

ANNUAL PROGRESS REPORT



JUNE 2014

COMPREHENSIVE PLAN
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The Comprehensive Plan should be a “living document,” that is, a document that is frequently referred to for guidance in community decision-making. Its assumptions, goals, policies and action strategies must also be revisited periodically to ensure that it is providing clear and reliable direction on a range of matters, including land development issues and public investments in infrastructure and services. Implementation is not just about a list of action items. It is a challenging process that will require the commitment of the City’s elected and appointed officials, staff, residents, business owners, major institutions, other levels of government, and other organizations and individuals who will serve as champions of the plan and its particular direction and strategies. Equally important are formalized procedures for the ongoing monitoring and reporting of successes achieved, difficulties encountered, new opportunities, and challenges that have emerged. This is in addition to any other change in circumstances, which may require rethinking of Plan priorities.

The Annual Progress Report is a part of the ongoing monitoring and reporting on the Comprehensive Plan. The following pages review the programs, projects and initiatives that were identified during the Council’s Budget Workshop last year.

CHAPTER 2.0 GROWTH CAPACITY

STRATEGY: Support the Implementation of the Hale County Economic Development Strategic Plan and Targeted Industry Study

Action Item: Support the development of an Industrial Park to market to new primary employers to Hale County - **(Econ. Dev. Strategic Plan)**

- The Hale County Economic Development Strategic Plan identified the development of a community owned Industrial/Business Park as the most important issue the community needs to address over the next five years.

Over the past year, City staff, the County Judge and Executive Director of the EDC has worked with an engineering firm in the design of an industrial park including discussions on potential locations. This project is still moving forward at this time.

Action Item: Support the Plainview Hale County Economic Development Corporation (EDC) in developing an inventory of all vacant industrial property and structures within and surrounding the community to market to potential employers - **(Econ. Dev. Strategic Plan)**

- The Hale County Economic Development Strategic Plan established that a full inventory of vacant industrial zoned property should be completed to determine the amount of ready-build acreage in the County as a priority.

The Plainview-Hale County EDC has developed an inventory of vacant industrial properties within and surrounding the community. They are continuing to refine and improve this list and add the properties to their new website.

STRATEGY: Continue to forge partnerships with State, regional and local organizations to expand educational opportunities at SPC Plainview Extension and Wayland Baptist University

Action Item: Work with South Plains College, EDC, Hale County to identify ways to expand the technical training program and facilities to support workforce training - **(Strategy 2.6.5)**

- The Hale County Economic Development Strategic Plan identified the need for expanding workforce training opportunities for the community as well as new primary employers that may locate to the community.

South Plains College was granted \$475,000 from the U.S. Department of Commerce, Economic Development Administration (EDA) to support the construction of the SPC Plainview Technology Center to provide training opportunities for workers displaced by the closing of the Cargill Meat Solutions. The proposed 10,000 square foot facility will expand the college's capacity to provide training in industrial manufacturing, welding technology, HVAC, electrical, plumbing, construction and other trades.

This project will be completed this summer with classes planned to in Fall 2014.

Action Item: Promote the higher educational opportunities offered by Wayland Baptist University and the continued growth of the University – **(Econ. Dev. Strategic Plan)**

- The Hale County Economic Development Strategic Plan identified the need for a Business Start Up program for the community.

Wayland Baptist University announced the opening of its new venture, the Spark Business Accelerator. Spark is a program designed by the School of Business to help entrepreneurs develop a business model to better facilitate success in the marketplace.

CHAPTER 3.0: MOBILITY

STRATEGY: Work With the Plainview-Hale County Economic Development Corporation to identify and market Hale County Airport facilities

Action Item: Support the adoption and implementation of the Hale County Airport Master Plan – **(Strategy 3.1.1)**

- In December 2011, the City and County authorized a contract with the Texas Department of Transportation, Aviation Division to develop a Master Plan for the Hale County/Plainview Airport.

An airport is a significant economic development tool for a community. Over the years, the Hale County/Plainview Airport has evolved from one that was primarily focused on private planes to an airport is now more focused on business and industrial related activities. Airports are also expensive to maintain and develop.

Federal and State Funds are critical in these areas.

The Airport Board is currently in the process of completing the Airport Master Plan to help guide the future development of the airport and make it a more integral part of the community's efforts to strengthen the overall economy.

This Airport Master Plan affords a comprehensive evaluation of the Airport and its surroundings, and provides direction and guidance for future airport development priorities. The future requirements are being evaluated not only from the standpoint of aviation needs, but from the perspective of the relationship of airport facilities to the surrounding land uses and the community as a whole. This planning process has focused on programming for a complete aviation facility, with the overall goal being an airport that accommodates future demand and is compatible with its environs. The end result will be a well-conceived, long-term facilities plan that meets the anticipated future aviation demand.

There are additional areas that were requested to be studied by TxDOT Aviation and the Airport Board and engineering firm are working on this and finalizing the plan.

