

City Council Work Session Handouts

March 12, 2012

- I. Discussion of Zoning File 12-02
- II. Review and Discuss Amendments to Ordinance No. 3857 and Resolution 12-03
- III. Review and Discuss the Sign Control Board Minutes of the March 7, 2012 Meeting
- IV. Review and Discuss the Willows Apartment Complex and Dangerous Building Considerations
- V. Review and Discuss Proposed Trail Rules and Guidelines
- VI. Review and Discuss the 2011-2013 City Council Near Term Action Items

City Council Worksession



March 12, 2012

Meeting Begins at 6:00 P.M.



ZF 12-02

SUBJECT PROPERTY FOR ZONE CHANGE

ZF 12-02 Aerial Map

Updated By: belleg Date: January 31, 2012
File: DS\Mapping\Cases\ZF\2012\ZF1202\ZF1202Aerial.mxd

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





Jolee St

Arapahoe Rd

Custer Rd

Area for Special Permit

Area to be Rezoned

Oblique Aerial Looking North



**Looking Northeast at
Proposed Facility**



BRAZIL
REALTY

www.brazil.com
469.916.8888
469.916.8888

Looking East at
Adjacent Building



www.grease.com
J.P. SCHOEN
469.916.8828

Sally's

**Looking Southeast at
Adjacent Buildings**



**Looking Southwest
across Arapaho Road**



**Looking Northwest at
East Side of Facility**

Ordinance 3857 & Resolution 12-03

City Council Briefing: March 12, 2012

Ordinance 3857, Section 1

Sec. 6-345. Appeals.

- (a) Any owner, lienholder, or mortgagee of record jointly or severally aggrieved by any final decision of the commission may appeal such decision by filing a verified petition in state district court setting forth that the commission's decision is illegal, in whole or in part, and specifying the grounds of the illegality. The petition must be filed by an owner, lienholder, or mortgagee of record within 30 calendar days after the date(s) a copy of the commission's order is personally delivered in the manner required by Chapter 54 of the Texas Local Government Code, as amended to all persons to which notice is required to be sent in compliance with Chapter 54 of the Texas Local Government Code, as amended. Such appeal shall be as set forth in Chapter 54 of the Texas Local Government Code, **except that an appeal in state district court shall be trial de novo.**

Ordinance 3857, Section 2

Sec. 6-367. Structural standards.

(53) All spaces to be occupied for food preparation shall contain suitable space and equipment to store, prepare and serve foods in a sanitary manner. There shall be adequate facilities and services for the sanitary disposal of food wastes and refuse, including facilities for temporary storage.

Ordinance 3857, Section 3

Sec. 13-157. Garage/occasional sales.

(d) It shall be unlawful for a property owner, resident or person in control of a property to conduct a garage/occasional sale without first having obtained a permit from the City. A permit application shall be submitted before 12:00 a.m. of the day of the garage/occasional sale. The permit shall be continuously posted in a place with unobstructed visibility from the street for the duration of such garage or occasional sale.

Ordinance 3857, Section 4

Sec. 13-161. Definitions.

Open storage means the placement in an unenclosed area in a residential or apartment zoning district for a continuous period in excess of 24 hours of an item which is not customarily used or stored outside and/or which is not made of a material that is resistant to damage or deterioration from exposure to the outside environment; **or a motor vehicle, recreational vehicle or trailer that is inoperative and does not have a valid state registration.**

Ordinance 3857, Section 5

Sec. 13-162. Open storage.

- (a) Open storage in a residential district shall not be permitted in the front yard, in a carport, on an unenclosed front porch, driveway, or any open and unenclosed area visible from any public right-of-way. Open storage shall not exceed one percent of the lot area of any residential lot and shall be screened from adjacent properties, streets and alley by a six-foot-high, solid wooden screening fence. The area of the lot occupied by open storage shall be calculated by measuring the area of the smallest rectangle necessary to encompass all of the materials involved within the open storage. The area occupied by an operative motor vehicle or recreational vehicle or trailer with a valid state registration shall be excluded when calculating the area occupied by open storage, **except if said vehicle or trailer is being used to store items not customarily used or stored outside or which are not made of a material that is resistant to damage or deterioration from exposure to the outside environment.**

Ordinance 3857, Section 6

Sec. 14-2. Enumeration.

- (13) It shall be unlawful for the owner, occupant or person in charge of property zoned for residential, duplex, residential duplex or apartment district uses to permit the parking, standing or storing of motor vehicles, trucks, motorcycles, trailers on private property in public view if the vehicle:
- (a) has one or more flat tires;
 - (b) is missing one or more wheels; or
 - (c) is supported by one or more jack stands, blocks or by similar means.

Ordinance 3857, Section 7

Sec. 14-61. Definitions.

Junked Vehicle means a vehicle that is self propelled and:

- (1) Displays an expired license plate or invalid motor vehicle inspection certificate, **or does not display a license plate or motor vehicle inspection certificate**; and
- (2) (A) is wrecked, dismantled or partially dismantled, or discarded; or (B) inoperable and has remained inoperable for more than: (i) 72 consecutive hours, if the vehicle is on public property, or (ii) 30 consecutive days if the vehicle is on private property.

Resolution 12-03, Section 1

That an administrative expense of \$250 is hereby established to be charged and assessed against property in addition to all other expenses incurred by the City, when upon the failure of the owner, occupant, or property manager in control of any real property, occupied or unoccupied, within the City to keep the property free from weeds, rubbish, brush and any other objectionable, unsightly or unsanitary matter of whatever nature, the City, after notice has been given to the owner causes the work or makes the required improvements pursuant to the Code of Ordinances.

Ordinance 3857 & Resolution 12-03

City Council Briefing: March 12, 2012

**City of Richardson Sign Control Board
March 7, 2012 Meeting**

SCB Case # 12-04
2600 N. Central Expressway

Chapter 18, Article III, section 102(2)

Monument Signs must be located a minimum of 200 feet from any single-use monument sign and 250 feet from any multiple-use monument sign.

