Plano's heritage resources as well as efforts to reinvest in Plano's historic areas.

The following objectives promote preservation and reinvestment of heritage resources and historic areas:

1. Encourage the relocation of heritage structures in danger of demolition into existing heritage districts or neighborhoods that most closely resemble the original context that the structure existed in.
2. Promote property owner investment in heritage resources.
 - a. Encourage property owners to seek alternative funding sources and economic incentive programs for residential restoration.
 - b. Identify banks that may offer loans for home and commercial business preservation projects and create a brochure to promote and educate property owners about loan opportunities.
3. Encourage compatible building designs for new construction projects around Plano's heritage districts.
 - a. Include a Heritage Commission representative on any review committees for new development/redevelopment projects located near heritage districts in which the city is participating in the project.
 - b. Encourage the creation of home owners associations in Plano's older neighborhoods where they do not exist.
4. Encourage the rehabilitation of historic properties using new products in compliance with the Secretary of the Interior's Standards.

Evaluate the use of new products and materials when the use of historic materials is not possible.

5. Increase heritage tourism within Plano.
 - a. Work with the city's Convention and Visitor's Bureau to increase heritage tourism and promotional efforts for the museums and districts.
 - b. Install better way-finding signage leading to Plano's heritage districts.
 6. Promote events in and around Plano's historic areas.
 - a. Encourage the downtown merchants and Haggard Park neighborhood to enhance existing events by promoting awareness of Plano's heritage resources.
 - b. Encourage more participation from Plano's preservation community in the existing downtown events.
 7. Continue to better physically connect Plano's historic areas to the rest of the city.
 - a. Continue to use and expand public transportation that will include destination stops in or near Plano's heritage districts.
 - b. Continue to promote the use of hike and bike trails that connect Plano's heritage districts to other areas of the city.
 - c. Continue to encourage new development near Plano's historic areas to respect the connections to the heritage districts and be sensitive to the scale and orientation of existing buildings within the districts.
-

Goal: Education and Community Outreach

Increase awareness, understanding, and appreciation of Plano's heritage resources.

The following objectives provide for increased understanding and awareness of heritage resources in Plano:

1. Better distribute information regarding Heritage Preservation in Plano using the internet and possibly other social media outlets.
2. Educate property owners on proper procedures for making improvements to their heritage resources.

Mail out reminder post cards or emails to heritage property owners refreshing them on the types of projects that require Certificates of Appropriateness and what the application procedure is.

Goal: Implementation/Administrative

Continue and improve efforts to provide assistance to decision makers for the City of Plano regarding heritage preservation issues.

The following objectives promote efforts to assist decision makers for the City of Plano organization, including City Council, appointed boards and commissions, and staff regarding heritage preservation issues:

1. Continue to ensure that City of Plano's Heritage Preservation Program is consistent with the Comprehensive Plan.
2. Provide information and guidance to the Planning & Zoning Commission and the City Council as needed to further their understanding of Heritage Preservation related issues and to aid in their decision making process.
 - a. Develop a list of city owned properties that may be potential heritage resources to help aid the Planning & Zoning Commission and the City Council in their decision making process regarding these properties.
 - b. Foster communication between the Heritage Commission and the Planning & Zoning Commission, as well as the City Council, regarding development projects and rezoning cases that have the potential to affect Plano's heritage resources, earlier in the review and approval process, where possible.
3. Continue to work with city building inspectors to make sure that projects requiring a Certificate of Appropriateness (CA) are constructed in accordance with the approved plans.

Create a process for the Heritage Preservation Officer to participate in the inspection process.

4. Create subcommittees of Heritage Commissioners on an as needed basis to aid the entire Heritage Commission with various projects that may arise.
5. Encourage the designation of city owned properties that may be eligible for designation as heritage resources.

CHAPTER V: SUMMARY

Plano has grown from a small rural farming community to a major economic center and “first tier” city within the North Texas region. Growth and development, as well as redevelopment, continue to move forward and shape the city’s future and the future of heritage preservation within Plano. Heritage preservation has become much more than saving bricks and mortar. It is a social, economic, and cultural endeavor. The Preservation Plan is intended to help direct a coordinated and effective preservation effort in Plano. The plan outlines key issues, goals, and initiatives for the protection of Plano’s history and heritage resources. The key issues are within the areas of heritage resource identification, preservation and interpretation, heritage resource designation, promotion, and reinvestment in historic assets, education and community outreach, and implementation and administration of heritage preservation programs.

The stakeholders in preserving Plano’s heritage include citizens, business owners, property owners, visitors, museums, and other nonprofit agencies, and the City of Plano. The recommendations made in this plan will provide the basic tools and objectives to facilitate stewardship of Plano’s historic fabric, so that the stakeholders of the future have pride in the community’s heritage and continue to be effective stewards of the legacies our city has inherited and will continue to inherit.

Appendix

A: Plano's Current Preservation Program

1. Planning and Administration

a. Certified Local Government - The City of Plano is a Certified Local Government (CLG). This distinction recognizes a municipality's commitment to historic preservation, and encourages the continuation of preservation efforts through community planning and public participation. The National Park Service, U.S. Department of the Interior, grants certification through the Texas Historical Commission. To qualify for CLG status, cities must do the following:

- Write and enact a preservation ordinance for the designation and review of historic properties, using a national model that ensures the legal and effective protection of properties;
- Set up an adequate and qualified review commission for historic preservation (locally, the Heritage Commission) composed of professional and lay members who show a demonstrated interest in preservation;
- Implement and maintain a system for the survey and inventory of historic properties; and
- Provide for public participation in the local historic preservation program.

Certified Local Governments also play an important role in the designation process for the National Register of Historic Places. Under this process, the Heritage Commission is responsible for verifying the accuracy of applications and for conducting public hearings on designations. The application is then forwarded to the Texas Historical Commission for review and approval. Approved nominations are then forwarded to the National Park Service for inclusion on the National Register.

b. Heritage Preservation Officer - The City of Plano retains a full time staff person for historic preservation planning who acts as the Heritage Preservation Officer. The Heritage Preservation Officer is responsible for reviewing Heritage Resource Designation and CA applications, and providing recommendations and guidance to Plano's Heritage Commission. They also aid the Heritage Commission in overseeing Plano's Heritage Preservation incentive programs. Much of the Heritage Preservation Officer's time is devoted to public assistance and education, and monitoring the status of historic structures. The Planning Department and the Heritage Preservation Officer coordinate directly with the Building Inspections and Property Standards Department to make sure that construction and demolition permits are issued in compliance with preservation regulations and that designated properties are maintained in accordance with applicable standards and regulations.

- c. Heritage Commission - The Heritage Commission is a seven member board appointed by the Mayor and City Council to protect the city's unique cultural and architectural heritage. It has many roles including serving as an advisor to the City Council regarding heritage preservation matters; acting as a regulatory body and reviewing applications for Heritage Resources Designation and CAs; and promoting and advocating heritage preservation. The Commission also oversees specific programs delegated to them, including the Historic Tax Exemption and Heritage Preservation Grant programs.

2. Processes

- a. Heritage Resource Designation - Heritage resources are historic, cultural, or natural resources which have been identified by its community as representative of the history of the area and of importance to the population. These resources may be, but are not limited to, buildings, sites, districts, cemeteries, etc. When a heritage resource is locally designated in Plano, it means that that resource has been officially recognized by the Heritage Commission and City Council as culturally and architecturally significant. A property may be individually designated or designated as part of a district. The purpose of designating a historic property or area is to bring it to the attention of the general public, protect it from inappropriate changes or demolition, and partially shield it from governmental actions (e.g., road construction).

Property owners, the Heritage Commission, the Planning & Zoning Commission, or City Council may initiate the designation of a property or district as historic. To begin this procedure, the interested party must submit an application to the City of Plano's Heritage Preservation Officer fully describing the property and documenting its historical importance. The Heritage Preservation Officer will then forward the completed applications to the Commission for its action. Approved applications will be forwarded to the Planning & Zoning Commission for its recommendation, and then to the City Council for final action.

Properties must meet one or more of the City of Plano's Criteria for Designation in order to be approved. The following is the City of Plano's criteria for designation:

1. Character, interest, or value as a part of the development, heritage or cultural characteristics of the city, the state ,or the United States;
2. Location as the site of a significant historic event;
3. Identification with a person who significantly contributed to the culture and development of the city;
4. Exemplification of the cultural, economic, social, or historical heritage of the city;
5. Portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;

6. Embodiment of distinguishing characteristics of an architectural type or specimen;
7. Identification as the work of an architect or master builder whose individual work has influenced the development of the city;
8. Embodiment of elements of architectural design, detail, materials, or craftsmanship;
9. Relationship to other distinctive buildings, sites, or areas which are eligible for preservation according to a plan based on historic, cultural, or architectural motif;
10. Unique location of singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or the city;
11. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest;
12. Value as an aspect of community sentiment or public pride; and
13. Input from affected property owners.

Although designation does involve certain regulations, it does not do the following:

- Restrict the use to which property is put;
 - Restrict the sale of property;
 - Require approval of interior changes or alterations;
 - Prevent new construction within historic areas; and
 - Require approval for ordinary maintenance.
- b. Certificates of Appropriateness - Before the owner of a designated historic property makes changes to his/her property, a CA must be approved in accordance with the district guidelines and the Secretary of the Interiors Standards for Rehabilitation to ensure that proposed alterations are in keeping with the architectural character of the district or resource. The intent of this program is to balance the rights of property owners with the public interest in preserving the structure. Alterations must be reviewed and approved for doors, windows, roofs, masonry work, woodwork, exterior light fixtures, signs, sidewalks, fences, steps, paving, and other exterior elements that are visible from the public right-of-way and which affect the appearance and compatibility of the historic resource.

Before and during the process of applying for a CA, owners are strongly advised to consult with the city's Heritage Preservation Officer to discuss the proposed work. If the officer advises changes to the proposed work, he will consult with the applicant before forwarding the application to the Heritage Commission. The Heritage Commission may also require changes to the proposal before approving

it. If the Commission approves the certificate, a building permit will be issued. If it is denied, the applicant may appeal the denial to the City Council, which may issue the CA itself. CAs are generally scheduled for review by the Heritage Commission within 30 days after the application is filed.

3. Programs

- a. Historic Tax Exemption - The tax exemption ordinance was originally passed by City Council in 1984 for the purpose of providing tax relief needed to encourage preservation and maintenance of the historic structures of the city. The money saved by participating in the program is meant to be used by the participant to make improvements and repairs to the structure or site. During 1992, the four property taxing authorities (Collin County, City of Plano, Plano Independent School District, and Collin County Community College District) began offering these tax abatements to designated Heritage Resources. The Historic Tax Exemption Program offers a partial exemption based on the improvements value on the heritage property; the exemption will not affect any portion of the property taxes related to land. The percentage of tax exemption for which a property is eligible is based on the class of the historic structure as further defined below.
- **Class A Structures** - Structures occupied exclusively for residential purposes and individually designated as a local historic resource could potentially receive a 100% exemption.
 - **Class B Structures** - Structures occupied in whole or in part for purposes other than residential and individually designated as a local historic resource could potentially receive a 50% exemption.
 - **Class C Structures** - Structures occupied exclusively for residential purposes and noted as a contributing resource in a locally designated historic district could potentially receive a 75% exemption.
 - **Class D Structures** - Structures occupied in whole or in part for purposes other than residential and noted as a contributing resource in a locally designated historic district could potentially receive a 38% exemption.

Participating properties are inspected annually by the Heritage Commission and staff to ensure that the structures are being adequately maintained. A list of maintenance/repair items, if any, is generated for each participating property during the survey. Property owners are required to complete the listed items prior to the next survey in order to remain in the program.

- b. Heritage Preservation Grants - The City of Plano offers a Heritage Preservation Grant to local nonprofit organizations that support heritage preservation and heritage tourism in Plano. This grant program, and the amount of funds awarded is available as funds permit. Grant funds may be used for projects consisting of historic programming, historic preservation advocacy, and some historic restoration projects. Funds to support this grant are generated by Plano's hotel/motel tax revenue; therefore, the projects or programs funded by the grant

program must demonstrate how they will promote tourism in Plano and support Plano's hospitality industry.

B: Plano's Major Historic Assets *(Under Construction)*

C: Definition of Architectural Styles *(Under Construction)*

D: Glossary of Terms *(Under Construction)*

E: Community Feedback *(Under Construction)*

F: Bibliography *(Under Construction)*

COMPREHENSIVE MONTHLY FINANCIAL REPORT

December 2010



ABOUT THIS REPORT

The City of Plano Finance Department is dedicated to excellence in local government, comprehensive fiscal management, compliance and reporting. The Comprehensive Monthly Financial Report (CMFR) is a unique document, directed at providing our audience (internal and external users), with the general awareness of the City's financial positions and economic activity.

This report is comprised of five sections:

1. The **Financial Analysis** reports the performance of the major operating funds of the City. Narrative disclosures are used to highlight any significant changes or fluctuations.
 - 1A. The **Financial Summary** provides comparative data for major revenue sources and expenditure items.
2. The **Economic Analysis** section contains a summary of the key economic indicators and an in-depth review with graphic illustrations.
3. The **Investment Report** provides a description of investment activity during the month and a summary of interest earnings.

We would like to acknowledge those responsible for this report: Heather Foldi and Allison Friloux for the Financial Summary; Brianna Alvarado and Myra Conklin for the Economic Analysis Report and the Investment Report.