Action Item: Support the major rehabilitation/reconstruction project in improvements that will be made to the airport – **(Strategy 3.1.1)**

- On the Airport Rehabilitation and Reconstruction project, Parkhill Smith and Cooper expects to have the design and engineering work completed and submitted to TxDOT Aviation within the next couple of months. TxDOT Aviation will then review and comment on the Engineering work and they expect that process to be completed by the Fall of 2014. The next step will be the bidding process so that the construction project itself will actually start in the Spring of 2015.

The total projected cost of this project, including engineering and construction is about \$4.3 million. It will involve rehabilitating (resurfacing) and/or reconstructing most of the runway and taxiway areas at the airport – greatest part will be rehabilitation.

CHAPTER 4.0: HOUSING AND NEIGHBORHOODS

STRATEGY: Rehabilitate Existing Housing Stock

Action Item: Employ a pro-active code enforcement strategy; to include training of personnel in conflict management and resolution that will enable officers to give helpful assistance to property owners in complying with municipal codes rather than a punitive approach - **(Strategy 4.1.2)**

- The City continues to send employees to training opportunities that deal with conflict management as well as customer service. In addition, Code officers work to identify ways to assist property owners in resolving property violations. For example, Code Officers work to educate the public about the City's Loan a Truck program if they need to dispose of large debris in their yard.

Action Item: Develop a Property Conditions Survey for neighborhoods and a Property Inspection District Map for a more effective code enforcement program ensuring that basic standards are upheld – **(Strategy 4.1.2 and Strategy 4.1.3)**

- The condition of structures and the maintenance of properties contribute to the health and welfare of residents as well as the appearance of the neighborhoods and the larger community. Housing that appears in need of upkeep can create the impression that a community is in a state of decline.

A Property Inspection District Map has been developed to assist in proactively patrolling the community, which will ultimately assist in creating the Property Conditions Survey. The Property Conditions Survey project has not been started because the department has experienced some turnover and staffing shortages. The primary purpose of this map is to identify areas that may need more assistance than enforcement of basic property standards through letters, warning and/or citations. Ultimately, this will enable the City to work to partner with various community organizations in developing a targeted pilot neighborhood rehabilitation program.

In addition, this would allow the City to promote community and neighborhood pride and stimulate resident involvement in neighborhood improvement activities, including seasonal “clean up, fix up” events, and “Neighborhood Pride” days focusing on beautification.

Action Item: Continue with the implementation of the Texas Dept. of Housing and Community Affairs HOME HRA program that will support the reconstruction of dilapidated housing - **(Strategy 4.1.2)**

- The City participates in the Texas Department of Housing and Community Affairs Homeowner Rehabilitation (HOME) Program through their Reservation System. The primary focus of this program is the reconstruction of owner-occupied housing for low income households.

South Plains Association of Governments (SPAG) is administering this program on behalf of the City and currently there are ten (10) homeowners ready to be submitted to the State to be considered for funding when funds become available.

STRATEGY: Implement elements of the Neighborhood Enhancement Priority Improvement Project for Downtown

Action Item: Partner with Plainview Downtown Association, Main Street / Tourism Coordinating Board, Chamber of Commerce and property owners to discuss the feasibility of using Economic Development Tools as a way to improve the downtown – **(Strategy 2.2.1 and Priority Improvement Project)**

- In August 2013, the Main Street Advisory Board and the Downtown Association hosted Ken Devero, Downtown Development Consultant and former president of Downtown Fort Worth, Inc. for a Downtown Symposium to discuss ways to revitalize the downtown Plainview Commercial District. Mr. Devero created and

managed the first Public Improvement District (PID) in Texas which brought millions of dollars to the redevelopment of downtown Fort Worth.

This will continue to be an ongoing discussion as we look for additional ways to identify potential funding sources to revitalize downtown.

- The Main Street Program has initiated a new Façade Grant program for downtown business owners to make façade improvements to their building. The incentive is to encourage reinvestment in the buildings in the downtown.

Action Item: Partner with Texas Tech University, College of Architecture to develop a downtown master plan utilizing the Comprehensive Plan Priority Improvement Project as a guide – **(Priority Improvement Project)**

- The City and Main Street program met with graduate students from Texas Tech University, College of Architecture to discuss developing an overall design concept for Broadway, Ash Streets and the Courthouse square. This project was placed on hold because of timing with the transition of the Main Street program to the Chamber of Commerce and will be revisited in the near future.

CHAPTER 6: PARKS, RECREATION AND NATURAL RESOURCES

STRATEGY: Improve Connectivity within the Parks, Recreation, Trails and Open Spaces

Action Item: Support the expansion of the Hike and Bike Trail to Regional Park – **(Strategy 6.2.1)**

- Connectivity of the City’s Hike and Bike Trail to Regional Park was identified as a priority in the Comprehensive Plan. Staff is continuing to explore potential routes to support the expansion.

STRATEGY: Reduce park maintenance requirements in order to decrease the fiscal and operational demand on the City’s Parks Department

Action Item: Re-evaluate and adjust park maintenance schedules to maximize efficiency (i.e. yearly trimmings, water requirements, etc.) - **(Strategy 6.3.3)**

- The Parks Advisory Board is in the process of updating the Parks, Recreation and Open Spaces (PROS) Comprehensive Master Plan. An inventory of all parks was completed. The Parks Department is using this as a guide in re-evaluating their park maintenance schedules during the year and the focus will be on developing a maintenance management plan.