Requested variance

To allow for a 95 foot variance to the required 250 foot distance requirement between a monument sign and an additional multiple-use monument sign.

Reason for request

Existing locations of the two entrances off of N Central Expressway do not allow to place the signs 250 feet apart.

Proposed placements of the signs is necessary to allow adequate visibility of signs to identify subject property.

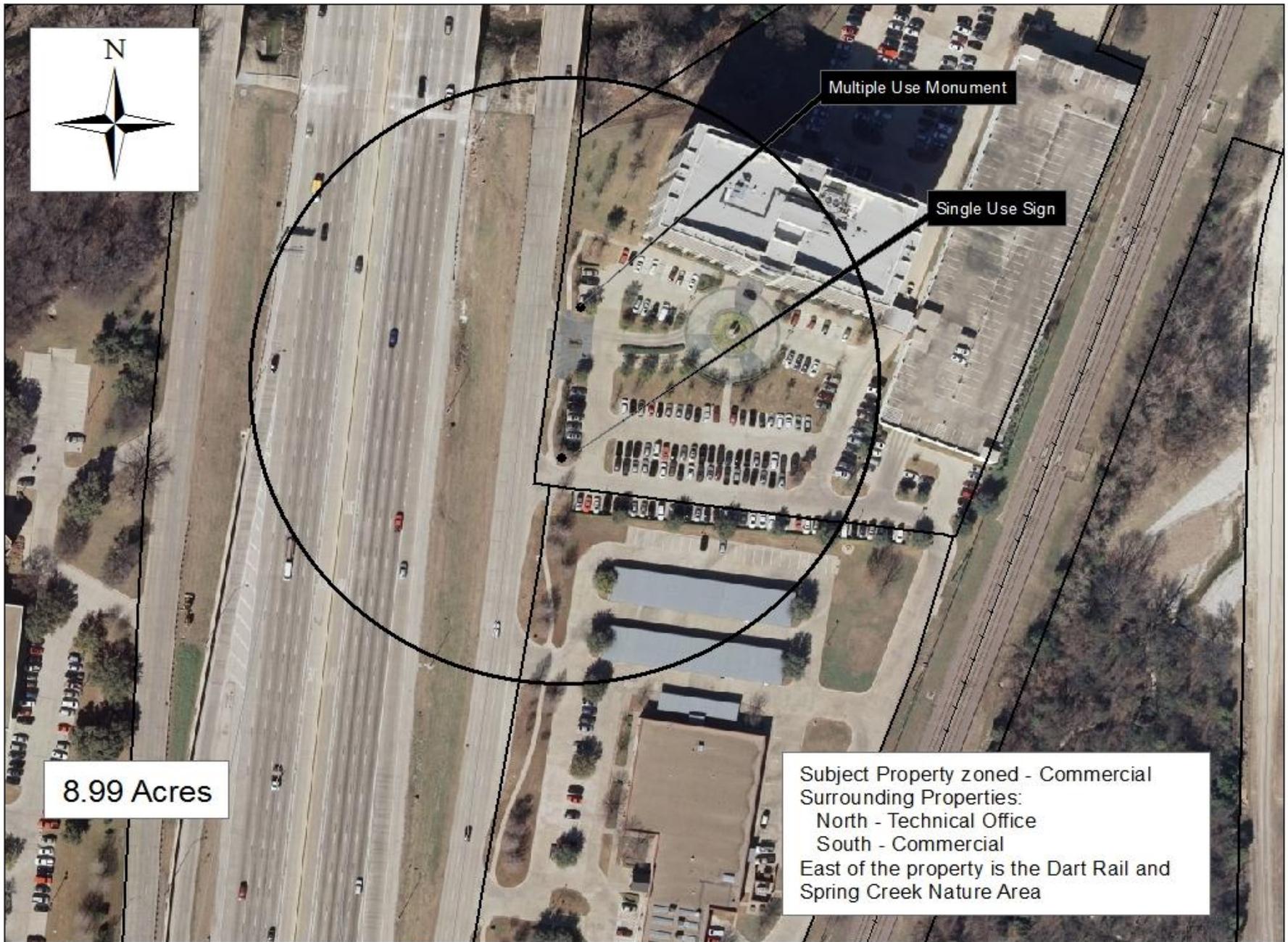


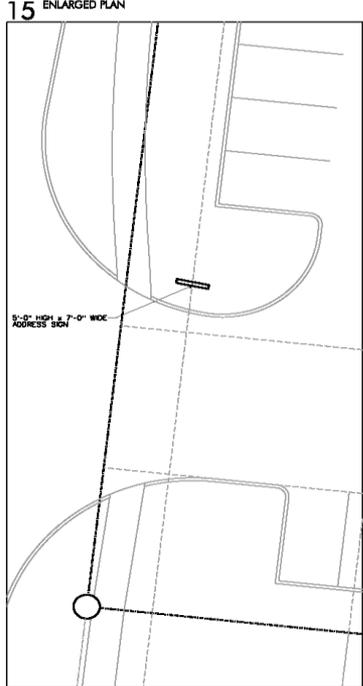
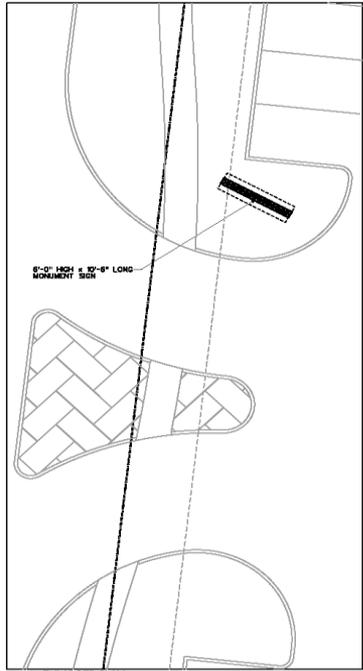
Multiple Use Monument

