

**MINUTES**  
**RICHARDSON CITY COUNCIL**  
**WORK SESSION**  
**MONDAY, FEBRUARY 18, 2013**

**WORK SESSION – 6:00 P.M.:**

• **Call to Order**

Mayor Townsend called the meeting to order at 6:00 p.m. with the following Council members present:

Bob Townsend	Mayor
Laura Maczka	Mayor Pro Tem
Mark Solomon	Councilmember
Scott Dunn	Councilmember
Kendal Hartley	Councilmember
Steve Mitchell	Councilmember
Amir Omar	Councilmember

The following staff members were also present:

Dan Johnson	City Manager
David Morgan	Deputy City Manager
Cliff Miller	Assistant City Manager Development Services
Don Magner	Assistant City Manager Community Services
Shanna Sims-Bradish	Assistant City Manager Admin/Leisure Services
Samantha Woodmancy	Management Analyst
Aimee Nemer	City Secretary
Steve Spanos	Director of Engineering
Jim Lockhart	Assistant Director of Engineering
Mick Massey	Director of Parks and Recreation

**A. Visitors**

The following visitors addressed Council speaking in favor of Option 1 – Buyer Incentive Program regarding Item C.

Janet DePuy  
Yeni Gutierrez  
Marilyn Frederick  
Patti Glenn

**B. Review and Discuss Screening Wall Maintenance Considerations**

Jim Lockhart, Assistant Director of Engineering, reviewed this item with Council stating that this review is one of the Council's 2011-2013 Near Term Action items; to complete an analysis of the condition of screening walls in the City and develop a rating system to assist with future Capital Improvement efforts.

Mr. Lockhart provided an update on the condition of screening walls throughout the City and future capital planning options as well as a review of the screening wall maintenance plan options.

Mr. Lockhart reviewed the next steps explaining that a contract for graffiti abatement would be presented to Council for approval on March 25<sup>th</sup>, staff will implement the FY2012-2013 Routine Maintenance Plan in April, staff will evaluate repair funding strategies for consideration during the FY2013-2014 budget process, and add the walls ready for reconstruction to the Capital Projects database for future funding considerations.

### **C. Review and Discuss Neighborhood Stabilization Program Alternatives**

Assistant City Manager, Don Magner, reviewed this item with Council explaining that this is a Near Term Council Action Item; to evaluate programs to address neighborhood decline issues to stabilize the overall health of the neighborhood. Mr. Magner presented three program options:

#### **1. Neighborhood stabilization through a home buyer incentive program**

##### **Goals**

- Encourage the transition of rental property to owner occupied property
- Encourage reinvestment in areas that are not experiencing as much investment as other similar areas
- Attract professionals from key businesses and institutional partners to areas that they may not otherwise consider

##### **Program Highlights**

- Provide employees of key businesses and institutional partners that purchase a residential property zoned single family on targeted blocks with up to \$10,000 in reimbursements for qualified home improvement projects.
- A qualified home improvement project is defined as one or more additions, remodels or other similar modifications to an existing home that occur simultaneously.
  - Same parameters as the Home Improvement Incentive Program

##### **Summary of Data**

- There are 1,837 blocks within the City of Richardson
  - 1,092 blocks have ten or less homes
  - 178 blocks have an average appraised value of less than \$125,000

##### **Possible Targeting Strategy**

- Eliminate blocks in areas that are viewed as redevelopment opportunities
- Select one block from each neighborhood represented in the list
- Select the block with the highest percentage of rental homes
  - Approximately 300 total homes eligible
  - Approximately 80 rental properties

##### **Possible Participants**

- Eligible participants could include Richardson's top employers
- Emphasis could be placed on:
  - High Tech Businesses
  - Institutional Partners

##### **Program Considerations**

- City's contribution could spark additional investment on the targeted block
- Strategy has the potential to reduce rental property
- May attract professionals to blocks that otherwise would be considered unattractive
- Impact of program is limited
  - Approximately 300 total homes eligible
  - Approximately 80 rental properties

- 10 projects – current budget
- Success largely dependent on homes being offered for sale on targeted blocks

## **2. Neighborhood stabilization through a block level planning and action program**

### **Goals**

- Demonstrate reinvestment is taking place in the area
- Involve property owners in identifying what is working and not working on the block
- Create action plans on the block level verses the neighborhood level
- Provide resources at the end of the process to implement action items
- Make a significant, visible impact immediately
- Maximize funding by utilizing volunteers and other community partners to accomplish more with less

### **Program Description**

- Similar to the prior Neighborhood Assessment Program
- Neighborhood associations or sub-groups (blocks) could apply to participate.
- Selection could be based on demonstrated commitment as well as other factors such as property value trends, code activity, etc.
- Process could focus on identifying strengths and weaknesses of a block.
- Process could end with the development of an action plan for making short and long term improvements.

### **Block by Block Program**

- Examples of Types of Reinvestment
  - Exterior improvements to homes
  - Improvements to other outdoor structures, such as accessory buildings, fences, etc.
  - Improvements to infrastructure, such as sidewalks, curbs, etc.
  - Landscaping enhancements, such as trimming overgrown vegetation, removing dead or dying vegetation, etc.
  - Safety improvements, such as posting address numbers
  - Improving general curb appeal, such as replacing old mailboxes

## **3. Neighborhood stabilization through enhanced maintenance programs**

### **Goals**

- Acknowledge private investment follows public investment
- Renewal of public infrastructure shows that the neighborhood is worthy of additional investment
- Demonstrate public investment in the area is being preserved via regularly scheduled maintenance and care
- Make a significant, visible impact immediately

### **Maintenance Alternatives**

- Expand the wall washing / painting program
  - Currently \$40,000 funding for FY 12/13
- Expand street maintenance program
  - Focus on preventative maintenance
- Focus on additional sidewalk enhancements
  - Expand Sidewalk Replacement Program
  - Construct new sidewalks where leave-outs currently exist
- Adopt a bridge rail painting strategy

**Council Discussion**

After a thorough discussion on the merits of each option, Council determined that more information was needed on all options to determine a long term program.

City Manager Johnson summarized that staff would refine each of the options, provide more detail, and bring back for Council review. He noted that significant progress regarding establishing a program was made with the Council discussion tonight and good feedback was provided to staff.

**D. Review and Discuss the Neighborhood Park Trails Program**

Mick Massey, Park and Recreation Director, updated Council on this item. He reviewed the status of walking trails in neighborhood parks which were part of the 2010 Bond Program:

Canyon Creek Park  
Point North Park  
Terrace Park  
Woodhaven Grove Park

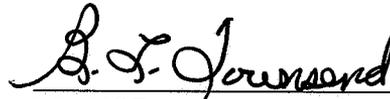
Mr. Massey noted that staff would inventory remaining parks that are to be improved with walking trails and prepare for future capital discussions.

**E. Report on Items of Community Interest**

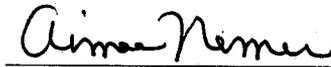
There were no items of community interest reported.

**ADJOURNMENT**

With no further business, the meeting was adjourned.

  
MAYOR

ATTEST:

  
CITY SECRETARY