

PLANO CITY COUNCIL

WILL CONVENE INTO EXECUTIVE SESSION AT 5:00 P.M. ON APRIL 14, 2014, 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 City of Plano is a regional and national leader, providing outstanding services and facilities through cooperative efforts that engage our citizens and that contribute to the quality of life in our community.

EXECUTIVE SESSION

- | | | | |
|------|--|------------------------|---------|
| I. | Legal Advice
a) Respond to questions and receive legal advice on agenda items | Mims | 5 min. |
| II. | Economic Development
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 | Glasscock/
Turner | 10 min. |
| III. | Real Estate
a) Downtown Plano
b) Acquisition of Park Property | Turner/
Fortenberry | 10 min. |
| IV. | Personnel - Appointments/Reappointments
Board of Adjustment
North Texas Municipal Water District Board
Planning and Zoning Commission | Council | 5 min. |

PRELIMINARY OPEN MEETING

- | | | | |
|----|---|---------|--------|
| I. | Consideration and action resulting from Executive Session discussion:
Personnel Appointments/Reappointments
Board of Adjustment
North Texas Municipal Water District Board
Planning and Zoning Commission | Council | 5 min. |
|----|---|---------|--------|

II.	Personnel Appointments: Plano Housing Authority	Council	5 min.
III.	Cost of Risk Briefing	Haynes	10 min.
IV.	McCall Plaza Presentation	Fortenberry/ Reeves	15 min.
V.	Discussion and Direction re Housing Reinvestment Incentive Program - The Great Update Rebate Program	Day	15 min.
VI.	Council items for discussion/action on future agendas	Council	5 min.
VII.	Consent or 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 Municipal/L Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of building. The Senator Florence Shapiro Council Chambers 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.



City of Plano
1520 K Avenue
Plano, TX 75074

P.O. Box 860358
Plano, TX 75086-0358
Tel: 972.941.7000
plano.gov

Date: April 10, 2014

To: Honorable Mayor and City Council
City Manager Glasscock
City Secretary Henderson

From: Alice Snyder, Assistant City Secretary

Subject: Personnel
Executive and Worksession Meetings

The following reappointments/appointments will be considered at the April 14, 2014 Council Meeting.

<u>Executive Session</u>	<u>Worksession Meeting</u>
-Board of Adjustment -North Texas Municipal Water District Board -Planning and Zoning Commission	-Plano Housing Authority



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Overview of Risk Management



Strategic Vision and Cornerstones of Service



Our Vision

The Risk Management Division's mission is to support the City's Strategic Goals for Excellence by ensuring the safety, security and wellbeing of our employees, citizens and visitors through sound risk management practices which, in financial terms, enhances the ability of the City to continue to provide the high level of service our citizens expect.

Our Core Values

Integrity

Demonstrate openness, transparency and respect in every action

Collaboration

Work together with our colleagues in a supportive team environment

Accountability

Readily accept responsibility for our actions and results

Excellence

Strive to be the best and exceed expectations at every opportunity

Our Cornerstones for Service

- ✓ *Ensure every decision and action conforms to our City's beliefs and vision*
- ✓ *Welcome opportunities to serve within the City and outside the City*
- ✓ *Pursue continuous improvement as the source for ongoing excellence*
- ✓ *Make collaboration and teamwork an organizational imperative*
- ✓ *Seek opportunities to positively represent the City nationally, state-wide and locally*
- ✓ *Develop a culture of expecting excellence and high achievement*
- ✓ *Invest in, recognize and reward outstanding employee contributions*
- ✓ *Be innovators of positive change and solutions*
- ✓ *Provide factual, timely and accurate information to our business partners*
- ✓ *Be good stewards of our financial resources*