Single Use Sign

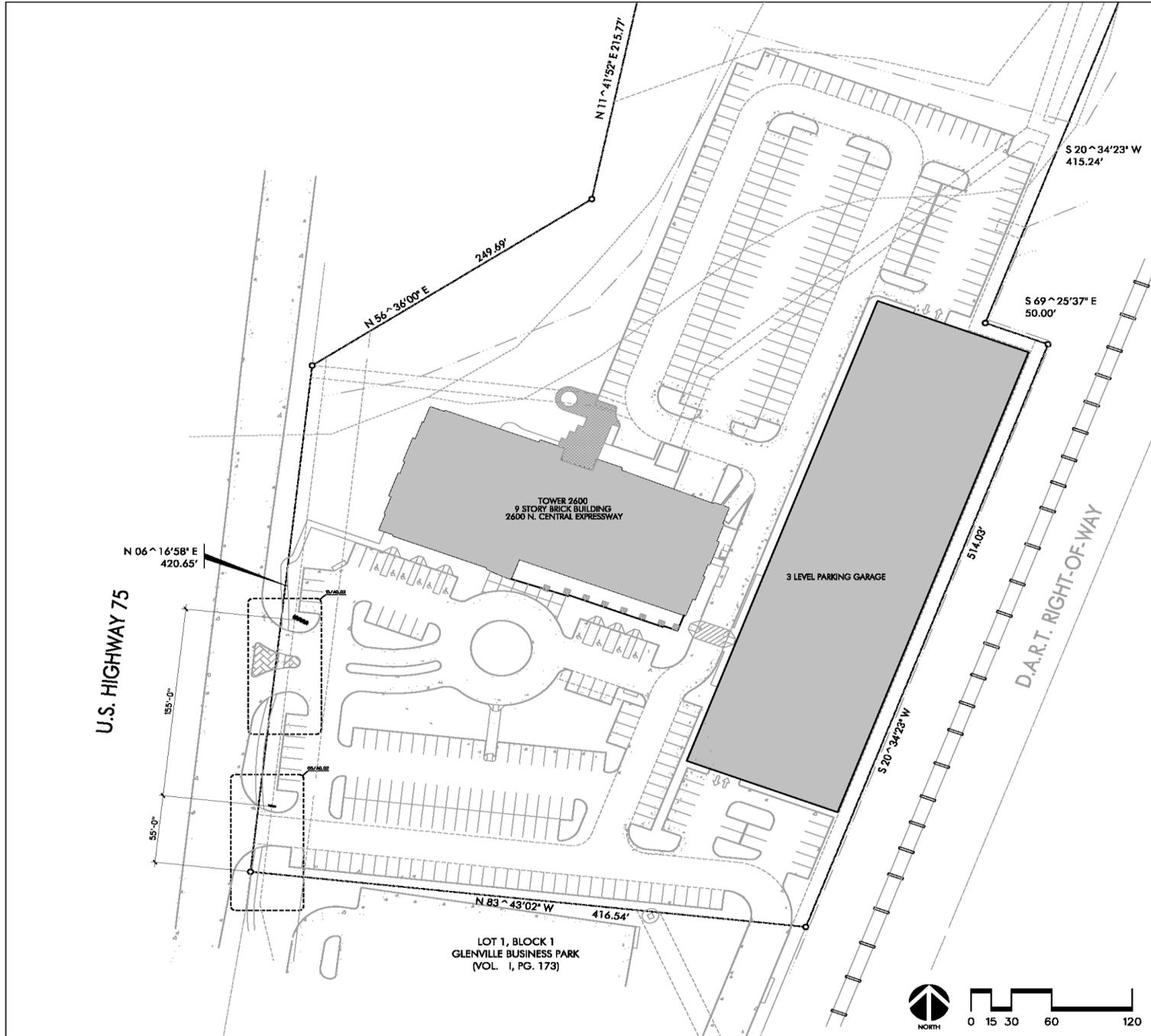
8.99 Acres

Subject Property zoned - Commercial
Surrounding Properties:
North - Technical Office
South - Commercial
East of the property is the Dart Rail and
Spring Creek Nature Area





05 ENLARGED PLAN W = 1'-0"



04 SITE PLAN

Proposed Sign #1 – South Entrance



Proposed Sign #2 – North Entrance



Proposed Sign #1 – South Entrance



Tower 2600
2600 N. CENTRAL

- **Single - Use Sign**
 - **South Sign**
 - **New foundation**
 - **35 sq. ft.; 5' ht.; 7' in length**

Proposed Sign #2 – North Entrance



- **Multiple - Use Sign**
- **North Sign**
- **Will use existing foundation**
- **63 sq. ft.; 6' ht.; 10'6" in length**