The CMFR is intended to provide our audience with a timely, unique, and informative document. Please provide us with any comments or suggestions you may have and should you desire additional information, feel free to contact my office.



Denise Tacke
Director of Finance
P.O. Box 860358
Plano, TX 75006-0358
972-941-7135



SECTION 1

FINANCIAL ANALYSIS

City of Plano Comprehensive Monthly Financial Report

This report is designed for internal use and does not include all the funds and accounts included in the City of Plano's operations. For a complete report, refer to the City of Plano Comprehensive Annual Financial Report, available on the City of Plano's website and through the City's Finance Department.

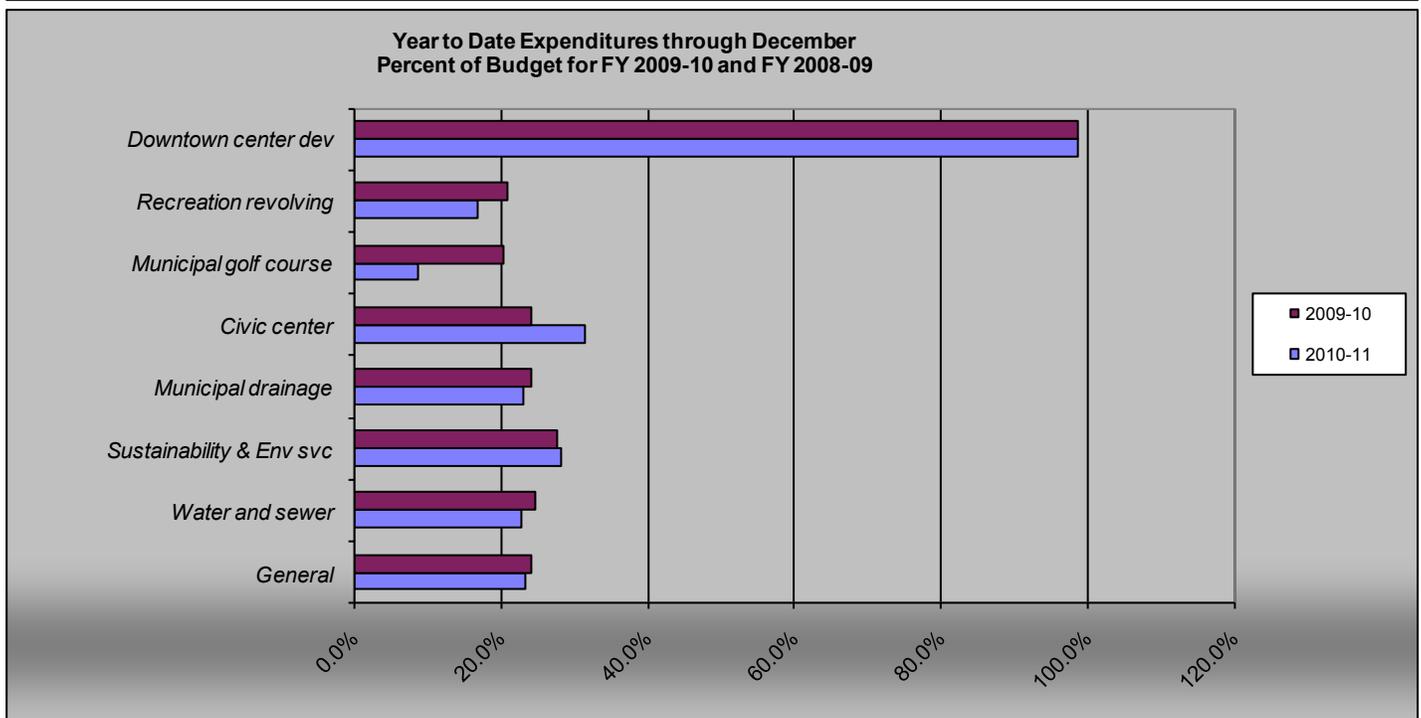
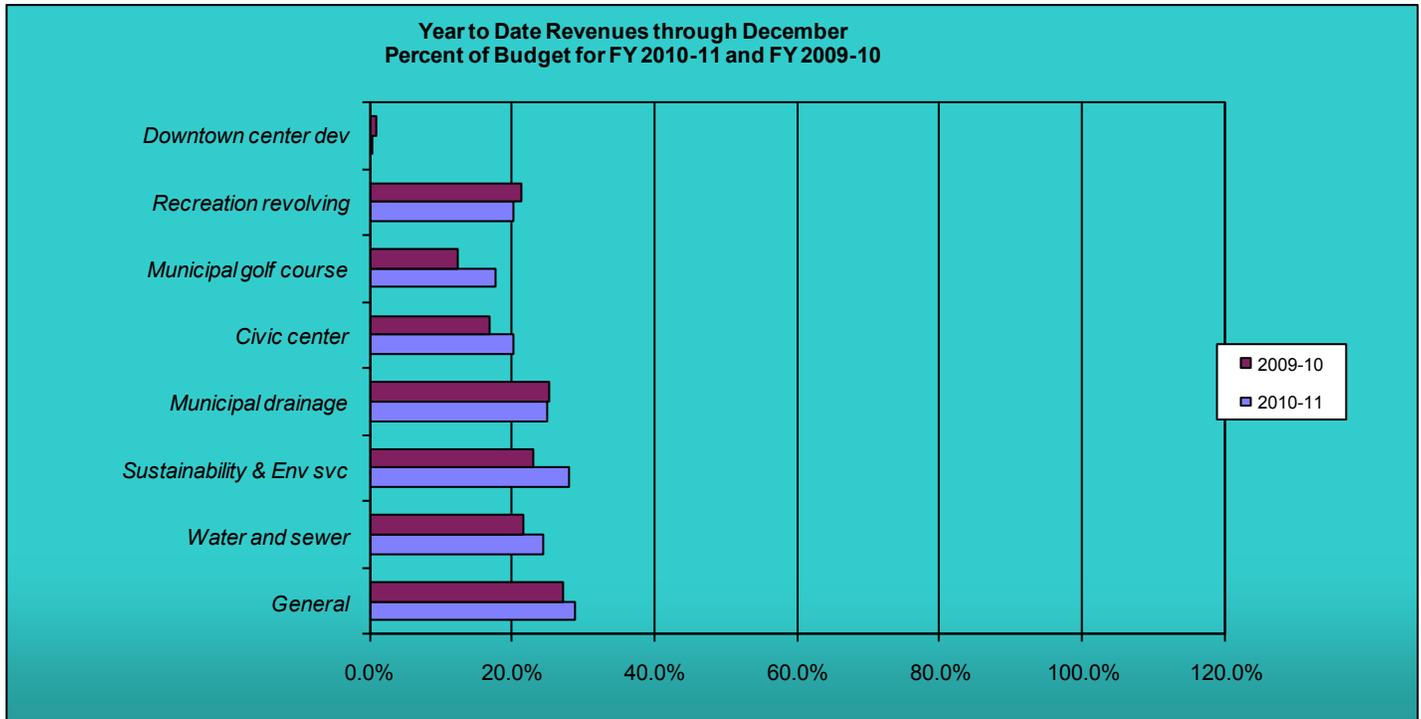
REPORT NOTES DECEMBER 2010

The information represented in this report provides a summary of the General Fund and Business-type revenues and expenses which offers readers an overview of the City of Plano's finances.

This section compares year to date activity in the current fiscal year to the same time period in prior year. Please note that beginning fund balances in all funds are subject to final audit adjustments.

The graphs below represent year to date revenues and expenses as a percent of the re-estimated budget comparing the current and prior fiscal years.

HIGHLIGHTS OF FUND VARIANCES



REPORT NOTES CONTINUED

DECEMBER 2010

FINANCIAL HIGHLIGHTS

GENERAL FUND VARIANCES

Revenues

- Sales tax revenues increased from the prior year by \$1,264,097, primarily as a result of a slight improvement in the local economy and more consumer confidence.
- Electric franchise revenues increased \$325,001 primarily due to timing of payments received.
- Revenues related to the Plano Independent School District Liaison Program increased \$95,988 due to an increase in the monthly amount remitted to the City based on contract modifications.
- Building permit revenues are higher by \$285,219 due to larger value projects, an increase in the number of permits issued, and a March 1, 2010 rate increase. Electrical, plumbing, and heating and air conditioning permit revenues are higher by \$9,826, \$25,701 and \$13,911, respectively, as a result of an increase in the number of permits issued and minimum permit fees.
- Filing fee revenues increased \$55,725 due to an increase in the number of projects coming in for review and approval during the current year.
- Recreation user fees increased \$11,947 due to increases in non-resident participation in outdoor athletic leagues. Miscellaneous Recreation Administration Fund revenues increased by \$44,586 as the City received \$50,000 from Dallas Area Rapid Transit (DART) in the current year to run the Senior Transportation Program.
- Court fine revenues are \$655,576 lower due to a decrease in the number of citations issued.
- Ad valorem tax revenues decreased \$42,443 due to timing of payments.
- False alarm revenues decreased \$14,320 primarily to a decline in the economy which resulted in fewer individuals with alarms paying to have them monitored.
- Telephone franchise fee revenues decreased \$153,233 due to the expiration of a franchise agreement with Verizon in the previous year. Revenues are now based on line counts which have decreased as fewer people have land lines.
- Interest income decreased \$151,693 due to a continued decline in the market.
- Ambulance service revenue decreased \$83,634 due to the timing of collections.
- Closure of the Carpenter Recreation Center for a six month remodeling project resulted in recreation center membership card revenues declining by \$76,837.
- In the prior year, the City received a one-time lease payment of \$70,000 for housing of a cellular tower.

Expenditures

- Expenditures and encumbrances related to signs and markings increased \$175,289 primarily due to timing of purchases.
- Purchases and encumbrances for fire uniforms increased \$110,326 due to the timing of orders placed.
- Costs associated with ammunition in the Police Department increased \$73,118. Ammunition is procured on an "as needed basis."
- Parts and supplies expenditures and encumbrances in the Facilities Maintenance Department increased \$45,950 due to timing of purchases.
- Water billings to City Departments increased \$264,457 due to a six percent rate increase effective November 1, 2010.
- Expenses and encumbrances related to the Streets Department for items such as steel, dowel pins, street repairs, and flex base increased \$41,179 due to timing.
- Electric payments increased \$160,500 from the prior year as a result of timing of payments.
- Library publication costs and encumbrances for books and non-print media increased \$180,175 and \$149,355, respectively, primarily due to the timing of purchase orders.
- Contractual repair costs for City buildings increased \$122,361 as these services are performed on an as-needed basis.

REPORT NOTES CONTINUED

DECEMBER 2010

- Expenditures and encumbrances for janitorial services decreased \$533,721 primarily due to the expiration of the contract in March 2011 and timing of encumbrances. Once a new contract is in place, janitorial expenses and encumbrances will be comparable to prior year.
- Non-departmental contract costs related to Social Service Agency Grants decreased \$404,866 as a result of budget cutbacks. As it relates to the Buffington Grants, funding was reduced from \$2.00 per capita to \$1.00 per capita.
- Expenses and encumbrances related to travel decreased \$50,084 due to overall spending reductions for travel and professional development expenditures.
- Interest income decreased \$151,693 due to a continued decline in the market.
- Budgeted computer and other asset replacement charges decreased over the prior year by \$171,546 as a longer warranty on the personal computers (PCs) lengthened the replacement cycle from three to four years, alleviating the annual departmental PC replacement expenditure for 2010-11, making a temporary reduction to the previously projected operating deficit in the General Fund.
- An equipment replacement fund for \$250,000 was established in October 2009 for the Parks and Recreation Department.
- Municipal garage charges for the fire and police departments decreased \$17,110 and \$30,336, respectively. Decreases in the police department are due to a decline in the cost of vehicle repairs coupled with a decline in repairs due to accident damages from the prior year. Decreases in the fire department are primarily due to a decline in the cost of vehicle repairs.
- Costs and encumbrances in the prior year of \$61,682 relate to installation of security cameras at radio towers throughout the City.
- Election expenditures are lower in the current year due to a special election to fill a City Council vacancy held January 30, 2010. Expenditures associated with this election were \$61,334.
- Payment for the Lights of Legacy Tree Lighting Festival was made in November 2009 in the amount of \$40,000. The City did not contribute in the current year.
- Personal services decreased \$1,217,761 from the prior year primarily due to the timing of the final September 2010 payroll and year-end accrual entries. The first October 2010 payroll had only four days that related to September activity while the first October 2009 payroll had ten days that related to September activity. Additionally, the Annual Required Contributions (ARC) for the City's Section 115 Trust decreased \$504,803 for the period.

BUSINESS-TYPE VARIANCES

Water and Sewer

Water revenues increased \$3,790,174 due to significant rainfall in the prior year and warmer and drier weather in the current year as well as a 6% rate increase effective November 1, 2010. Sewer revenues decreased over the prior year by \$351,290 due to less commercial water usage as this impacts sewer usage. Personal services costs decreased \$131,000 primarily due to staffing reductions. Postage expenditures decreased \$35,000 due to a credit issued in the current year. Prior year expenses and encumbrances include costs of \$1,089,811 associated with the construction of a new environmental education complex which was completed in April 2010. The Water and Sewer Fund will be reimbursed 50% of building construction costs by the Sustainability and Environmental and Services Fund. Municipal garage charges decreased \$49,035 due to a decline in the cost of vehicle repairs coupled with a decline in repairs due to accident damage from the prior year. Electric payments increased \$68,011 as a result of timing of payments. Credit card processing fees increased \$71,058 primarily due to timing of payments. Expenses and encumbrances for the fixed network meter reading system increased \$162,615 due to timing of meters installed and the related costs. Costs and encumbrances for water meters increased \$116,521 due to timing of water meter installations. Contractual payments to North Texas Municipal Water District (NTMWD) increased \$198,433.