Performance Measurements 2013-2014 Policy Year

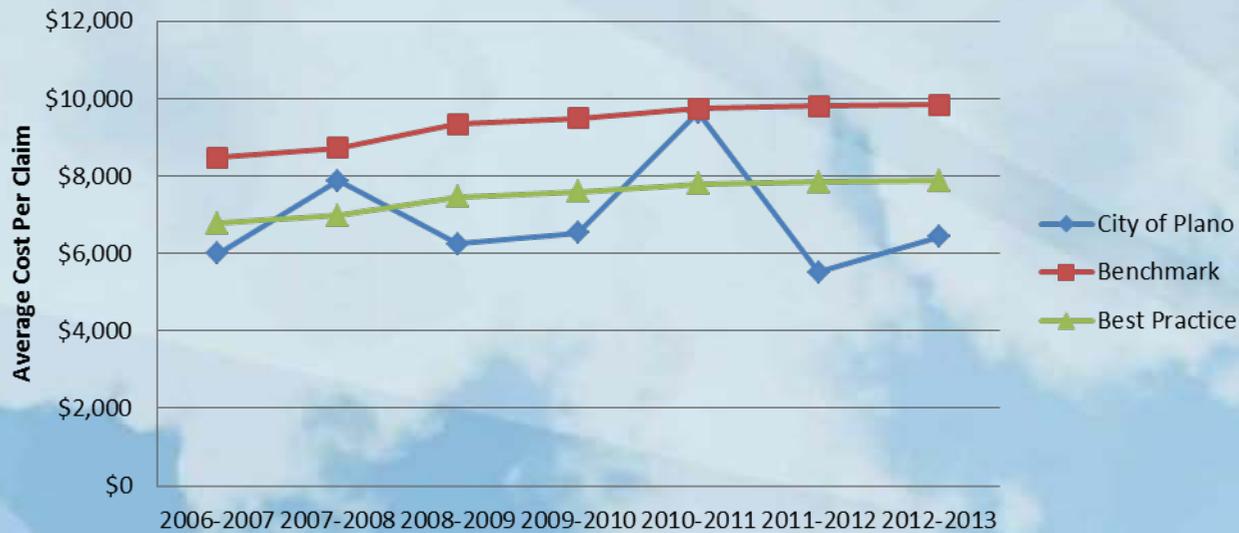


Measure	Benchmark	FY 11-12 Target	FY 11-12 Actual	FY 12-13 Target	FY 12-13 Actual	FY 13-14 Target	FY 13-14 YTD Actual		
						50% reduction	As of 03/31/14	% YTD of Target	% of Previous Year Actual
Average Number of Work Days Lost (Per Lost-Time Injury)	Plano in Previous Years	None	Unknown	None	226	113	71	62%	31%
Reduced Injury Accidents	Plano in Previous Years	None	317	None	288	144	92	63%	32%
Benchmark Rationale									
Number of Work Days Lost-Our top priority is in returning injured employees to work as soon as medically possible thereby reducing overall costs and supporting the operational department									
Reduced Injury Accidents-This is the key measure of our new safety initiative to determine if our safety program is effective in reducing employee injury accidents									
Lost Work Day measured by CS STARS report of actual lost work days									
Reduced Injury Accidents measured by number of DWC-1-First Report of Injury filed									

Total Cost of Risk Per Citizen

	2009-2010	2010-2011	2011-2012	2012-2013
Total Cost of Risk	\$4,197,375	\$4,834,104	\$4,271,872	\$3,571,528
Average Cost per Citizen	\$16.15	\$18.60	\$15.70	\$13.12
External Benchmark- Virginia Beach, VA			\$22.95	\$21.65

Average Cost per Claim Workers Compensation



								AVG	DIFF
City of Plano	\$6,004	\$7,874	\$6,242	\$6,530	\$9,640	\$5,519	\$6,435	\$6,844	
Benchmark	\$8,476	\$8,736	\$9,338	\$9,486	\$9,744	\$9,802	\$9,849	\$9,303	-26%
Best Practice	\$6,781	\$6,989	\$7,470	\$7,589	\$7,795	\$7,842	\$7,879	\$7,442	-8%
Policy Year	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013		

MEMORANDUM

Date: April 8, 2014
To: Bruce Glasscock, City Manager
From: Robin Reeves, Chief Park Planner 
Subject: McCall Plaza Presentation

Funding is included in the 2013-14 CIP Budget for the renovation of McCall Plaza. Staff reviewed preliminary concepts for the plaza improvements with City Council at their August 12, 2013 meeting.