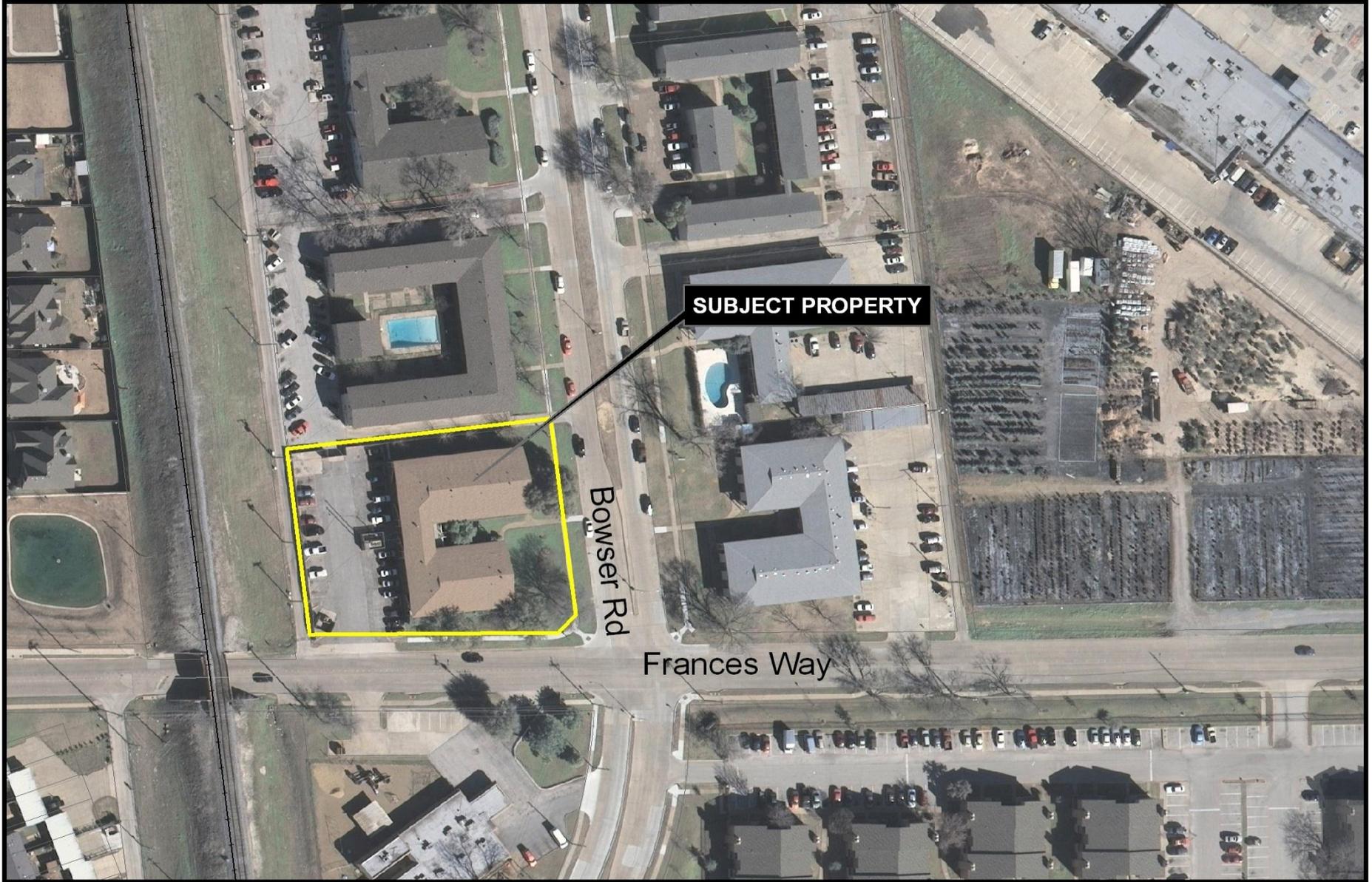
Sign Control Board Action

- SCB 12-04 was approved unanimously by the Sign Control Board.

SCB Case # 12-04
2600 N. Central Expressway

**The Willows Apartment Complex
116 S. Bowser Road**

City Council Briefing: March 12, 2012



SUBJECT PROPERTY

Bowser Rd

Frances Way

116 S. Bowser Rd.
The Willows Apartment Complex
Aerial Map







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Background

- July 2009 – Failed Annual Apartment Inspection
- April 2010 – Building & Standards Commission Hearing
- July 2010 – Revoked Certificate of Occupancy
- August 2010 – Relocated remaining residents
- September 2010 – Files Civil Suite in Dallas County District Court
- April 2011 – Filed Motion for Default Judgment
- May 2011 – Default Judgment awarded
- January 2012 – City takes ownership of property

Code Violations

- The property is currently in violation of the following City of Richardson ordinances:

Chapter 6, Sec 6-202 (2)

Chapter 6, Sec 6-367 (1)

Chapter 6, Sec 6-367 (18)

Chapter 6, Sec 6-367 (22)

Chapter 6, Sec 6-367 (24)

Chapter 6, Sec 6-367 (26)

Chapter 6, Sec 6-367 (28)

Chapter 6, Sec 6-367 (36)

Chapter 6, Sec 6-368 (17)

Chapter 21, Sec 21-25 (g)

Chapter 6, Sec 6-366 (1)

Chapter 6, Sec 6-367 (6)

Chapter 6, Sec 6-367 (20)

Chapter 6, Sec 6-367 (23)

Chapter 6, Sec 6-367 (25)

Chapter 6, Sec 6-367 (27)

Chapter 6, Sec 6-367 (29)

Chapter 6, Sec 6-368 (16)

Chapter 6, Sec 6-369 (5)

Chapter 9, Sec 906.1 (1) IFC

Asbestos Contamination

- Significant levels of asbestos were found during the survey.
 - 62,700 square feet of gypsum board walls
 - 15,250 square feet of gypsum board ceilings
 - 225 linear feet of asphaltic cork insulation on interior HVAC ductwork
 - 225 linear feet of “tape” on interior HVAC duct installation
 - 1,300 linear feet of exterior window frame sealant