REPORT NOTES CONTINUED

DECEMBER 2010

Sustainability & Environmental Services

Commercial solid waste revenues are \$948,800 higher primarily due to an increase in collection fees, disposal volumes, and timing of collections. Commercial solid waste revenues are the City's portion of the waste and disposal fees collected by Allied Waste, the City's waste disposal contractor. Revenues related to the sale of compost increased \$41,191 due to the addition of new customers. Tipping fees increased \$69,377 due to an increase in yard waste drop off from landscapers and developers. Plano's percentage of contractual payments to NTMWD increased \$224,041. Payment is based on allocation of tonnage between member cities.

Municipal Drainage

The addition of drainage charges to City accounts beginning in October 2010 resulted in an increase in Municipal Drainage revenues of \$23,445. Interest income decreased \$16,942 due to a continued decline in the market. Personal services costs decreased \$37,606 primarily due to staffing reductions. Contract costs for street cleaning services decreased \$48,877 due to budget reductions, which resulted in contract modifications. Maintenance and supply costs for pipes, storm drains, curb repair and tree removal decreased \$13,058 due to timing. Contractual costs of \$63,155 in the current year primarily relate to the implementation of the Integrated Storm Water Management (iSWM) Based Program that the City is required to develop by the Environmental Protection Agency (EPA) for the City's permit.

Civic Center

Fewer corporate business events at the Civic Center led to food and beverage revenues decreasing by \$34,789, and service charges, a function of food and beverage sales, reduced by \$2,552. Food and beverage sales at Pecan Hollow decreased \$45,445 as Pecan Hollow grill operations were outsourced as of June 2010. Hotel/motel tax revenues increased \$135,638 primarily due to an increase in occupancy. Interest income decreased \$8,849 as compared to the prior year due to a continued decline in the market. Personal services decreased \$41,928 due to the closure of the underperforming concession outlets at Pecan Hollow Golf Course and Tom Muehlenbeck Recreation Center resulting in permanent staffing reductions. Minor apparatus expenditures and encumbrances decreased \$112,705 due to budget reductions. Professional contract costs for an outside advertising agency increased \$189,516 due to timing of purchase orders as the advertising agency is compiling a strategic media plan to promote Plano as a tourism and meeting destination for overnight visitors. Advertising costs increased \$227,517 due to expanded advertising venues and increased advertising to assist hotels in generating additional revenue.

Golf Course

Golf revenues decreased \$43,610 due to the golf course renovation closure on November 2, 2010. In the prior year, the Golf Course was closed for 35 days due to excessive rain. Pecan Hollow Golf Course closed zero days in the current year prior to the renovation closure, and year to date rounds played are down by 2,500. Personal services decreased \$42,220 due to staffing reductions. The Park and Recreation Administration Fund reimbursed the Golf Course fund \$75,934 for golf course renovations in the current year. Costs of maintenance parts and supplies products decreased from the prior year by \$3,697, as these items are primarily purchased on an as needed basis.

Recreation Revolving

Recreation fee revenue decreased \$28,282 due to the renovation closure of Carpenter Park Recreation Center which is expected to be a six month renovation. The Carpenter Park Recreation Center renovation closure resulted in decreased personal services of \$64,142 and decreased contractual services of \$43,134.



SECTION 1A

FINANCIAL SUMMARY

**City of Plano
Comprehensive Monthly Financial Report**

**MONTHLY FINANCIAL SUMMARY REPORT
THROUGH DECEMBER 31 OF FISCAL YEARS 2011, 2010, AND 2009
GENERAL FUND**

	Fiscal Year	Annual Budget	3 Months Actual	Actual/ Budget	Performance Index *
REVENUES:					
Ad valorem tax	2011	\$ 76,291,685	27,642,894	36.2%	144.93
	2010	82,436,251	27,685,337	33.6%	134.34
	2009	83,068,770	30,209,432	36.4%	145.47
Sales tax	2011	57,012,269	15,275,851	26.8%	107.18
	2010	57,821,890	14,011,754	24.2%	96.93
	2009	57,417,708	15,426,909	26.9%	107.47
Other revenue	2011	49,822,530	10,013,947	20.1%	80.40
	2010	49,997,631	10,149,430	20.3%	81.20
	2009	<u>52,721,887</u>	<u>10,339,110</u>	19.6%	78.44
TOTAL REVENUE	2011	183,126,484	52,932,692	28.9%	115.62
	2010	190,255,772	51,846,521	27.3%	109.00
	2009	<u>193,208,365</u>	<u>55,975,451</u>	29.0%	115.89
EXPENDITURES & ENCUMBRANCES:					
Current operating	2011	\$ 196,031,891	44,980,812	22.9%	91.78
	2010	197,663,823	46,927,927	23.7%	94.97
	2009	201,136,043	48,521,156	24.1%	96.49
Capital outlay	2011	1,026,000	1,087,735	106.0%	424.07
	2010	1,010,000	815,770	80.8%	323.08
	2009	<u>2,505,307</u>	<u>769,131</u>	30.7%	122.80
Total expenditures and encumbrances	2011	197,057,891	46,068,547	23.4%	93.51
	2010	198,673,823	47,743,697	24.0%	96.12
	2009	<u>203,641,350</u>	<u>49,290,287</u>	24.2%	96.82
Excess (deficiency) of revenues over (under) expenditures	2011	(13,931,407)	6,864,145	-	-
	2010	(8,418,051)	4,102,824	-	-
	2009	(10,432,985)	6,685,164	-	-
OTHER FINANCING SOURCES (USES)					
Transfers in	2011	19,741,695	5,760,674	29.2%	116.72
	2010	19,486,530	4,871,633	25.0%	100.00
	2009	17,634,574	4,408,644	25.0%	100.00
Transfers out	2011	(19,929,334)	(4,982,333)	25.0%	100.00
	2010	(20,344,972)	(5,086,243)	25.0%	100.00
	2009	<u>(19,678,201)</u>	<u>(4,984,346)</u>	25.3%	101.32
NET CHANGE IN FUND BALANCES	2011	(14,119,046)	7,642,486		
	2010	(9,276,493)	3,888,214		
	2009	(12,476,612)	6,109,462		
FUND BALANCES-BEGINNING	2011		41,400,577		
	2010		42,744,130		
	2009		<u>44,741,546</u>		
FUND BALANCES-ENDING DECEMBER 31	2011		49,043,063		
	2010		46,632,344		
	2009		<u>50,851,008</u>		

* The Performance Index is a projection of the City's proximity to arriving at budget figures at this point in time. It is calculated taking twelve months divided by the number of months completed to date in the current fiscal year times 100 multiplied by the actual/budget percentage.

**MONTHLY FINANCIAL SUMMARY REPORT
THROUGH DECEMBER 31 OF FISCAL YEARS 2011, 2010, AND 2009
WATER AND SEWER FUND**

	<u>Fiscal Year</u>	<u>Annual Budget</u>	<u>3 Months Actual</u>	<u>Actual/ Budget</u>	<u>Performance Index</u>
REVENUES:					
Water and sewer revenue	2011	\$ 114,814,263	28,250,040	24.6%	98.42
	2010	114,488,347	24,799,821	21.7%	86.65
	2009	110,225,529	25,019,256	22.7%	90.79
Other fees and service charges	2011	3,026,852	597,856	19.8%	79.01
	2010	2,669,903	596,930	22.4%	89.43
	2009	<u>2,572,861</u>	<u>727,427</u>	28.3%	113.09
TOTAL REVENUE	2011	117,841,115	28,847,896	24.5%	97.92
	2010	117,158,250	25,396,751	21.7%	86.71
	2009	<u>112,798,390</u>	<u>25,746,683</u>	22.8%	91.30
EXPENSES & ENCUMBRANCES:					
Capital outlay	2011	-	23,934	0.0%	0.00
	2010	-	1,134,742	0.0%	0.00
	2009	-	76,584	0.0%	0.00
Other expenses & encumbrances	2011	79,534,355	18,141,845	22.8%	91.24
	2010	78,000,112	18,096,753	23.2%	92.80
	2009	<u>75,009,576</u>	<u>17,450,685</u>	23.3%	93.06
Total expenses and encumbrances	2011	79,534,355	18,165,779	22.8%	91.36
	2010	78,000,112	19,231,495	24.7%	98.62
	2009	<u>75,009,576</u>	<u>17,527,269</u>	23.4%	93.47
Excess (deficiency) of revenues over (under) expenses	2011	38,306,760	10,682,117	-	-
	2010	39,158,138	6,165,256	-	-
	2009	37,788,814	8,219,414	-	-
TRANSFERS IN (OUT)					
Transfers in	2011	-	-	0.0%	-
	2010	-	-	0.0%	-
	2009	-	-	0.0%	0.00
Transfers out	2011	(33,965,035)	(8,491,259)	25.0%	100.00
	2010	(38,482,630)	(9,620,657)	25.0%	100.00
	2009	<u>(34,349,069)</u>	<u>(8,587,267)</u>	25.0%	100.00
CHANGE IN NET ASSETS	2011	\$ 4,341,725	2,190,858		
	2010	675,508	(3,455,401)		
	2009	3,439,745	(367,853)		
TOTAL NET ASSETS-BEGINNING	2011		343,560,326		
	2010		324,231,841		
	2009		<u>321,538,734</u>		
TOTAL NET ASSETS-ENDING DECEMBER 31	2011		345,751,184		
	2010		320,776,440		
	2009		<u>321,170,881</u>		

* The Performance Index is a projection of the City's proximity to arriving at budget figures at this point in time. It is calculated taking twelve months divided by the number of months completed to date in the current fiscal year times 100 multiplied by the actual/budget percentage.

**MONTHLY FINANCIAL SUMMARY REPORT
THROUGH DECEMBER 31 OF FISCAL YEARS 2011, 2010, AND 2009
SUSTAINABILITY AND ENVIRONMENTAL SERVICES FUND**

	<u>Fiscal Year</u>	<u>Annual Budget</u>	<u>3 Months Actual</u>	<u>Actual/ Budget</u>	<u>Performance Index</u>
REVENUES:					
Commerical solid waste franchise	2011	\$ 6,504,545	2,503,493	38.5%	153.95
	2010	6,709,797	1,554,693	23.2%	92.68
	2009	6,496,731	1,561,814	24.0%	96.16
Refuse collection revenue	2011	13,172,550	3,176,271	24.1%	96.45
	2010	13,005,330	3,169,900	24.4%	97.50
	2009	13,316,939	3,140,319	23.6%	94.33
Other fees and service charges	2011	2,455,656	523,482	21.3%	85.27
	2010	2,508,431	415,445	16.6%	66.25
	2009	2,502,911	468,084	18.7%	74.81
TOTAL REVENUE	2011	22,132,751	6,203,246	28.0%	112.11
	2010	22,223,558	5,140,038	23.1%	92.52
	2009	22,316,581	5,170,217	23.2%	92.67
EXPENSES & ENCUMBRANCES:					
Capital outlay	2011	6,500	9,250	142.3%	569.23
	2010	-	-	0.0%	0.00
	2009	256,170	14,334	5.6%	22.38
Other expenses & encumbrances	2011	21,502,075	6,045,637	28.1%	112.47
	2010	21,209,293	5,871,579	27.7%	110.74
	2009	21,440,299	6,313,923	29.4%	117.80
Total expenses and encumbrances	2011	21,508,575	6,054,887	28.2%	112.60
	2010	21,209,293	5,871,579	27.7%	110.74
	2009	21,696,469	6,328,257	29.2%	116.67
Excess (deficiency) of revenues over (under) expenses	2011	624,176	148,359	-	-
	2010	1,014,265	(731,541)	-	-
	2009	620,112	(1,158,040)	-	-
TRANSFERS IN (OUT)					
Transfers in	2011	100,000	25,000	25.0%	100.00
	2010	100,000	25,000	25.0%	100.00
	2009	100,000	25,000	25.0%	100.00
Transfers out	2011	(1,590,383)	(318,976)	20.1%	80.23
	2010	(1,288,707)	(322,177)	25.0%	100.00
	2009	(1,223,535)	(305,884)	25.0%	100.00
CHANGE IN NET ASSETS	2011	\$ (866,207)	(145,617)		
	2010	(174,442)	(1,028,718)		
	2009	(503,423)	(1,438,924)		
TOTAL NET ASSETS-BEGINNING	2011		2,128,099		
	2010		1,677,124		
	2009		1,690,291		
TOTAL NET ASSETS-ENDING DECEMBER 31	2011		1,982,482		
	2010		648,406		
	2009		251,367		

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**MONTHLY FINANCIAL SUMMARY REPORT
THROUGH DECEMBER 31 OF FISCAL YEARS 2011, 2010, AND 2009
MUNICIPAL DRAINAGE FUND**