Staff and the consultant would like to review updated plans for the plaza with City Council at their April 14, 2014 meeting. With City Council approval staff and the consultant will proceed with construction documents and bidding for the project.

xc: Frank F. Turner, Deputy City Manager
LaShon D. Ross, Deputy City Manager
Amy Fortenberry, Parks and Recreation Director

DATE: April 7, 2014

TO: Bruce D. Glasscock, City Manager
Frank Turner, Deputy City Manager

FROM: Christina Day, Director of Planning

RE: **The Great Update Rebate: Plano's Housing Reinvestment Incentive Program**

This is a summary of the proposed Housing Reinvestment Incentive Program, which we have named "The Great Update Rebate". City Council has approved funding to support an incentive program to encourage reinvestment in the city's older housing stock. The goals of the program include making houses and neighborhoods more attractive to new buyers, preserving affordable housing, and supporting the city's tax base. In February, Phyllis Jarrell presented a program proposal to the City Council. Council directed staff to meet with realtors and remodelers for feedback and then bring a final version back for review.



Here is a recap of The Great Update Rebate as presented:

Eligible Properties –

- Single family houses, duplexes, townhouses and condominiums qualify
- House 25 years or older (latest 1989)
- Any occupancy and ownership qualifies (Owner-occupied, tenant-occupied or vacant)
- Current taxes and insurance
- The appraised total value of the property must be less than or equal to \$287,000. This amount is indexed to the FHA single-family mortgage limit for Collin County which is updated annually.

Eligible Improvements –

- Both interior and exterior improvements qualify, with exceptions noted.
- Expenditures on the property update must total 10% or more of the CAD total value of the property. For example, a \$150,000 property must put \$15,000 into the property to qualify.
- Qualified updates may start only after notice to proceed from City.
- Complete within three months of start, although extensions are allowed with a demonstrated need.
- Result in a livable unit.
- Interior repairs to individual condominium units would be eligible; exterior repair and replacement is typically handled by property owner associations.
- Landscaping is eligible only per plan approved by the City's Landscape Architect.

INELIGIBLE Improvements –

- New pools, hot tubs, spas and water features
- Any landscaping plan that includes the following:
 - Plants that are not native or naturalized (prefer [Texas Smartscape](#) plants).
 - Irrigation system that does not allow plants to become established under current water restrictions at the time of plan approval (may require drip irrigation or soaker hoses).
- Repair or replacement of sprinkler systems lacking digital controllers with functional rain and temperature sensors.
- Detached accessory structures
- Garage enclosures
- Carports

Community Feedback –

The Great Update Rebate was presented to 24 builders (including 17 remodelers) at the Building Inspection Quarterly Luncheon on March 19 and to 21 Realtors at a forum on March 21. Thanks to the Collin County Association of Realtors for their assistance in promoting the Realtor Forum.

Builders' luncheon feedback was primarily focused on process but also asked several questions seeking clarification on the program structure. They made suggestions which staff has incorporated into the administrative functions of the program, such as modifying a form.

Realtors agreed that the primary focus needs to be impression of the neighborhood overall. Feedback included a general consensus that a 10% rebate incentive is too low to affect or change much of the lower-priced housing stock. They recommended increasing the rebate amount to 25% for exterior improvements, since they have a greater impact on the neighborhood. While interior improvements influence sales price and market value, those should remain at the lower 10% rebate. They also recommended limiting the area to a specific geography so that the impact is more noticeable. The Realtors also asked several questions seeking clarification on the program structure. They made suggestions which staff has incorporated into the administrative functions of the program, such as placing specific details on the website.

As a result of the Realtor feedback, staff reconsidered the items noted above and came to the following conclusions:

- We support changing the percent rebate for exterior improvements from 10% to 25% to add incentive. Interior improvements should remain at 10%.
- Limiting the area of the program will allow us to better gauge its impacts. We have concerns about using geography to select eligible areas for the improvement program as this may be perceived as a negative as well as a positive for that area, but do support the idea of placing a tighter limit on the number of units and areas that may qualify by:
 - Reducing the qualifying property value from \$287,000 (100% of the Federal Housing Administration (FHA) mortgage limit for Collin County) to \$200,000 (70% of FHA limit). This change results in a reduction in eligible properties from 32,899 to 27,465, and will likely impact areas of greater need. The FHA mortgage limit is used as a method to index the program to potential market fluctuations over time.
 - To get a further reduction, Council may consider changing the age limit on houses from 25 years (built in 1989) to either 30 (1984) or 35 years (1979). Removing the houses built in the 1980's, by choosing a 35 year minimum age, results in 16,786 qualified units. The attached map provides greater detail on the geographic implications of these choices.