Presentation of Evidence



























17 9:47AM



29 2:06PM



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17 9:28AM



29 12:45PM



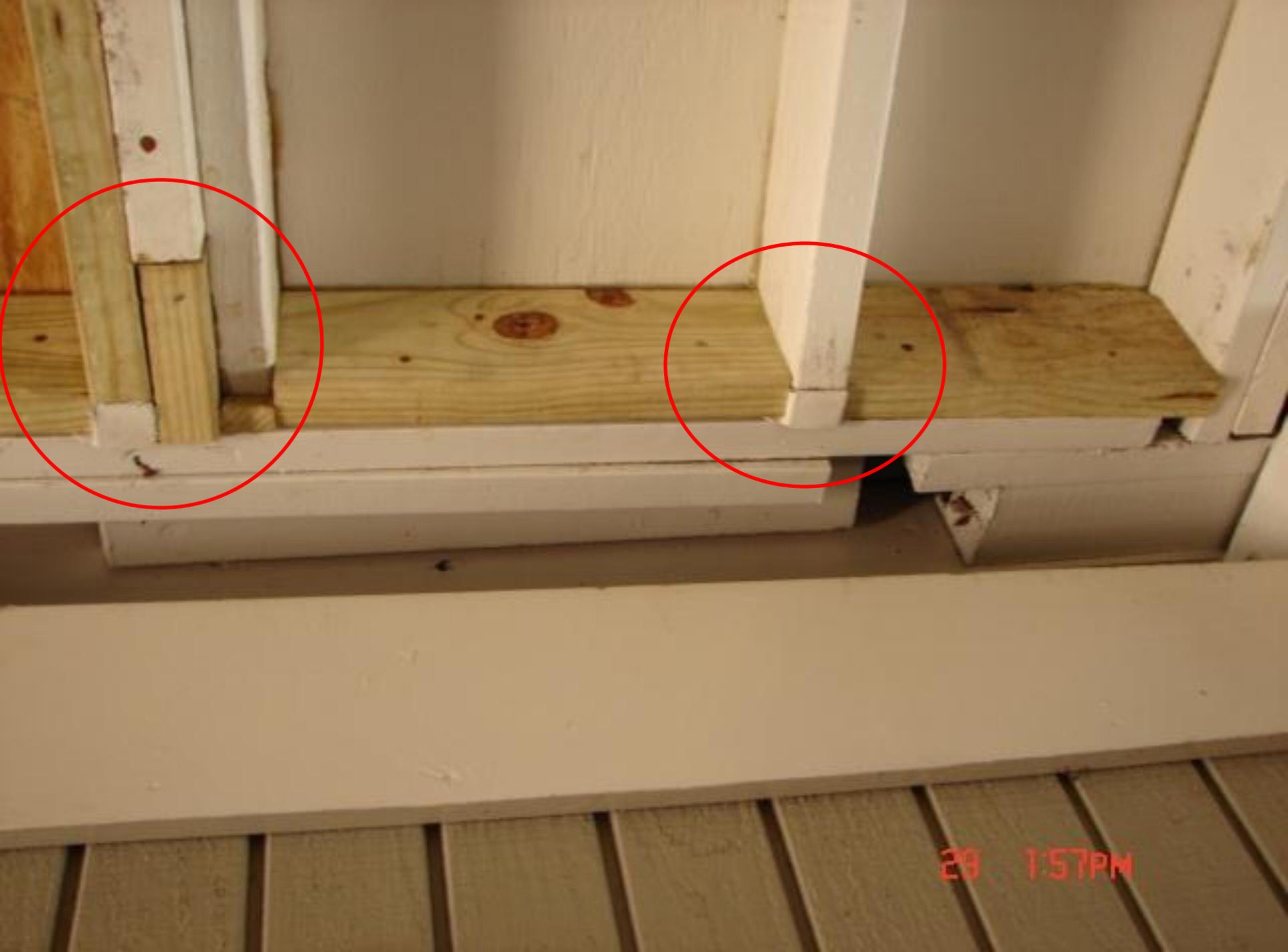
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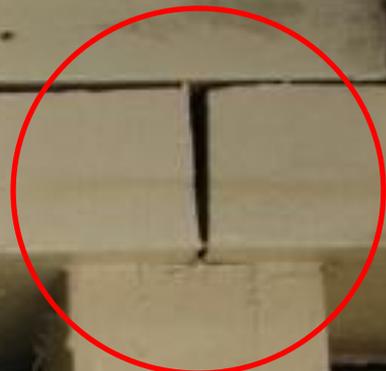
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29 7:15PM



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17 10:02AM



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17 9:53AM







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9 1:51 PM



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5 2 12PM









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14 2:56PM



9 2:00PM

Recommendation

Recommendation

- Due to the significant structural, utility, property standards, health and environmental violations at the property, declare that 116 S. Bowser Road, including all buildings and structures, is a dangerous structure as defined to Section 271.0461 of the Texas Local Government.

**The Willows Apartment Complex
116 S. Bowser Road**

City Council Briefing: March 12, 2012

CITY OF RICHARDSON

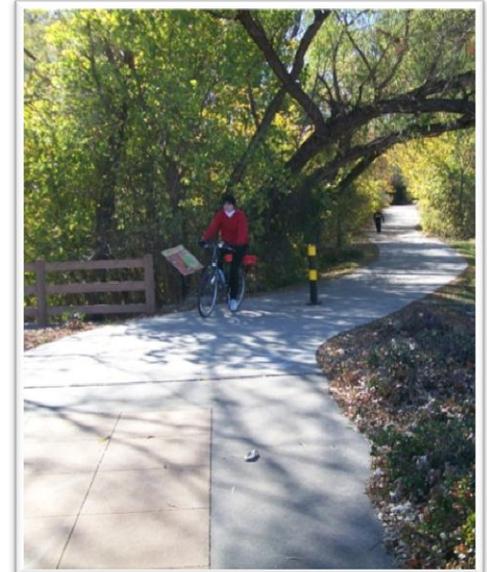
Trail Rules & Guidelines

City Council Work Session

Parks & Recreation Department

Need for Rules & Guidelines

- **Trail rules and guidelines** maximize the trail experience while keeping in mind respect for park property and the safety of trail users.
- **Trail rules** are based on a combination of city ordinances and park rules. They are mandatory and can be enforced.
- **Trail guidelines** focus on trail courtesy and safety tips to create a friendly environment for trail users
- **Defined trails and trail descriptions**
educate trail users so they can enjoy Richardson trails to their full potential



Trail Rules and Guidelines Survey

Cities surveyed: Plano, Frisco, Irving, Mesquite, Garland, Allen, Carrollton and Dallas

- ❑ **Allen** does not post trail rules and instead reference their park ordinances
- ❑ **Carrollton-** posts trail guidelines, dealing primarily with courtesy
- ❑ **Dallas-** has safety tips posted on signs at certain intervals along the trails
- ❑ **Frisco-** posts rules and includes them on trail maps
- ❑ **Garland-** only has a curfew for trails
- ❑ **Irving-** recently drafted trail rules that will be posted on the website at a future date
- ❑ **Mesquite-** does not have trail rules
- ❑ **Plano-** has rules and applicable city ordinances posted on the website, rules are also on trail user maps.