	Fiscal Year	Annual Budget	3 Months Actual	Actual/ Budget	Performance Index
REVENUES:					
Fees and service charges	2011	\$ 5,145,367	1,297,613	25.2%	100.88
	2010	5,007,613	1,274,168	25.4%	101.78
	2009	4,928,110	1,254,700	25.5%	101.84
Miscellaneous revenue	2011	42,440	(9,421)	-22.2%	-88.79
	2010	85,000	8,681	10.2%	40.85
	2009	150,000	23,885	15.9%	63.69
TOTAL REVENUE	2011	5,187,807	1,288,192	24.8%	99.32
	2010	5,092,613	1,282,849	25.2%	100.76
	2009	5,078,110	1,278,585	25.2%	100.71
EXPENSES & ENCUMBRANCES:					
Capital outlay	2011	300,000	-	0.0%	-
	2010	-	-	0.0%	0.00
	2009	-	-	0.0%	-
Other expenses & encumbrances	2011	2,604,071	668,395	25.7%	102.67
	2010	3,046,620	730,722	24.0%	95.94
	2009	2,823,503	690,329	24.4%	97.80
Total expenses and encumbrances	2011	2,904,071	668,395	23.0%	92.06
	2010	3,046,620	730,722	24.0%	95.94
	2009	2,823,503	690,329	24.4%	97.80
Excess (deficiency) of revenues over (under) expenses	2011	2,283,736	619,797	-	-
	2010	2,045,993	552,127	-	-
	2009	2,254,607	588,256	-	-
TRANSFERS OUT					
Operating transfers out	2011	3,311,318	(822,830)	-24.8%	-99.40
	2010	(2,971,845)	(747,961)	25.2%	100.67
	2009	(2,847,538)	(716,885)	25.2%	100.70
CHANGE IN NET ASSETS	2011	5,595,054	(203,033)		
	2010	(925,852)	(195,834)		
	2009	(592,931)	(128,629)		
TOTAL NET ASSETS-BEGINNING	2011		32,455,677		
	2010		23,065,380		
	2009		21,003,753		
TOTAL NET ASSETS-ENDING DECEMBER 31	2011		32,252,644		
	2010		22,869,546		
	2009		20,875,124		

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**MONTHLY FINANCIAL SUMMARY REPORT
THROUGH DECEMBER 31 OF FISCAL YEARS 2011, 2010, AND 2009
NONMAJOR BUSINESS-TYPE FUNDS**

	Fiscal Year	Annual Budget	3 Months Actual	Actual/ Budget	Performance Index
REVENUES:					
Hotel/motel tax	2011	\$ 3,946,116	772,957	19.6%	78.35
	2010	4,494,486	711,567	15.8%	63.33
	2009	4,964,601	750,629	15.1%	60.48
Other revenue	2011	5,590,680	1,133,073	20.3%	81.07
	2010	6,761,751	1,280,805	18.9%	75.77
	2009	6,974,294	1,431,242	20.5%	82.09
TOTAL REVENUE	2011	9,536,796	1,906,030	20.0%	79.94
	2010	11,256,237	1,992,372	17.7%	70.80
	2009	11,938,895	2,181,871	18.3%	73.10
EXPENSES & ENCUMBRANCES:					
Capital outlay	2011	-	-	-	-
	2010	-	-	-	-
	2009	-	58,564	0.0%	0.00
Other expenses & encumbrances	2011	10,427,098	2,763,271	26.5%	106.00
	2010	12,218,004	2,853,288	23.4%	93.41
	2009	12,550,538	3,067,403	24.4%	97.76
Total expenses and encumbrances	2011	10,427,098	2,763,271	26.5%	106.00
	2010	12,218,004	2,853,288	23.4%	93.41
	2009	12,550,538	3,125,967	24.9%	99.63
Excess (deficiency) of Revenues over (under) expenses	2011	(890,302)	(857,241)	-	-
	2010	(961,767)	(860,916)	-	-
	2009	(611,643)	(944,096)	-	-
TRANSFERS OUT:					
Operating transfers out	2011	(454,772)	(113,693)	25.0%	100.00
	2010	(577,806)	(144,452)	25.0%	100.00
	2009	(1,444,860)	(361,215)	25.0%	100.00
CHANGE IN NET ASSETS	2011	(1,345,074)	(970,934)		
	2010	(1,539,573)	(1,005,368)		
	2009	(2,056,503)	(1,305,311)		
TOTAL NET ASSETS-BEGINNING	2011		10,264,683		
	2010		10,801,647		
	2009		13,062,762		
TOTAL NET ASSETS-ENDING DECEMBER 31	2011		9,293,749		
	2010		9,796,279		
	2009		11,757,451		

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**MONTHLY FINANCIAL SUMMARY REPORT
THROUGH DECEMBER 31 OF FISCAL YEARS 2011, 2010, AND 2009
ECONOMIC DEVELOPMENT FUND**

	Fiscal Year	Annual Budget	3 Months Actual	Actual/ Budget	Performance Index
REVENUES:					
Miscellaneous revenue	2011	\$ 165,000	26,435	16.0%	64.08
	2010	200,000	26,238	13.1%	52.48
	2009	<u>310,000</u>	<u>63,691</u>	20.5%	82.18
EXPENSES & ENCUMBRANCES					
Personal services	2011	585,270	130,749	22.3%	89.36
	2010	596,878	136,363	22.8%	91.38
	2009	559,469	131,296	23.5%	93.87
Materials and supplies	2011	15,463	2,476	16.0%	64.05
	2010	15,500	1,071	6.9%	27.64
	2009	23,452	5,657	24.1%	96.49
Contractual / professional and other	2011	255,025	740,179	290.2%	1,160.95
	2010	5,272,154	204,061	3.9%	15.48
	2009	5,485,693	1,412,271	25.7%	102.98
Capital outlay	2011	-	-	-	-
	2010	-	-	-	-
	2009	-	-	-	-
Total Expenses and Encumbrances	2011	<u>855,758</u>	<u>873,404</u>	102.1%	408.25
	2010	5,884,532	341,495	5.8%	23.21
	2009	<u>6,068,614</u>	<u>1,549,224</u>	25.5%	102.11
Excess (Deficiency) of Revenues Over (Under) Expenses	2011	(690,758)	(846,969)	-	-
	2010	(5,684,532)	(315,257)	-	-
	2009	(5,758,614)	(1,485,533)	-	-
TRANSFERS IN					
Operating transfers in	2011	5,782,588	1,435,644	0.25	99.31
	2010	5,910,201	1,477,550	0.25	100.00
	2009	<u>6,068,614</u>	<u>1,517,153</u>	0.25	100.00
CHANGE IN NET ASSETS					
	2011	5,091,830	588,675		
	2010	225,669	1,162,293		
	2009	310,000	31,620		
TOTAL NET ASSETS-BEGINNING					
	2011		16,461,377		
	2010		14,046,444		
	2009		<u>12,255,577</u>		
TOTAL NET ASSETS-ENDING DECEMBER 31					
	2011		17,050,052		
	2010		15,208,737		
	2009		<u>12,287,197</u>		

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CITY OF PLANO, TEXAS
EQUITY IN TREASURY POOL
December 2010

FUND NO.	FUND NAME	CASH	EQUITY IN TREASURY POOL	TOTAL 12/31/2010	TOTAL 10/1/10	TOTAL 12/31/09
GENERAL FUND:						
01	General	\$ 33,979	45,616,594	45,650,573	37,230,863	40,841,008
77	Payroll	-	2,223,264	2,223,264	3,228,496	2,075,341
		33,979	47,839,858	47,873,837	40,459,359	42,916,349
DEBT SERVICE FUND:						
03	G.O. Debt Service	-	16,565,503	16,565,503	1,184,919	16,745,956
		-	16,565,503	16,565,503	1,184,919	16,745,956
CAPITAL PROJECTS:						
21	Senior Center Facilities	-	287,571	287,571	288,268	-
22	Recreation Center Facilities	-	1,196,025	1,196,025	1,198,923	602,909
23	Street Enhancement	-	1,711,239	1,711,239	1,715,385	1,682,211
25	1991 Police & Courts Facility	-	1,500,535	1,500,535	1,504,171	1,064,962
27	1991 Library Facility	-	890,970	890,970	893,129	883,447
28	1991 Fire Facility	-	3,779,462	3,779,462	3,788,619	3,687,622
29	Technology Improvements	-	1,457,056	1,457,056	1,460,586	1,217,536
31	Municipal Facilities	-	470,810	470,810	471,126	454,689
32	Park Improvements	-	6,515,500	6,515,500	6,529,458	7,164,720
33	Street & Drainage Improvement	-	11,056,326	11,056,326	12,223,661	4,882,714
35	Capital Reserve	-	44,398,709	44,398,709	44,375,115	40,435,741
38	DART L.A.P.	-	263,164	263,164	263,801	773,975
39	Spring Creekwalk	-	23,990	23,990	24,048	23,825
52	Park Service Areas	-	4,628,933	4,628,933	4,616,759	5,470,903
53	Creative & Performing Arts	-	2,302,141	2,302,141	2,307,719	2,259,962
54	Animal Control Facilities	-	335,869	335,869	344,628	348,172
59	Service Center	-	123,255	123,255	126,076	132,916
60	Joint Use Facilities	-	647,116	647,116	648,683	641,286
85	Public Arts	-	123,648	123,648	123,948	121,182
160	TXDOT-SH121	-	12,595,649	12,595,649	13,232,514	11,183,657
109	G.O. Bond Clearing - 2010	-	6,431,799	6,431,799	6,505,000	-
110	G.O. Bond Clearing - 1999	-	292,091	292,091	292,799	322,373
190	G.O. Bond Clearing - 2000	-	3,592,556	3,592,556	3,601,260	3,609,292
230	Tax Notes Clearing - 2001	-	1,110,641	1,110,641	1,113,332	1,102,976
240	G.O. Bond Clearing - 2001-A	-	181,747	181,747	182,187	182,520
250	Tax Notes Clearing - 2001-A	-	59,578	59,578	59,723	59,167
270	G.O. Bond Refund/Clearing - 2003	-	38,316	38,316	118,730	122,954
089	C.O. Bond Clearing - 2006	-	143,998	143,998	144,347	146,615
102	G.O. Bond Clearing - 2007	-	125,786	125,786	126,999	983,423
105	Tax Notes Clearing - 2007	-	-	-	-	-
082	G.O. Bond Clearing - 2008	-	(10,199)	(10,199)	240,521	1,005,622
083	Tax Notes Clearing - 2008	-	2,703,992	2,703,992	4,336,358	9,933,415
106	G.O. Bond Clearing - 2009	-	7,498,188	7,498,188	10,815,358	14,151,019
150	Tax Notes Clearing - 2009	-	6,362,320	6,362,320	6,377,735	6,389,394
220	Tax and Revenue C.O. Clearing - 2010	-	9,975,830	9,975,830	10,000,000	-
		-	132,814,611	132,814,611	140,050,966	121,041,199
ENTERPRISE FUNDS:						
26	Municipal Drainage CIP	-	349,134	349,134	349,979	331,839
34	Sewer CIP	-	11,513,540	11,513,540	11,293,460	10,547,046
36	Water CIP	-	13,708,486	13,708,486	13,495,486	11,820,139
37	Downtown Center Development	-	147,290	147,290	163,166	126,075
41	Water & Sewer - Operating	1,767,313	3,359,099	5,126,412	3,002,305	(1,972,583)
42	Water & Sewer - Debt Service	-	736,773	736,773	432,530	879,473
43	Municipal Drainage - Debt Service	-	3,446,911	3,446,911	3,304,059	3,552,264
44	W & S Impact Fees Clearing	-	1,241	1,241	-	-
45	Sustainability & Environmental Services	43,594	1,079,512	1,123,106	1,769,424	169,292
46	Convention & Tourism	2,717	1,747,738	1,750,455	1,998,168	2,164,826
81	Friends of Plano Centre	-	3,988	3,988	3,997	3,960
47	Municipal Drainage	15,502	3,883,404	3,898,906	3,992,167	3,968,652
48	Municipal Golf Course	-	139,850	139,850	103,081	60,074
49	Property Management	-	303,209	303,209	413,724	447,560
51	Recreation Revolving	350	985,670	986,020	1,440,036	796,635
330	Municipal Drain Rev Bond Clearing - 2007	-	590,503	590,503	949,670	1,560,950
340	Municipal Drain Rev Bond Clearing - 2008	-	2,141,957	2,141,957	2,147,147	2,127,175
107	Municipal Drain Rev Bond Clearing - 2009	-	1,796,028	1,796,028	1,800,380	1,783,633
260	Municipal Drain Rev Bond Clearing - 2010	-	3,625,343	3,625,343	3,634,127	-
		1,829,476	49,559,676	51,389,152	50,292,904	38,367,010