To summarize these options:

	Property Value	Age of House	Number of Potentially Qualified Properties
Original program	\$287,000	25 years (1989)	32,899
Option 1	\$200,000	25 years (1989)	27,465
Option 2	\$200,000	30 years (1984)	23,620
Option 3	\$200,000	35 years (1979)	16,786

Direction Items –

- 1) Is Council supportive of staff’s recommended program changes based on community input from the Builder and Realtor events (25% rebate for exterior and reduction in value to \$200,000)?
- 2) Does Council wish to limit the program to a 25-year, 30-year, or 35-year age of home requirement?
- 3) Are there any other changes Council would like at this time?

Next Steps –

- 1) If Council is supportive of The Great Update Rebate, with changes and recommendations as noted this evening, staff is prepared to bring a resolution back to Council which would authorize expenditure of these funds under Chapter 380 of the Local Government Code on April 28.
- 2) Staff will be prepared to roll out The Great Update Rebate on April 30, pending authorization on April 28.
- 3) The Great Update Rebate will be marketed in a variety of ways, including social media, Love Where You Live program, online videos and webpages, and offered to property owners who have received property standards notices.

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

XC: Selso Mata, Building Official
 Shanette Brown, Community Services Manager
 Lori Schwarz, Comprehensive Planning Manager

Attachment: GIS map: Qualified properties at 25-, 30- and 35-year age limits

CITY OF PLANO

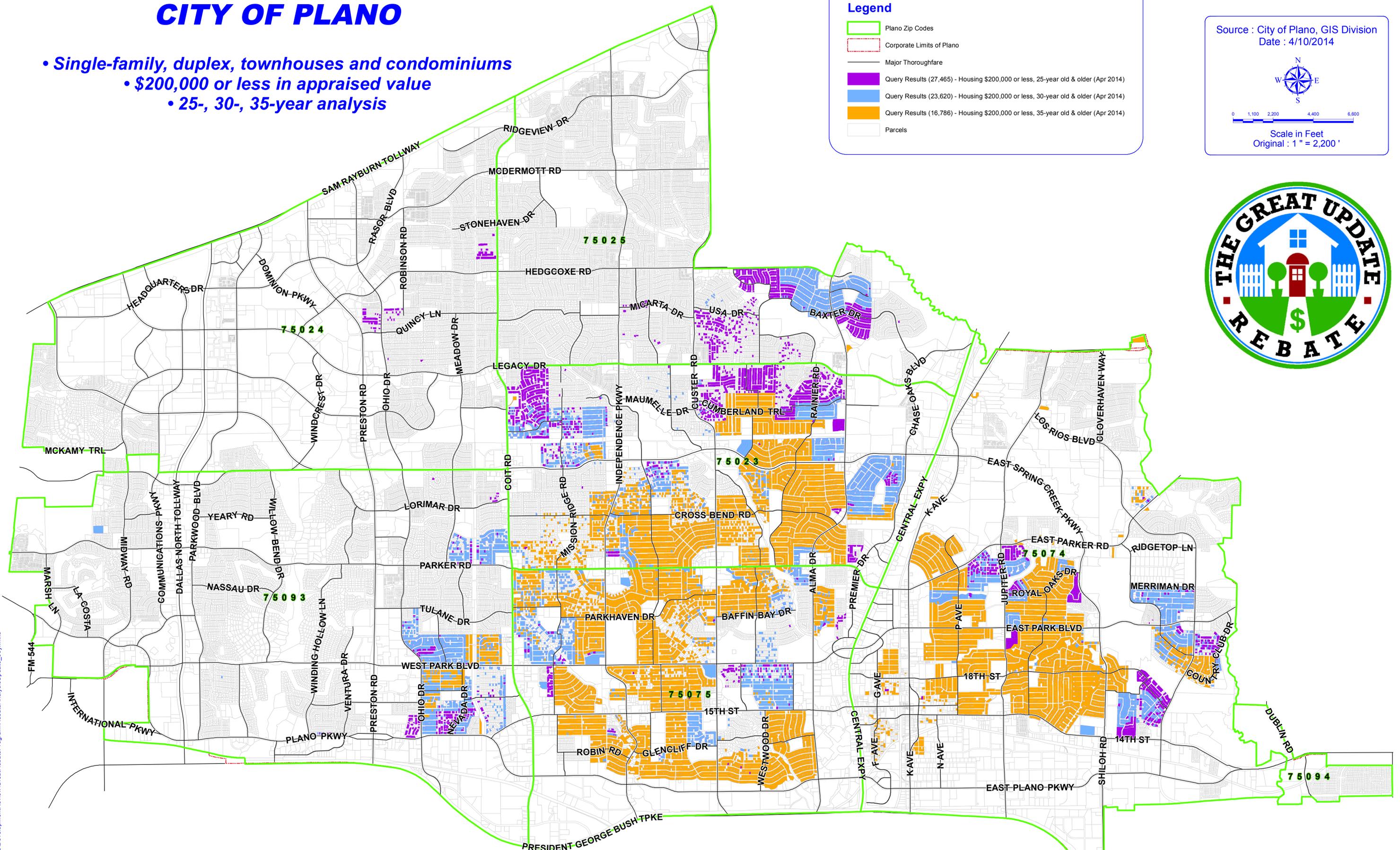
- Single-family, duplex, townhouses and condominiums
- \$200,000 or less in appraised value
- 25-, 30-, 35-year analysis