Trail Sign Examples



Trail Sign Examples



Richardson Proposed Rules

Proposed Trail rules based on city ordinances and park rules

- **Keep Pets on a Short Leash-** Keep pets on a 6' leash to the far right side of the trail and pick up pet waste.
- ***Maintain a Safe Speed-** Ride, skate, and travel at a speed that is safe and courteous to other trail users moving at different paces.
- **Curfew hours-** Trails are closed during curfew hours from 10:30 p.m. to 5 a.m. Using trails only during daylight hours is suggested for the safety of trail patrons.
- **Use Trash Receptacles-** Do not leave trash on the trails. Place it in the proper containers or remove it off-site.
- ***Bicyclists should yield the right-of-way** to all pedestrians and give an audible signal before overtaking and passing a pedestrian.
- ***Obey all Posted Signs-** Observe posted trail and traffic signs.
- **Motorized vehicles are prohibited.**
- **Alcohol and firearms use is prohibited.**
- **Equestrian riding is prohibited.**

* = requires ordinance change to strengthen rules



Proposed Trail Guidelines

Suggested guidelines for trail courtesy and safety tips

- ❑ **Be courteous to other trail users.**
- ❑ **Pass on the Left-** Always announce when passing others and be sure the lane is clear before doing so.
- ❑ **Stay on the Right-** Keep to the right side of the trail to avoid faster moving traffic.
- ❑ **Don't Block the Trail-** Don't stop or stand in the middle of the trail and avoid using more than half the trail when in a group.
- ❑ **Listen for Others-** Lower your volume so you can hear other trail users approaching.
- ❑ **Yield When Entering and Crossing Trails-** Look both ways and yield to traffic before merging with or crossing another trail or street.
- ❑ **Look ahead and behind you** before turning around on the trail.
- ❑ **Wear a helmet** that fits properly when riding a bicycle.
- ❑ **Tell a friend you are out.**
- ❑ **Walk in pairs.**



Richardson Trail Information and Links

- Web based information will include information on:
 - **Trail rules-** trail users will be aware of mandatory rules and ordinances
 - **Safety tips-** provide guidelines to create a safer trail experience
 - **Trail descriptions-** help trail users know more about each major trail
 - **Defined trail types-** help trail users understand what each type of trail is intended for



Richardson Defined Trails

- ❑ **Multi-use trails** are 8 to 12 feet wide concrete trails that accommodate pedestrians, rollerblades and bicyclists but they are not always best suited for fast bicycling. Many are connected with scenic bikeways/walkways and provide a safe way for people to live, work, and play. Richardson's standard width for multi use trails is 12' unless restricted due to land features or right-of-way limitations. (ex. Central Trail)
- ❑ **Soft-surface trails** are constructed from degenerative or crushed granite. They offer a softer surface than concrete, which can reduce the impact on joints, and they can accommodate several different uses. (ex. Huck Finn Trail)



Richardson Defined Trails Cont.

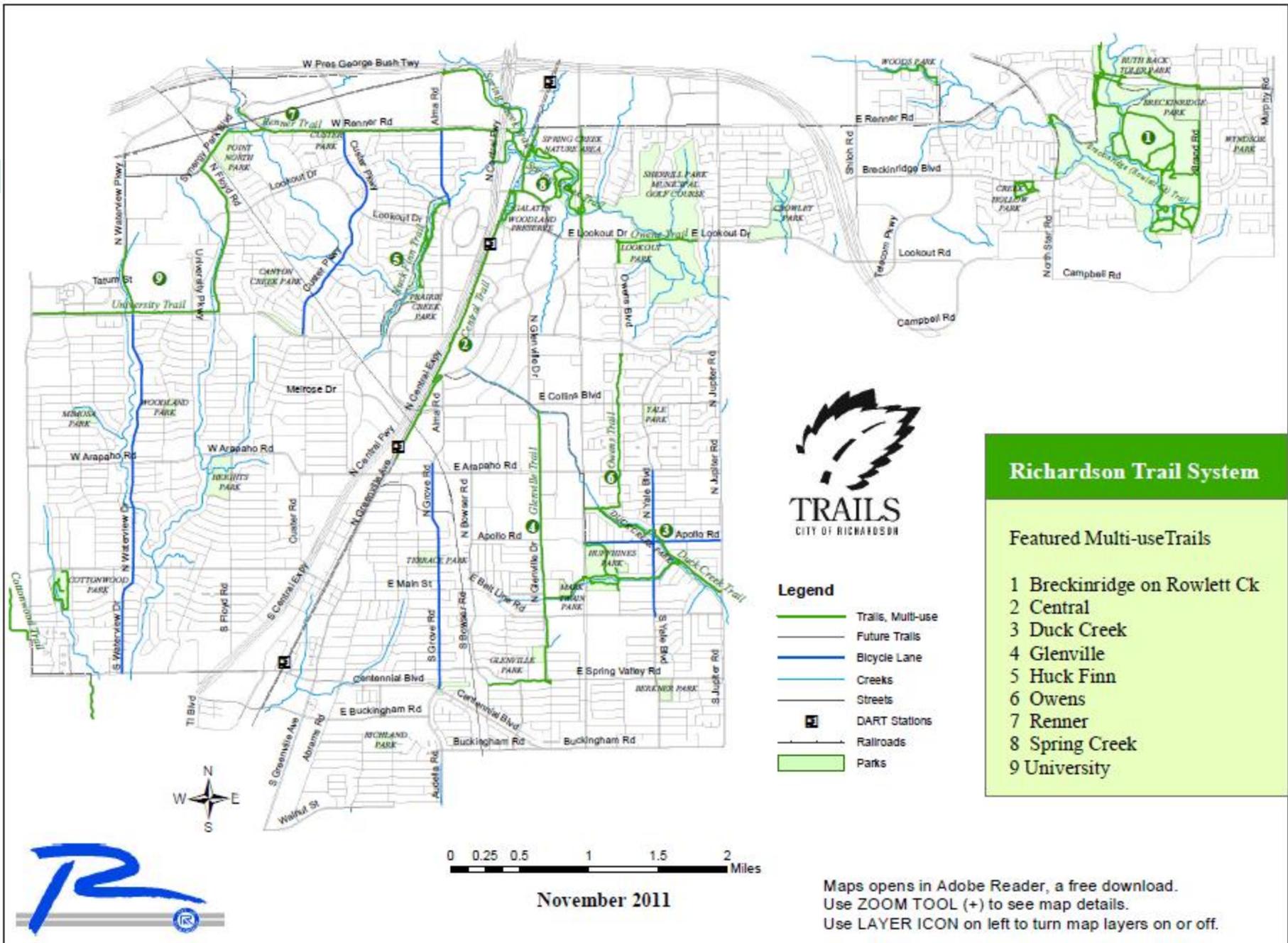
- **Single track trails**, or natural surface pathways, offer suitable trail use in natural areas. They are made from native soil and rock, offering the least amount of impact on joints. These narrow pathways are best utilized in a single file manner. They can provide a moderate challenge and may require users to navigate barriers such as rocks or roots. (ex. Breckinridge-West Trail)