CITY OF PLANO, TEXAS
EQUITY IN TREASURY POOL
December 2010

FUND NO.	FUND NAME	CASH	EQUITY IN TREASURY POOL	TOTAL 12/31/2010	TOTAL 10/1/10	TOTAL 12/31/09
SPECIAL REVENUE FUNDS:						
2	Sproles Library	-	41,151	41,151	(104,170)	186,692
4	TIF-Mall	-	-	-	-	-
5	TIF-East Side	-	7,634,571	7,634,571	8,168,122	5,764,609
11	LLEBG-Police Grant	-	78,824	78,824	28,904	95,977
12	Criminal Investigation	-	1,430,886	1,430,886	1,410,996	1,376,614
13	Grant	95	(996,132)	(996,037)	(555,702)	(603,948)
14	Wireline Fees	-	11,053,335	11,053,335	10,814,378	9,961,055
15	Judicial Efficiency	-	103,904	103,904	101,752	97,435
16	Industrial	-	18,434	18,434	18,479	18,307
17	Intergovernmental	-	532,638	532,638	437,064	474,784
18	Government Access/CATV	-	442,293	442,293	331,858	235,396
19	Teen Court Program	-	53,821	53,821	52,066	51,829
20	Municipal Courts Technology	-	1,661,891	1,661,891	1,680,517	1,697,700
24	American Recovery/Reinv Act Grant	-	(1,060,157)	(1,060,157)	(965,451)	(496,760)
55	Municipal Court-Building Security Fees	-	1,062,264	1,062,264	1,098,131	1,128,945
56	911 Reserve Fund	-	-	-	-	-
57	State Library Grants	-	(2,987)	(2,987)	(1,077)	(2,615)
67	Disaster Relief	-	675,121	675,121	1,216,985	1,205,665
68	Animal Shelter Donations	-	279,586	279,586	264,350	221,917
73	Memorial Library	-	427,867	427,867	401,249	427,236
86	Juvenile Case Manager	-	362,668	362,668	356,843	289,303
87	Traffic Safety	-	2,712,171	2,712,171	2,775,804	1,804,318
88	Child Safety	-	1,503,374	1,503,374	1,413,384	1,117,276
		95	28,015,523	28,015,618	28,944,482	25,051,735
INTERNAL SERVICE FUNDS:						
6	Public Safety Technology	-	2,024,474	2,024,474	2,029,379	2,010,502
9	Technology Infrastructure	-	(7,850)	(7,850)	(7,869)	(7,796)
58	PC Replacement	-	531,127	531,127	559,320	882,021
61	Equipment Maintenance	200	469,442	469,642	733,850	786,956
62	Information Technology	-	5,225,240	5,225,240	5,395,555	4,824,428
63	Office Services	-	-	-	-	(227,639)
64	Warehouse	100	150,448	150,548	308,931	111,425
65	Property/Liability Loss	-	3,951,663	3,951,663	4,337,329	4,129,138
66	Technology Services	-	7,838,411	7,838,411	7,463,528	7,045,616
71	Equipment Replacement	-	12,401,738	12,401,738	14,060,998	17,482,667
78	Health Claims	-	17,129,547	17,129,547	15,770,613	12,045,034
79	Parkway Service Ctr. Expansion	-	(28,118)	(28,118)	(28,187)	(28,238)
		300	49,686,122	49,686,422	50,623,448	49,054,114
FIDUCIARY FUNDS:						
7	Unclaimed Property	-	66,729	66,729	63,382	62,812
8	Library Training Lab	-	2,763	2,763	2,769	2,744
69	Collin County Seized Assets	-	175,166	175,166	149,715	159,306
74	Developers' Escrow	-	2,338,993	2,338,993	2,325,172	2,630,961
75	Plano Economic Development Trust	-	23,462	23,462	37,578	261,348
76	Economic Development	200	1,150,112	1,150,312	1,199,512	15,091,068
170	Economic Development Incentive Fund	-	16,007,754	16,007,754	15,366,903	-
84	Rebate	-	1,425,512	1,425,512	1,458,405	1,452,805
		200	21,190,491	21,190,691	20,603,436	19,661,044
TOTAL		\$ 1,864,050	345,671,784	347,535,834	332,159,515	312,837,407
TRUST FUNDS						
72	Retirement Security Plan	-	73,591,868	73,591,868	73,591,867	65,458,505
91	115 Trust	-	34,125,809	34,125,809	31,783,976	29,382,635
TOTAL TRUST FUNDS		\$ -	107,717,677	107,717,677	105,375,843	94,841,140

A Treasury Pool fund has been created for the purpose of consolidating cash and investments. All City funds not restricted or held in trust are included in this consolidated fund. Each fund's "Equity in Treasury Pool" represents the fund's proportionate share of the Treasury Pool Fund. At December 31, 2010 the Treasury Pool, including an adjustment to Fair Value as required by GASB 31, consisted of the following:

Cash	21,463,165
Local Government Investment Pool	22,173,630
Texas Daily	21,389,966
Federal Securities	245,724,827
Certificates of Deposit	34,687,595
Fair Value Adjustment	(1,246,492)
Interest Receivable	1,479,093
	<u>345,671,784</u>

HEALTH CLAIMS FUND THROUGH DECEMBER 31 OF FISCAL YEARS 2011 AND 2010

Health Claims Fund	1 month			1 month			1 month			Year to Date		
	FY 10-11 October	FY 09-10 October	Variance Favorable (Unfavorable)	FY 10-11 November	FY 09-10 November	Variance Favorable (Unfavorable)	FY 10-11 December	FY 09-10 December	Variance Favorable (Unfavorable)	FY 10-11 Total	FY 09-10 Total	Variance Favorable (Unfavorable)
Revenues												
Employees Health Ins. Contributions	\$ 353,987	\$ 263,835	90,152	\$ 175,243	\$ 263,263	(88,020)	\$ 426,272	\$ 357,301	68,971	955,502	884,399	71,103
Employers Health Ins. Contributions	1,736,993	1,760,566	(23,573)	1,908,043	1,757,152	150,891	1,690,575	1,755,515	(64,940)	5,335,611	5,273,233	62,378
Contributions for Retirees	96,426	91,095	5,331	73,090	68,973	4,117	60,026	44,417	15,609	229,542	204,485	25,057
Cobra Insurance Receipts	4,745	4,865	(120)	5,230	4,110	1,120	4,291	2,296	1,995	14,266	11,271	2,995
Retiree Insurance Receipts	65,708	32,140	33,568	92,125	57,370	34,755	64,788	74,867	(10,079)	222,621	164,377	58,244
Retiree Contributions	-	-	0	-	(32,140)	32,140	(157,833)	(57,370)	(100,463)	(157,833)	(89,510)	(68,323)
Employer Contribution-OPEB	327,195	542,430	(215,235)	324,967	541,890	(216,923)	324,638	540,405	(215,767)	976,800	1,624,725	(647,925)
Interest	17,843	15,729	2,114	19,256	15,884	3,372	(79,601)	(10,944)	(68,657)	(42,502)	20,669	(63,171)
Total Revenues	2,602,897	2,710,660	(107,763)	2,597,954	2,676,502	(78,548)	2,333,156	2,706,487	(373,331)	7,534,007	8,093,649	(559,642)
Transfers Out												
Transfers Out	336,379	670,209	333,830	-	670,209	670,209	786,196	761,330	(24,866)	1,122,575	2,101,748	979,173
Expenses												
Insurance	103,562	78,423	(25,139)	103,412	78,013	(25,399)	102,762	77,826	(24,936)	309,736	234,262	(75,474)
Contracts- Professional Svc.	34,614	47,817	13,203	8,900	38,855	29,955	26,106	5,438	(20,688)	69,620	92,110	22,490
Contracts- Other	75,513	60,155	(15,358)	98,351	75,260	(23,091)	93,553	99,141	5,588	267,417	234,556	(32,861)
Health Claims Paid Reinsurance	417	2,215	1,798	-	-	0	-	(45,263)	(45,263)	417	(43,048)	(43,465)
Retiree Claims	(191,240)	-	191,240	-	(224,619)	(224,619)	(541,941)	(56,048)	485,893	(733,181)	(280,667)	452,514
Health Claims - Prescription	228,347	341,755	113,408	266,003	353,442	87,439	273,403	324,533	51,130	767,753	1,019,730	251,977
Health Claims Paid -UHC	1,352,419	1,204,961	(147,458)	1,596,103	1,175,577	(420,526)	1,406,369	1,522,995	116,626	4,354,891	3,903,533	(451,358)
Cobra Insurance Paid	190	231	41	304	231	(73)	121	220	99	615	682	67
Retiree Insurance Paid	7,107	7,146	39	7,143	7,215	72	7,107	7,063	(44)	21,357	21,424	67
Retiree Insurance Paid- Medicare	50,180	45,385	(4,795)	26,359	23,553	(2,806)	13,762	11,459	(2,303)	90,301	80,397	(9,904)
Freight	-	-	-	-	-	-	-	-	-	0	0	-
Total Expenses	1,661,109	1,788,088	126,979	2,106,575	1,527,527	(579,048)	1,381,242	1,947,364	566,122	5,148,926	5,262,979	114,053
Net increase (decrease)	605,409	252,363	353,046	491,379	478,766	12,613	165,718	(2,207)	167,925	1,262,506	728,922	533,584
Health Claims Fund Balance - Cumulative	\$ 14,666,531	\$ 7,627,346	7,039,185	\$ 15,157,910	\$ 8,106,112	7,051,798	\$ 15,323,628	\$ 8,103,904	7,219,724			

ANALYSIS OF PROPERTY LIABILITY LOSS FUND THROUGH DECEMBER 31 OF FISCAL YEARS 2011, 2010 & 2009

PROPERTY LIABILITY LOSS FUND	Fiscal Year 2011	Fiscal Year 2010	Fiscal Year 2009
Claims Paid per General Ledger	\$416,288	\$206,143	\$605,552
Net Judgments/Damages/Attorney Fees	\$106,934	\$122,954	\$272,852
Total Expenses	\$523,222	\$329,097	\$878,404



SECTION 2

ECONOMIC ANALYSIS

**City of Plano
Comprehensive Monthly Financial Report**

ECONOMIC ANALYSIS DECEMBER 2010

General Fund Revenue December YTD Figure I

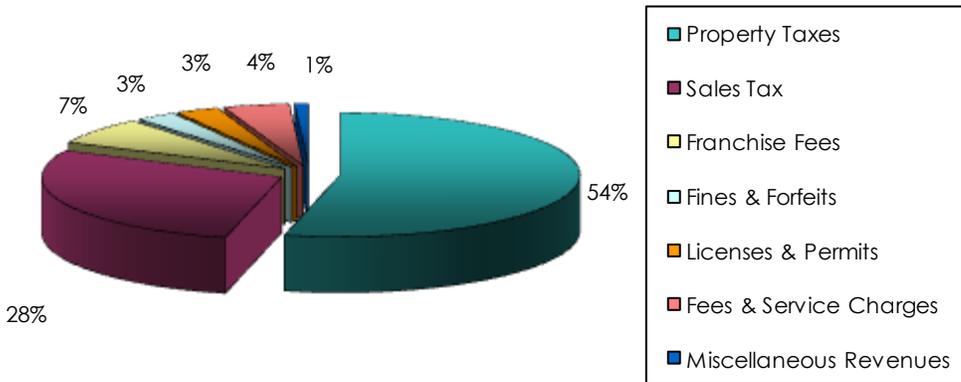


Figure I shows a breakdown of the various sources of revenues for the City's General Fund year to date through December 31, 2010. The largest category is Property Taxes in the amount of \$27,642,894. Closest behind Property Taxes is Sales Tax in the amount of \$14,552,965 and Franchise Fees with a total of \$3,582,630.

General Fund Expenditures and Encumbrances December YTD Figure II

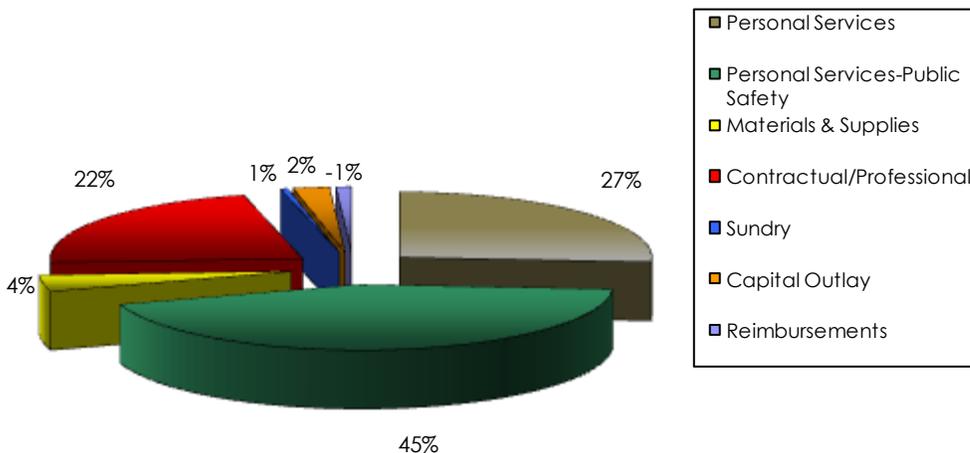


Figure II shows a breakdown of the various expenditures and encumbrances for the City's General Fund Year to Date through December 31, 2010. The largest category is Personal Services-Public Safety in the amount of \$20,642,794 which includes the police, fire, fire-civilian and public safety communications departments. Closest behind that category are Personal Services (for all other departments) with a total of \$12,280,167 and Contractual/Professional totaling \$10,423,616.