Legend

- Plano Zip Codes
- Corporate Limits of Plano
- Major Thoroughfare
- Query Results (27,465) - Housing \$200,000 or less, 25-year old & older (Apr 2014)
- Query Results (23,620) - Housing \$200,000 or less, 30-year old & older (Apr 2014)
- Query Results (16,786) - Housing \$200,000 or less, 35-year old & older (Apr 2014)
- Parcels

Source : City of Plano, GIS Division
Date : 4/10/2014

Scale in Feet
Original : 1" = 2,200'



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of Plano. Any use or reliance on this map by anyone else is at that party's own risk and without liability to the City of Plano, its officials or employees for any discrepancies, errors, or variances which may exist.



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Discussion/Action Items for Future Council Agendas

April 24 – Town Hall Meeting – Municipal Center – 7-8 pm

April 26 - Police Annual Awards Banquet – 6 p.m. – Fairview Farms Corral Barn

April 26 – Love Where You Live Spring Service Day – Park Forest Neighborhood

April 28

- Comprehensive Monthly Financial Report – March 2014
- Parks and Recreation Department Update
- DART Report

May 3-4 – Suburbia Music Festival – Oak Point Park & Nature Preserve

May 8 – Employee Picnic – 11:00 am - 1:00 pm – Haggard Park

May 12

- Environmental Health Briefing

May 13 – Plano Police Memorial Service – 11:00 am – Haggard Park

May 17 – Plano Fire-Rescue Appreciation Picnic – 12-4 pm – Heritage Farmstead

May 26 – Memorial Day

May 27 (Tuesday)

- Public Works Department Briefing

June 9

- Engineering Department Briefing

June 19 – HOA President’s Breakfast –7:30 am

June 20-23 – US Conference of Mayors – Dallas, TX

June 23

- Library Briefing

June 26-29 – Texas City Management Association Conference – Galveston, TX

July 4 – Independence Day

July 28

- DART Report
- Comprehensive Monthly Financial Report – June 2014
- Property Standards Department Briefing

July 30 (Wednesday)

- Budget Presentation

August 6 (Wednesday)

- Grant Work Session

August 11

- Public Hearing on Operating Budget and Community Investment Program
- Planning/Special Projects Briefing

August 16 (Saturday)

- Budget Work Session

August 25

- 1st Public Hearing on Tax Rate
- Finance Department Briefing

September 1 – Labor Day

September 3 (Wednesday)

- 2nd Public Hearing on Tax Rate

September 8

- Adoption of Budget

September 14 – 17 – ICMA Conference – Charlotte, NC

September 18 – Council Meet & Greet –6:00 pm

September 19-21 – Plano Balloonfest – Oak Point Park & Nature Preserve

September 22

- Human Resources Briefing

September 29 – October 3 – TML Conference – Houston, TX