Richardson Defined Trails Cont.



- **Walking trails** are 6 feet wide paths that surround most of our neighborhood parks. They are ideal for pedestrian use only, due to the narrow pathways. These paved walkways are typically meant for a maximum of two people to walk side-by-side, or single file if passing someone.
- **Bikeways** are preferred routes through the community via bicycle based on scenic and safety value. Bicycles on bikeways are on the street as legal vehicles and subject to all public safety regulations.



Richardson Inventory of Trails



- 31 .9 miles multi use trails
- 5.1 soft surface trails
- 18.6 miles of multi use trails planned

Next Steps



- Adopt Trail Rules by ordinance
- Parks and Recreation Department
 - Post trail rules and guidelines on trails web site
 - Print trail rules and guidelines on future maps
 - Budget Trail Rules and Guidelines signs

**11-13 Near Term Action Item List
Calendar**

Ranking	Item #	Item	Category	Presentation Date	Completion Date	Completed
27	29	Evaluate a multi-city recreation facility in Breckenridge Park.	Fiscal Responsibility	September 2011	In Progress	
7	1	Evaluate providing handouts and background material for City Council Meetings online prior to or at the time a presentation is made.	Communication	October 2011	November 2011	✓
15	8	Review and evaluate the rental registration program and develop fee alternatives and strategies to increase compliance.	Community Vitality & Neighborhood Integrity	October 2011	November 2011	✓
31	2	Evaluate use of social media to communicate important information regarding community updates, events and activities.	Communication	October 2011	October 2011	✓
5	38	Utilize work sessions to discuss community interest of Golf.	Governance	December 2011	December 2011	✓
30	48	Evaluate creating an ordinance pertaining to the placement of Hookah lounges.	Land Use & Development	December 2011	December 2011	✓
	31	Evaluate strategies to expand paperless process initiatives.	Fiscal Responsibility	December 2011	October 2011	✓
18	37	Evaluate the Work Session and City Council Meeting formats to improve efficiencies.	Governance	January 2012	January 2012	✓
34	40	Utilize work sessions to discuss community interest of the TIF Zone.	Governance	January 2012	January 2012	✓
33	34	Evaluate video broadcasting boards and commission meetings similar to the City Council Meetings.	Governance	January 2012	January 2012	✓
	36	Evaluate technology enhancements in the City Council Chambers for communication media outreach.	Governance	January 2012	January 2012	✓
28	42	Utilize work sessions to discuss community interest of Election v. Selection of Mayor in time for May 2012 ballot consideration.	Governance	January 2012	January 2012	✓
38	43	Utilize work sessions to discuss community interest of a City Charter Review.	Governance	January 2012	January 2012	✓
1	17	Evaluate the development of an incentive program for retail reinvestment.	Economic Development	February 2012	In Progress	
4	49	Evaluate strategies to re-purpose underutilized retail areas.	Land Use & Development	February 2012	In Progress	
2	51	Initiate the new study area in either the Downtown/Main Street area followed by the U.S. 75 corridor.	Land Use & Development	February 2012	In Progress	
6	7	Evaluate programs to address neighborhood decline issues to stabilize the overall health of the neighborhood.	Community Vitality & Neighborhood Integrity	February 2012	In Progress	
23	19	Evaluate developing a cluster attraction economic development program.	Economic Development	February 2012	In Progress	
35	18	Review and identify ways to leverage and/or expand STARTech.	Economic Development	February 2012	In Progress	
	20	Evaluate options for creating an international committee.	Economic Development	February 2012	In Progress	
	61	Evaluate the creation of a Young Professionals Focus Group.	Marketing	February 2012	In Progress	
	10	Evaluate the establishment of a community wide day of caring where Richardson organizations and individuals come together to serve those in need.	Community Vitality & Neighborhood Integrity	March 2012	March 2012	✓
	15	Evaluate the implementation of "town hall" meetings specific to the various departments within the City.	Community Vitality & Neighborhood Integrity	February 2012	March 2012	✓
	3	Evaluate the home improvement incentive program and options to provide an incentive for investments lower than \$20,000.	Community Vitality & Neighborhood Integrity	March 2012	March 2012	✓
9	28	Evaluate the city's procurement process and review options for providing reasonable preferences to Richardson based businesses on a scheduled basis.	Fiscal Responsibility	March 2012		
8	62	Evaluate City Hall/Civic Center facility and operation improvements to enhance the customer/resident experience.	Public Services	March 2012		