ECONOMIC ANALYSIS DECEMBER 2010

Sales Tax Comparisons City of Plano and Area Cities

Figure III

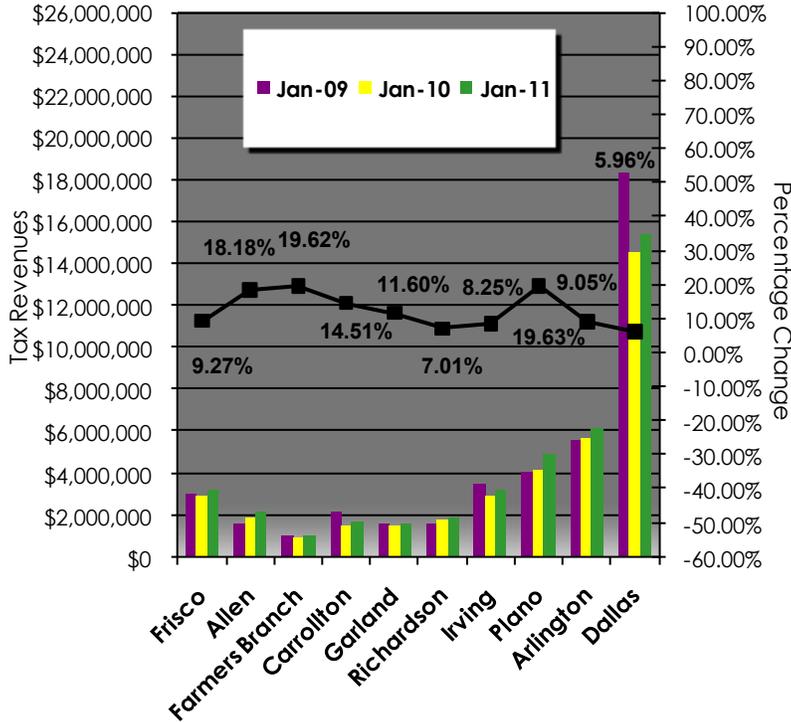
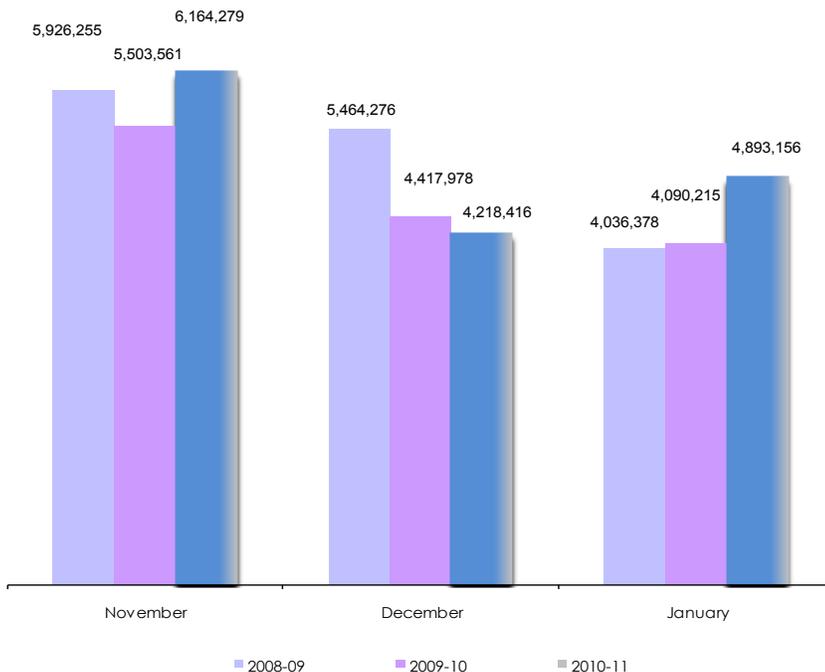


Figure III shows sales tax allocations collected in the months of January 2009, January 2010 and January 2011 for the City of Plano and nine area cities. Each of the cities shown has a sales tax rate of 1%, except for the cities of Allen and Frisco, which have a 2% rate, but distribute half of the amount shown in the graph to 4A and 4B development corporations within their respective cities, and the City of Arlington which has a 1.75% sales tax rate with .25% dedicated to road maintenance and .50% for funding of the Dallas Cowboys Complex Development Project. In the month of December the City of Plano received \$4,893,155.88 from this 1% tax.

The percentage change in sales tax allocations for the area cities, comparing January 2010 to January 2011, ranged from 19.63% for the City of Plano to 5.96% for the City of Dallas.

Sales Tax Actual Monthly Revenue

Figure IV



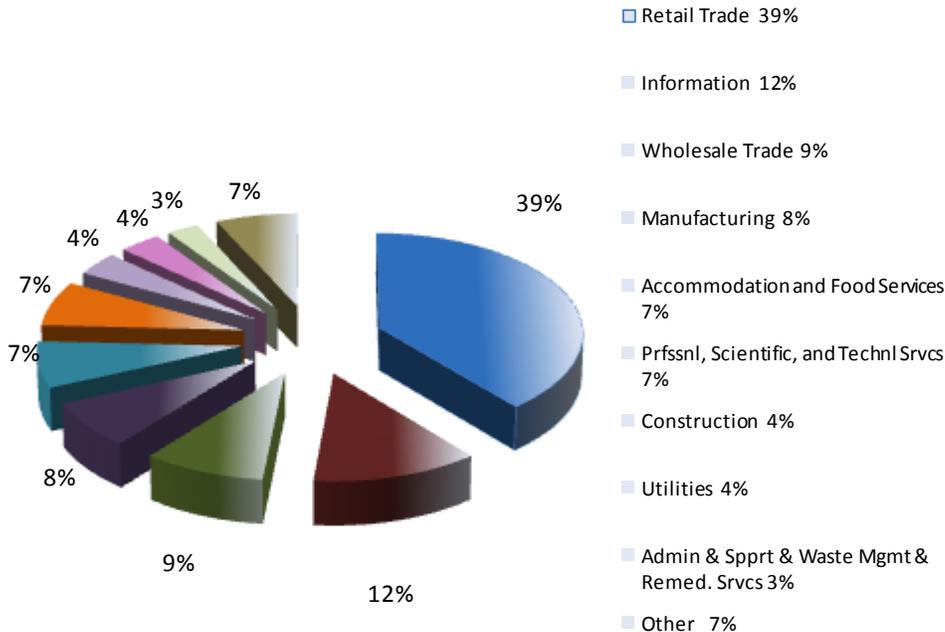
Sales tax allocation of \$4,893,156 was remitted to the City of Plano in the month of January. This amount represents an increase of 19.63% compared to the amount received in January 2010. Current year to date sales tax revenue is \$19,539,370. Sales tax revenue is generated from the 1% tax on applicable business activity within the City. These taxes were collected by businesses filing monthly returns, reported in October to the State, and received in December by the City of Plano.

Figure IV represents actual sales and use tax receipts for the months of November, December and January for fiscal years 2007-2008, 2008-2009, 2009-2010 and 2010-2011.

ECONOMIC ANALYSIS DECEMBER 2010

Sales and Use Tax by NAICS Code

Figure V



The North American Industry Classification System (NAICS) is the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy.

Figure V shows the percentage of sales and use tax by NAICS Code collected in December 2010.

Some examples in each code are as follows:

Retail Trade: Wal-Mart, Kroger, Target.

Information: Sprint, Verizon, Soft Layer Technologies.

Wholesale Trade: Fry's Electronics, Hewlett Packard, Hobby Lobby.

Manufacturing: Pepsico, TI, Raytheon, Frito Lay.

Accommodation and Food Services: Compass One, Starbucks, Sodexo Services.

Professional, Scientific, and Technical Services: Gexa Energy, Perot Systems, Cisco Systems.

Construction: Texas Custom Pools, Highland Builders, Johnson Controls.

Utilities: Reliant Energy, Direct Energy, Green Mountain Energy.

Administration, Support, Waste Management and Remediation Services: Allied Waste Systems, Trugreen, Hadden Landscaping.

All other NAICS codes: Finance and Insurance, Arts, Entertainment & Recreation, Real Estate & Rental & Leasing, Unknown, Management of Companies & Enterprises, Health Care & Social Services, Public Administration, Mining, Transportation & Warehousing, Educational Services, Other Services (except Public Administration) and Agriculture, Forestry, Hunting & Fishing: Gallagher Bassett Services, Bayer Healthcare, GCC Asset Management, Plano Golf Course, Sunbelt Rentals, U-Haul of Texas, Data Domain, Duro-Last, Inc., O'Reilly Group, Spartan Tool, Texas Heart Hospital of the Southwest, Quest Diagnostics Clinical Laboratories, Champion Energy Services, Ace Cash Express, Blue Star Pipe, Chevron U.S.A., Signature Towing, Strategic Distribution, Achieveglobal, Inc., Global Knowledge Training, Service King Paint & Body and RCB Ventures.

ECONOMIC ANALYSIS

DECEMBER 2010

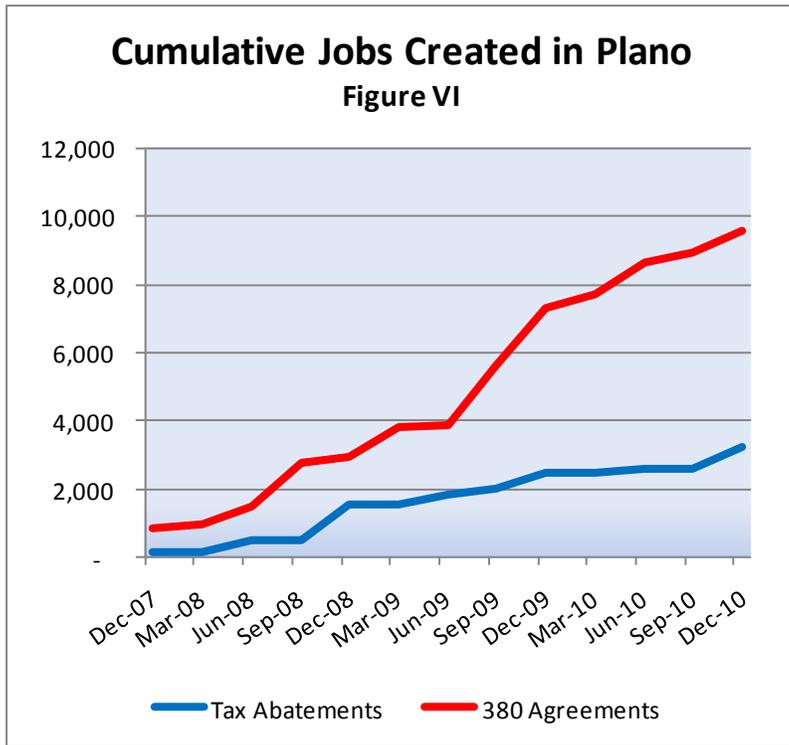


Figure VI, left, tracks the number of jobs cumulatively beginning 4th quarter 2007 created in Plano due to the City entering into either a Property Tax Abatement Agreement or a 380 Economic Development Agreement (380 agreement).

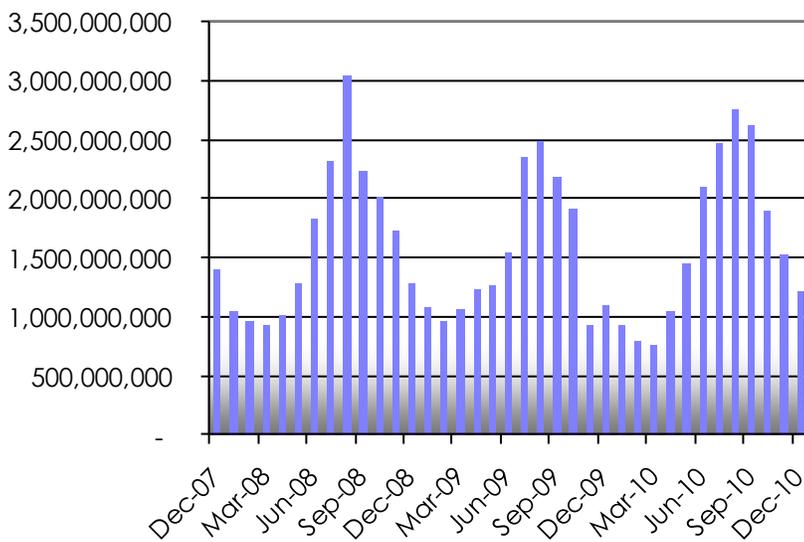
The City of Plano often uses property tax abatements to attract new industry and commercial enterprises, and to encourage the retention and development of existing businesses. The City can limit the property taxes assessed on real property or tangible personal property located on real property due to the repairs or improvements to the property. Only property located within a reinvestment zone is eligible for a tax abatement agreement. During the 4th quarter of 2010, 640 jobs were created via tax abatement agreements.

Enacted by the Texas Legislature in 1991, 380 Agreements let cities make loans and

grants of public money to businesses or developers in return for building projects within the city. Cities often pay these grants from the increase in sales or property taxes generated by the project. During the 4th quarter of 2010, 625 jobs were created via 380 agreements and no jobs were created via tax abatements.

Please note that the quarterly jobs created in this figure are based on the date the agreement was passed by City Council.

Local Water Consumption (Gallons) Figure VII



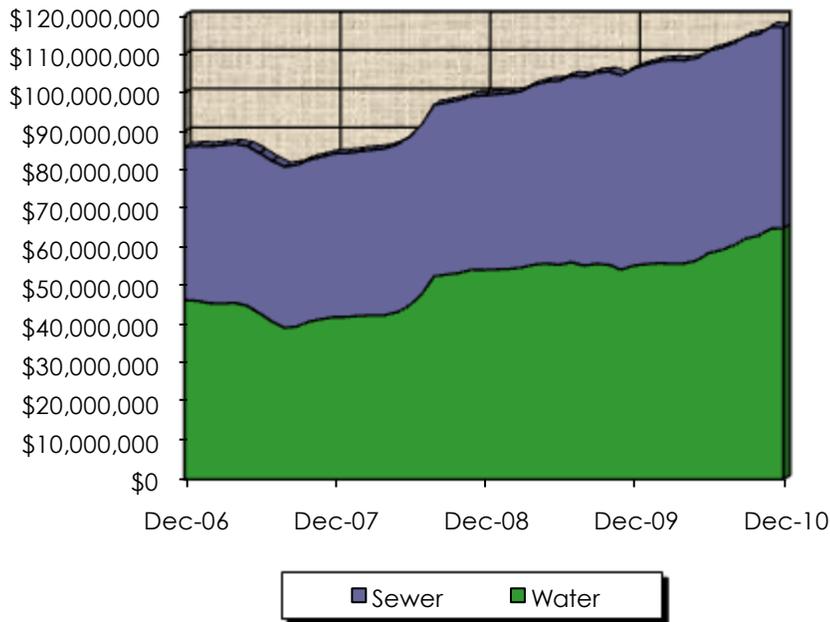
In December, the City of Plano pumped 1,293,329,000 gallons of water from the North Texas Municipal Water District (NTMWD). Consumption was 1,208,188,350 gallons among 79,211 billed water accounts while billed sewer accounts numbered 75,522. The minimum daily water pumpage was 31,275,000 gallons, which occurred on Saturday, December 25th. Maximum daily pumpage was 50,801,000 gallons and occurred on Saturday, December 11th. This month's average daily pumpage was 41,720,000 gallons.

Figure VII shows the monthly actual local water consumption.

ECONOMIC ANALYSIS DECEMBER 2010

Annualized Water & Sewer

Billings
Figure VIII



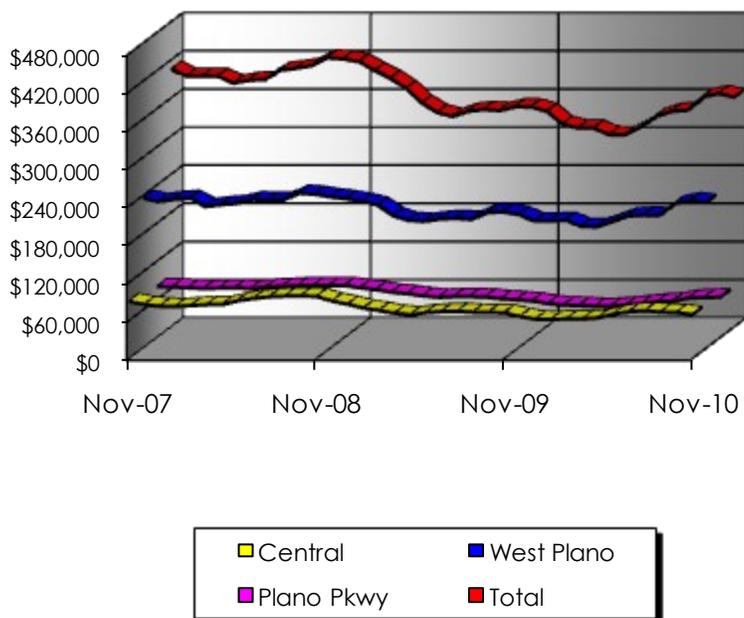
The actual water and sewer customer billing revenues in December were \$4,372,892 and \$4,184,031 representing an increase of 1.46% and a decrease of 5.10% respectively compared to December 2009 revenues. The aggregate water and sewer accounts netted \$8,556,923 for a decrease of 1.86%.

December consumption brought annualized revenue of \$64,952,043 for water and \$51,968,183 for sewer, totaling \$116,920,226. This total represents an increase of 10.05% compared to last year's annualized revenue.

Figure VIII represents the annualized billing history of water and sewer revenues for December 2006 through December 2010.

Hotel/Motel Occupancy Tax

Six Month Trend
Figure IX



November revenue from hotel/motel occupancy tax was \$329,066. This represents an increase of \$39,942 or 13.81 compared to November 2009. The average monthly revenue for the past six months (see graph) was \$361,040, an increase of 6.57% from the previous year's average. The six-month average for the Central area decreased to \$69,050, the West Plano average increased to \$228,892, and the Plano Pkwy average increased to \$63,098 from the prior year.

The six month trend amount will not equal the hotel/motel taxes reported in the financial section. The economic report is based on the amount of taxes earned during a month, while the financial report indicates when the City received the tax.

*The November revenue and central average excludes the Central Best Western and Holiday Inn Express. These hotels did not make their occupancy tax payment by the CMFR submission deadline.

ECONOMIC ANALYSIS DECEMBER 2010

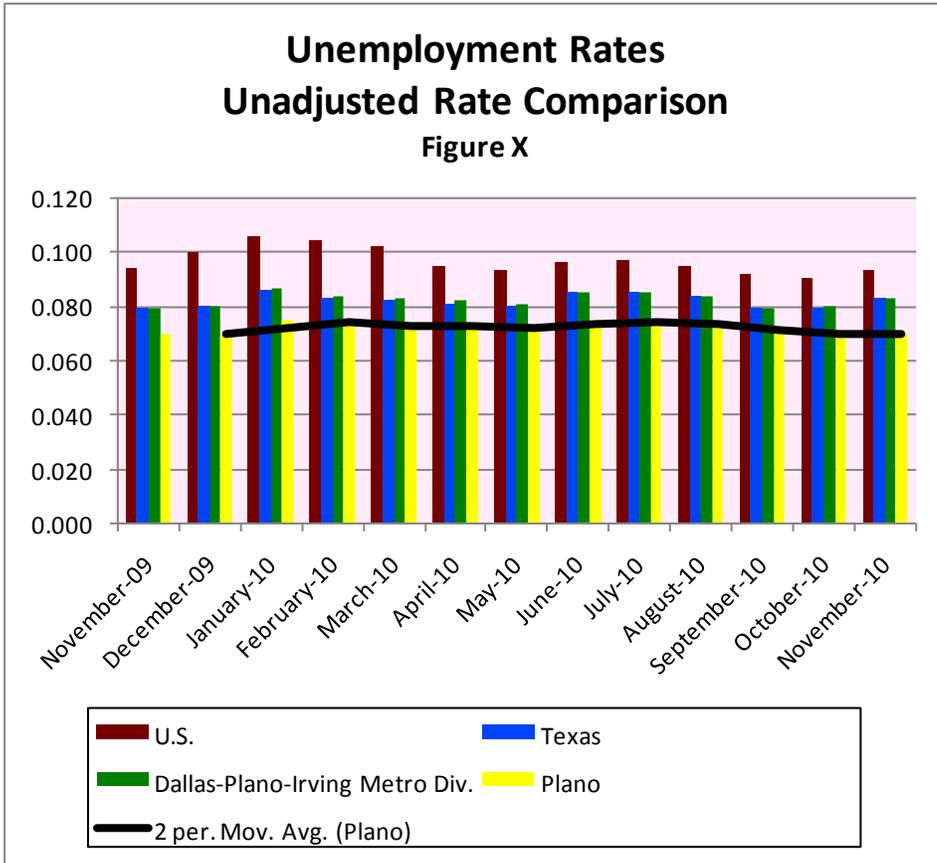


Figure X shows unadjusted unemployment rates based on the Bureau of Labor Statistics U.S. City Average, and Local Area Unemployment Statistics estimates for the State of Texas, the Dallas-Plano-Irving Metropolitan Division and the City of Plano from November 2009 to November 2010.

Average Home Selling Price By City Figure XI

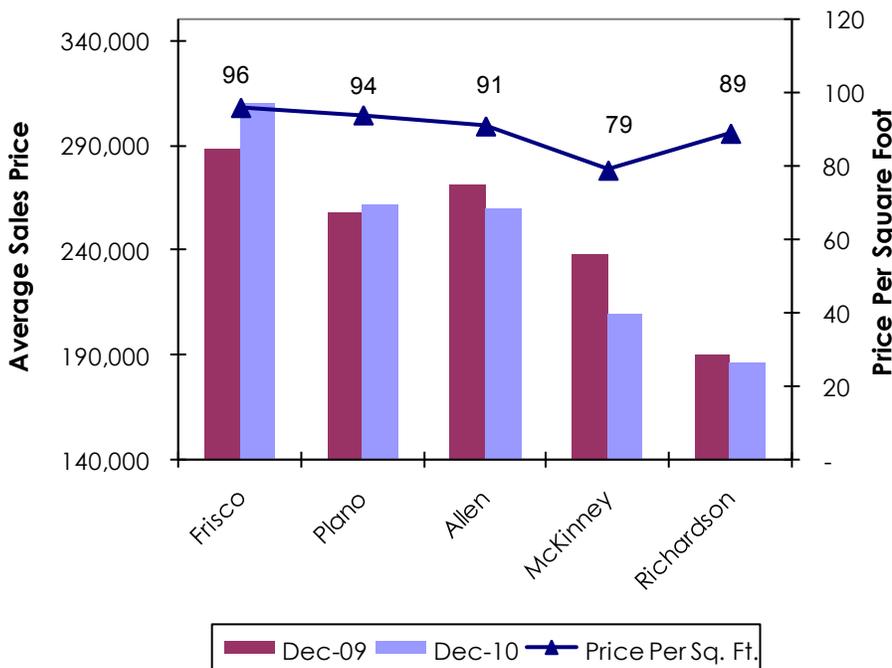


Figure XI shows the average home selling price for the months of December 2009 and December 2010 for the City of Plano and four area cities. The average price per square foot is also included for each city for the month of December 2010. The average sales price in Plano has increased \$4,022 from December 2009 at \$257,548 to December 2010 at \$261,570.

Please note that the average sales price and price per square foot can change significantly from month to month due to the location of the properties sold.

ECONOMIC ANALYSIS

DECEMBER 2010

Real Estate Recap
Figure XII

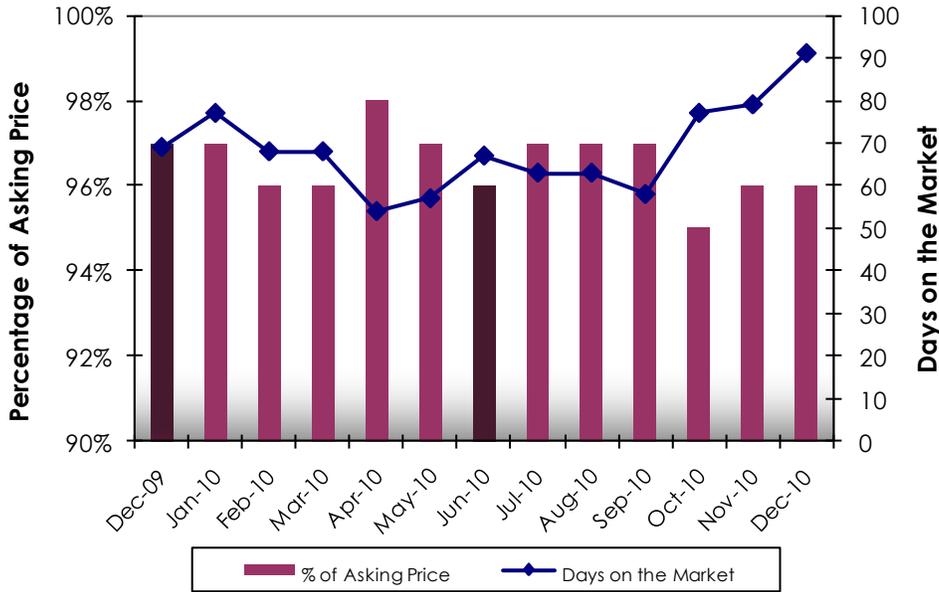


Figure XII represents the percentage of sales price to asking price for single family homes for the past year along with days on the market. The percentage of asking price decreased from December 2009 at 97% to December 2010 at 96%. Days on the market increased from 69 to 91 days in December 2009 and December 2010.



SECTION 3

INVESTMENT REPORT

City of Plano Comprehensive Monthly Financial Report

Funds of the City of Plano are invested in accordance with Chapter 2256 of the "Public Funds Investment Act." The Act clearly defines allowable investment instruments for local governments. The City of Plano Investment Policy incorporates the provisions of the Act and all investment transactions are executed in compliance with the Act and the Policy.

INVESTMENT REPORT

DECEMBER 2010

Interest received during December totaled \$269,242 and represents interest paid on maturing investments and coupon payments on investments. Interest allocation is based on average balances within each fund during the month. The two-year Treasury note yield increased throughout the month of December, starting at 0.53% and ending at 0.61%.

As of December 31, a total of \$338,842,954 was invested in the Treasury Fund. Of this amount, \$38,884,129 was General Obligation Bond Funds, \$8,231,007 was Municipal Drainage Revenue Bond Funds, and \$291,727,818 was in the remaining funds.

Metrics	Current Month Actual	Fiscal YTD	Prior Fiscal YTD	Prior Fiscal Year Total
Funds Invested (1)	\$28,562,240	\$77,645,910	\$10,395,000	\$305,483,014
Interest Received (2)	\$269,242	\$572,318	\$1,402,014	\$5,678,534
Weighted Average Maturity (in days) (3)	670		229	
Modified Duration (4)	1.78		0.67	
Average 2-Year T-Note Yield (5)	0.62%		0.87%	

* See interest allocation footnote on Page C-3.