**11-13 Near Term Action Item List
Calendar**

Ranking	Item #	Item	Category	Presentation Date	Completion Date	Completed
20	30	Evaluate vendor contract provisions using appropriate risk management techniques.	Fiscal Responsibility	March 2012		
22	32	Evaluate strategies for improving city billing systems to achieve efficiencies.	Fiscal Responsibility	March 2012		
	66	Advocate for an acceleration of development of Cotton Belt rail line.	Transportation & Mobility	March 2012		
	11	Develop outreach efforts with neighborhood associations to solicit residents to become involved with Boards and Commissions and other City/Community volunteer opportunities.	Community Vitality & Neighborhood Integrity	March 2012		
	56	Evaluate property use options south of future Gymnastics Center.	Land Use & Development	March 2012		
	59	Evaluate the promotion and marketing of local events within the community that are not city related or sponsored.	Marketing	March 2012		
12	60	Evaluate developing a branding and marketing plan.	Marketing	April 2012		
21	54	Evaluate the development of a dog park.	Land Use & Development	April 2012		
	55	Evaluate the development of a skate park.	Land Use & Development	April 2012		
36	39	Utilize work sessions to discuss community interest of the Eisemann Center.	Governance	April 2012		
	63	Evaluate enhancing art grant funding to include special benefits leveraging at the Eisemann Center.	Public Services	April 2012		
40	47	Evaluate enhancing the check cashing ordinance by reviewing the ordinance adopted by the City of Dallas.	Land Use & Development	April 2012		
	21	Consider establishing an education round table with a wide-variety of institutions within Richardson.	Education	April 2012		
25	41	Utilize work sessions to discuss community interest of Zero Based Budgeting.	Governance	April 2012		
14	50	Evaluate the creation of a development plan for the 400 block of West Arapaho.	Land Use & Development	May 2012		
29	64	Expand the City's bike lane system and evaluate enhancing pavement markings and signage.	Transportation & Mobility	May 2012		
	13	Evaluate creating a coop for neighborhood associations to provide improved economies for items such as insurance and maintenance services.	Community Vitality & Neighborhood Integrity	May 2012		
11	22	Expand recycling to commercial businesses and multi-family communities.	Environmental Management	June 2012		
19	27	Evaluate implementing a program that would allow residents to recycle grass clippings and other lawn care waste.	Environmental Management	June 2012		
	25	Evaluate increased communication strategies to inform property owners about their responsibility to maintain alleys, creeks, parkways and medians.	Environmental Management	June 2012		
	57	Periodically review the current Comprehensive Land Use Plan including the Master Thoroughfare Plan.	Land Use & Development	June 2012		
13	4	Evaluate funding strategies, timing and implementation planning Parks.	Community Vitality & Neighborhood Integrity	July 2012		
16	14	Complete an analysis of the condition of screening walls in the City and develop a rating system to assist with future Capital Improvement efforts.	Community Vitality & Neighborhood Integrity	July 2012		
24	5	Evaluate funding strategies, timing and implementation planning Streets and Alleys.	Community Vitality & Neighborhood Integrity	July 2012		
26	6	Evaluate funding strategies, timing and implementation planning Sidewalks.	Community Vitality & Neighborhood Integrity	July 2012		
32	58	Identify gaps of sidewalk continuity and evaluate possible improvement plan.	Land Use & Development	July 2012		

11-13 Near Term Action Item List Calendar

Ranking	Item #	Item	Category	Presentation Date	Completion Date	Completed
	23	Evaluate the creation of an award program, similar to the community revitalization awards, for environmental reinvestment in both residential and commercial properties.	Environmental Management	August 2012		
	24	Create and maintain an ongoing list that would identify and promote residential and corporate incentives for environmental and ecological projects.	Environmental Management	September 2012		
3	16	Evaluate strategies to fund redevelopment efforts in the community.	Economic Development	September 2012		
17	53	Evaluate appropriate opportunities for public-private partnerships for future development, city services/amenities and parks.	Land Use & Development	September 2012		
	33	Develop a bond evaluation appraisal which reviews future projects, communication strategies, implementation processes and timing.	Fiscal Responsibility	October 2012		
	35	Create a City Council legislative sub-committee.	Governance	October 2012		
	45	Encourage and promote athletic and fitness events within the city.	Health Care Facilities & Community Wellness	October 2012		
	46	Develop and promote health and fitness initiatives for the Richardson community.	Health Care Facilities & Community Wellness	October 2012		
	26	Review and evaluate energy efficiency studies and plans for future implementation strategies.	Environmental Management	November 2012		
10	52	Implement the West Spring Valley reinvestment plan and consider public-private partnerships for redevelopment.	Land Use & Development	Ongoing		
39	44	Develop a schedule in which each Commission has an opportunity to meet with the City Council in a Council Work Session.	Governance	In Progress		
	65	Advocate for Richardson access points for the HOV lanes on Central Expressway.	Transportation & Mobility	Ongoing		
37	9	Evaluate developing a first-time homebuyer program to encourage ownership and residential reinvestment.	Community Vitality & Neighborhood Integrity	Ongoing		

Other Calendar Items

Timeline	Discription
Jan. - Mar	Council District ReMapping
Feb. - Dec	Old Downtown Study Reports
Feb.	Comm. Revitalization Awards
Feb.	CAFR/Audit Committee
Feb.	REDP Annual Report
Feb. - Apr	Series 2012 C.O. Bond Sale/Refunding
April/May	Eisemann Presents 2012-13
July - Sep	Budget Retreat and Preparation Season
Sept/Oct.	Arts Grants
Oct./Nov.	CM Annual Review
Dec.	Investment Policy Renewal
Nov.-Dec	Texas Legislative Orientation/Prep.
Qtrly.	Near Term Action Item Status
TBD	Water/Sewer Rate Study Review
TBD	Solid Waste Study & Rate Reviews
TBD	Bond Project Updates – Individ. & List