- (1) Does not include funds on deposit earning a "NOW" rate, and/or moneys in investment pools or cash accounts.
- (2) Cash Basis. Amount does not include purchased interest.
- (3) The length of time (expressed in days) until the average investment in the portfolio will mature. The Prior fiscal YTD column represents current month, prior year.
- (4) Expresses the measurable change in the value of the portfolio in response to a 100-basis-point (1%) change in interest.
- (5) Compares 2010 to 2009 for the current month.

Month-to-Month Comparison

Metrics	November 2010	December 2010	Difference
Portfolio Holding Period Yield	1.16%	1.07%	-0.09% (-9 Basis Points)
Average 2-Year T-Note Yield	0.45%	0.62%	+0.17% (+17 Basis Points)

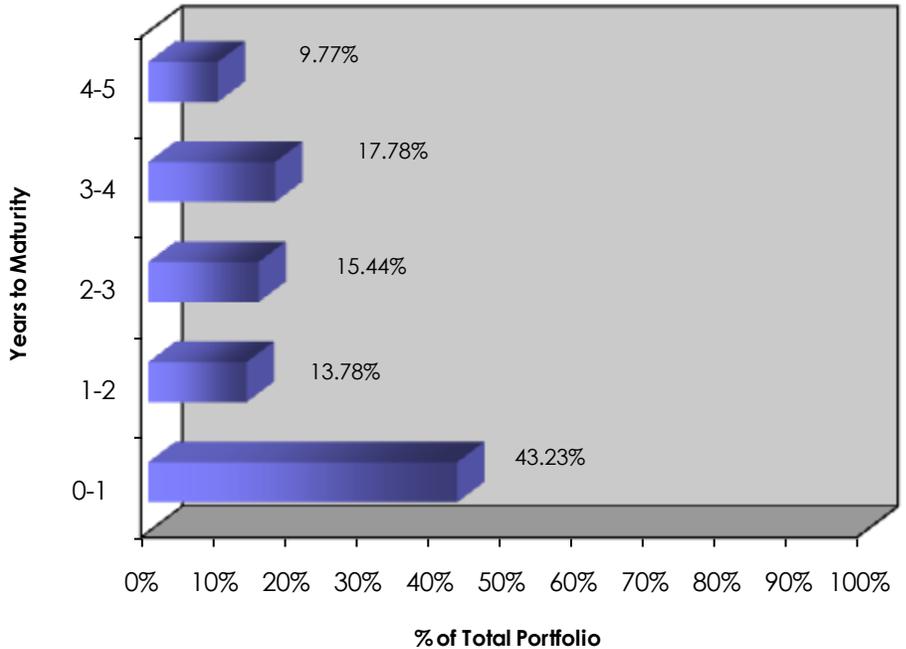
INVESTMENT REPORT DECEMBER 2010

Portfolio Maturity Schedule

Figure I

Years to Maturity*	Book Value	% Total
0-1	\$150,814,828	43.23%
1-2	\$48,089,780	13.78%
2-3	\$53,886,903	15.44%
3-4	\$62,021,848	17.78%
4-5	\$34,083,905	9.77%
Total	\$348,879,264	100.00%

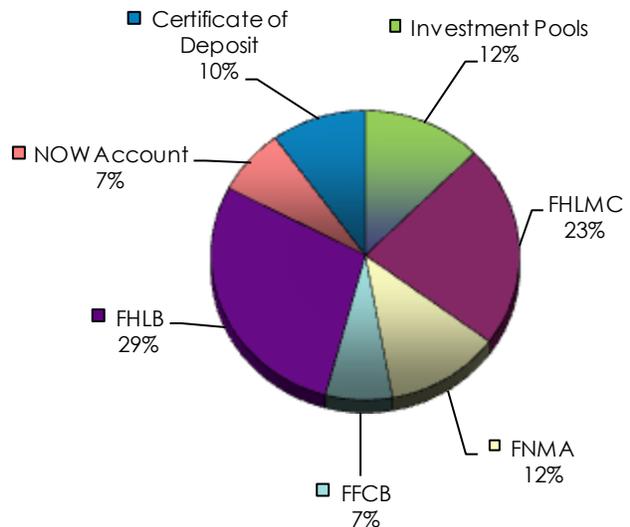
*Does not take into consideration callable issues that can, if called, significantly shorten the Weighted Average Maturity.



Portfolio Diversification

Figure II

Type	Book Value	% Total
Investment Pools	\$43,563,596	12.49%
FHLMC	79,089,692	22.67%
FNMA	41,910,850	12.01%
FFCB	24,454,537	7.01%
FHLB	99,508,202	28.52%
NOW Account	25,682,792	7.36%
Certificate of Deposit	34,687,595	9.94%
Total	\$348,879,264	100.00%



INVESTMENT REPORT

DECEMBER 2010

Allocated Interest/Fund Balance

Figure III

Fund	Beginning Fund	Allocated Interest			Ending Fund	% of
	Balance 12/31/10	Current Month	Fiscal Y-T-D	Balance 12/31/10	Total	
General	45,791,777	(175,183)	(105,782)	45,616,594	13.58%	
General Obligation Debt Services	16,611,575	(46,072)	(42,035)	16,565,503	4.93%	
Street & Drainage Improvements	11,105,402	(49,076)	(24,715)	11,056,326	3.29%	
Sewer CIP	11,567,055	(53,514)	(27,930)	11,513,541	3.43%	
Capital Reserve	44,607,562	(208,854)	(107,288)	44,398,708	13.22%	
Water & Sewer Operating	3,379,536	(20,437)	(12,038)	3,359,099	1.00%	
Water & Sewer Debt Service	740,003	(3,231)	(2,008)	736,772	0.22%	
Park Service Area Fees	4,650,727	(21,794)	(11,233)	4,628,933	1.38%	
Property/ Liability Loss	3,970,114	(18,451)	(8,805)	3,951,663	1.18%	
Information Services	7,875,048	(36,637)	(19,443)	7,838,411	2.33%	
Equipment Replacement	12,461,035	(59,973)	(28,038)	12,401,739	3.69%	
Developer's Escrow	2,350,014	(11,020)	(5,698)	2,338,994	0.70%	
General Obligation Bond Funds	38,695,385	(188,744)	(90,463)	38,506,641	11.47%	
Municipal Drainage Bond Clearing	8,192,419	(35,588)	(19,571)	8,153,831	2.43%	
Grants - TXDOT	12,655,623	(59,973)	(29,959)	12,595,650	3.75%	
Economic Development Incentive Fund	16,082,217	(74,462)	(38,752)	16,007,755	4.77%	
Other	96,582,340	(449,790)	(229,596)	96,142,550	28.64%	
Total	337,327,832	(1,515,122)	(803,354)		100%	

Footnote: All City funds not restricted or held in trust are included in the Treasury Pool. As of December 31, 2010 allocated interest to these funds may include an adjustment to fair value as required by GASB 31.

Portfolio Statistics

Figure IV

Month	Total Invested (End of Month)	Portfolio Yield	# of	Maturities/	Weighted	# of Securities
			Securities Purchased*	Sold/ Called	Ave. Mat. (Days)	
November, 2009	298,555,134	1.19%	1	2	264	39
December, 2009	312,227,614	1.06%	1	1	229	39
January, 2010	352,090,688	0.96%	2	1	186	40
February, 2010	379,028,855	0.90%	3	1	153	42
March, 2010	391,228,759	1.10%	44	7	374	79
April, 2010	378,780,132	1.08%	0	4	345	75
May, 2010	375,471,511	1.01%	3	7	311	71
June, 2010	374,593,908	1.15%	6	3	391	74
July, 2010	368,086,371	1.09%	5	7	411	72
August, 2010	364,665,624	1.08%	3	2	409	73
September, 2010	330,224,105	1.11%	4	6	583	71
October, 2010	320,046,379	1.18%	6	2	759	75
November, 2010	318,660,783	1.16%	0	1	738	74
December, 2010	348,897,264	1.07%	3	2	670	75

*Does not include investment pool purchases or changes in NOW account balances.

INVESTMENT REPORT DECEMBER 2010

Equity in Treasury Pool By Major Category Figure V

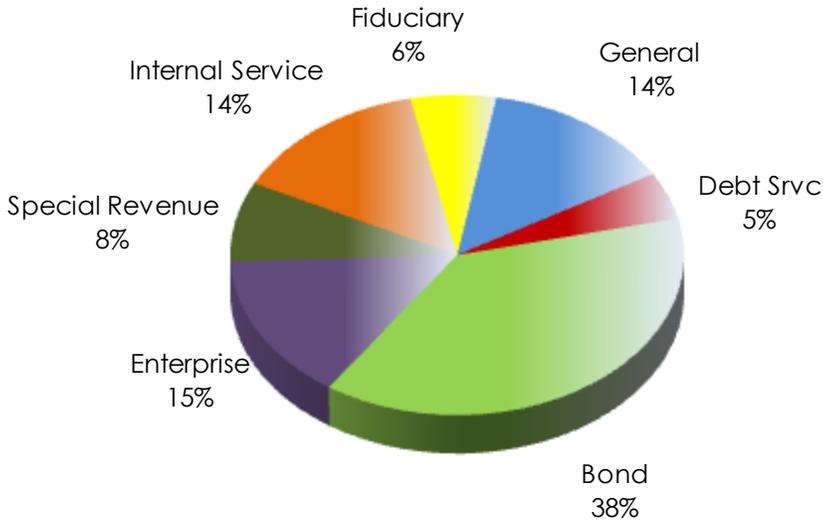
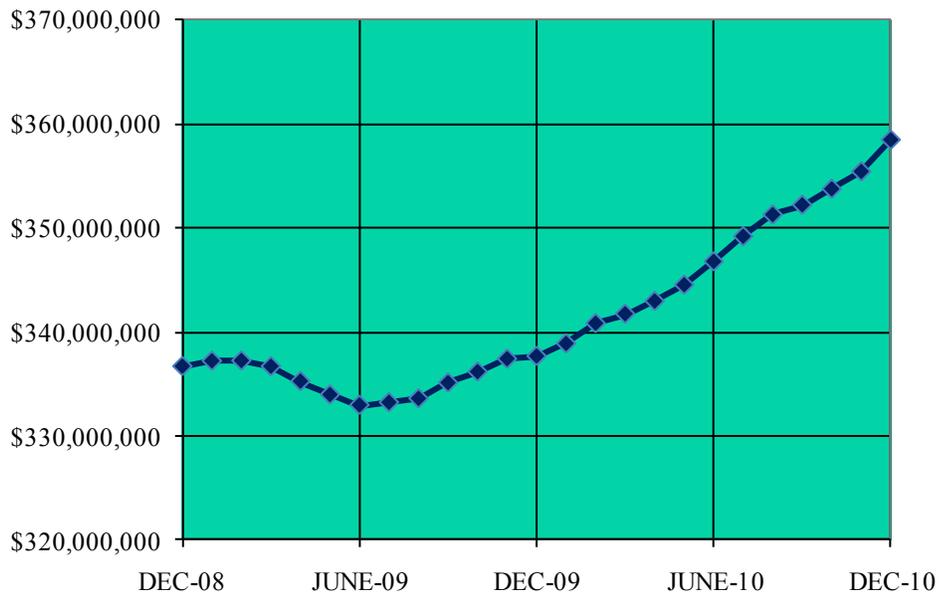


Figure V shows a breakdown of the various sources of funds for the City's Treasury Pool as of December 31, 2010. The largest category is the Bond Funds in the amount of \$132,814,611. Closest behind is the Enterprise Funds with \$51,389,152, and the Internal Service Funds with a total of \$49,686,422.

Annualized Average Portfolio Figure VI

The annualized average portfolio for December 31, 2010 was \$358,481,198. This is an increase of \$20,829,875 when compared to the December 2009 average of \$337,651,323.



MEMO

DATE: February 10, 2011

TO: Honorable Mayor and City Council
Interim City Manager Ross
City Secretary Zucco

FROM: Alice Snyder, Assistant City Secretary

RE: Personnel Appointments
Executive and Worksession Meetings

The following appointments will be considered at the February 14, 2011 Council Meeting.

<u>Executive Session</u>	<u>Worksession Meeting</u> <u>Appointments:</u> Civil Service Commission
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Discussion/Action Items for Future Council Agendas

February 28

- Update on Ice Storm Response
- Comprehensive Monthly Financial Report
- DART Report
- FY 2010-11 Status Report and Three-Year Financial Summary
- Zoning Case 2011-02 – Request to amend Zoning Ordinance regarding exterior wall construction materials.

March 7-8 – Collin County Business Days – Austin, TX

March 9 (Wednesday)

March 12-16 – NLC - Washington D.C.

March 28

- Comprehensive Monthly Financial Report

March 29 – Council Candidate Briefing – Training Room A – 8:30 am-12:30 pm

April 11

- ACC Report (Quarterly)

April 16 – Live Green Expo – Plano Centre – 9 am – 6 pm

April 25

- Comprehensive Monthly Financial Report

May 9

- DART Report

May 14 – Election Day

May 19 – District 3 Roundtable – PSA Star Center - 7 pm

May 23

- Canvass Election Returns
- Comprehensive Monthly Financial Report

May 30 – Memorial Day

June 13

June 27

- Comprehensive Monthly Financial Report

June 24-26 – TCMA Conference - Frisco, TX

July 4th – Independence Day

July 25

- Comprehensive Monthly Financial Report
- ACC Report (Quarterly)

July 27

- Budget Presentation

August 8

- DART Report

August 18 – District 4 Roundtable – PSA Star Center - 7 pm

August 22

- Comprehensive Monthly Financial Report