Action Item: Examine each park to identify appropriate areas (Such as little used areas) that could be left in their natural state with minimum maintenance obligations during certain times of the year - **(Strategy 6.3.3)**

- This Parks Department is evaluating each of the Parks in the community to take a

look at developing a plan to properly maintain areas in Parks that are highly used and transitioning the areas with little use back to their natural state. The focus on this item will continue to have a high quality parks system while promoting water conservation.

STRATEGY: Continue to pursue intergovernmental and public-private partnerships to leverage park and recreation investments

Action Item: Support the development of a Skate park for the community– (**Strategy 6.3.1** and **Strategy 6.4.2**)

- For background purposes, in December 2010, the Vision Skatepark Plainview group made a presentation to the City Council regarding the possibility of building a skate park for the community. After some discussion, Council asked staff to work with the group to develop a plan that would include a design, cost estimates and a potential site location.

Shortly after that meeting, the City retained Spohn Ranch as a consultant to assist in the design and cost estimates for this project; this company specializes in skate park design and construction all across the United States.

Working with Spohn, several meetings were held and other input sessions from the Vision Skatepark Plainview group which resulted in identifying a location and a design for the skate park. In addition, Spohn has provided a cost estimate of about \$317,000 to construct the park.

This project was deferred to the Comprehensive Planning Advisory Committee to be included in the Parks and Recreation section discussion of the Comprehensive Plans so that it can be prioritized as a potential project to be considered in the future.

In addition, the Parks Advisory Board is in the process of updating the Parks, Recreation and Open Spaces (PROS) Comprehensive Master Plan. This includes identifying major projects and upgrades to the City's parks system. The first priority identified in this plan is the development of a Skate park for the community.

Staff will be bringing the Parks Comprehensive Plan to Council later on in June and the skate park for discussion in the near future.

Action Item: Continue to seek grants, in-kind donations and sponsorships to construct recreational facilities that meet community needs – (**Strategy 6.3.1** and **Strategy 6.4.2**)

- The Parks Department and Parks Advisory Commission continues to seek out grants and donations to construct new as well as upgrade recreational facilities. The sources identified are Texas Parks and Wildlife grant opportunities, foundations and community service organization projects.

OTHER PROJECTS, PROGRAMS AND INITIATIVES

Community Development Block Grant (CDBG), Water Line Replacement Project - (**Strategy 2.4.1:** Upgrade water transmission infrastructure to ensure adequate delivery of potable water to Plainview's residents and commercial/industrial water users)

- The City of Plainview received CDBG grant funds in the amount of \$275,000 to replace approximately 4,400 L.F. of six and four inch water lines.

Water Tower Project - (**Strategy 2.4.1:** Upgrade water transmission infrastructure to ensure adequate delivery of potable water to Plainview's residents and commercial/industrial water users)

- The City completed the construction of two, new one-million gallon composite elevated water storage tanks. The elevated storage tank constructed on the west side of the City will improve the stability of the distribution pressures and save on yearly power costs for the booster pumps located at the water treatment plant. The second elevated storage tank will replace the Smyth location tank and two other existing elevated storage tanks in the vicinity that have outlived their design life. The construction of these new tanks will provide for future growth and development in Plainview.

Milwee Sewer Lift Station Replacement Project - (**Strategy 2.4.3:** Ensure adequate transmission and treatment of the City's wastewater)

- The two main lift stations in the wastewater collection system are in need of repairs and improvements to the concrete structures and pumping and control systems. These lift stations are located at E third and Juniper Streets, and on South Milwee. The estimates for these two lift station projects are in the range of \$1 million plus engineering and related costs.

An investigation by Staff and Parkhill, Smith and Cooper indicates that the City may be able to take one of these stations out of service, the station on Juniper. This would require an extension to our sewer system of a 12 to 15 inch pipe about 20 feet deep and 3,400 feet long. The Milwee station would then be re-built to take care of the flow of both stations. This will alleviate future maintenance, operation and power consumption of one lift station and over 6,100 feet of force main that has been problematic.

The new lift station project is currently being designed by Parkhill, Smith and Cooper.

Canadian River Municipal Water Authority (CRMWA) Wellfield Expansion - (**Strategy 2.4.1:** Upgrade water transmission infrastructure to ensure adequate delivery of potable water to Plainview's residents and commercial/industrial water users)

- In 2011, CRMWA member cities purchased Mesa Water Inc.'s water rights (Boone Pickens) in Roberts County in the Panhandle. With the decline of Lake Meredith, CRMWA is currently only able to supply roughly half of its contracted peak and

annual delivers to the member cities. CRMWA now has an extensive groundwater supply in Roberts County, but will need additional transmission capacity to be able to deliver this additional groundwater to the member cities. CRMWA is in discussions on adding an additional transmission line with a CRMWA II transmission project in the 2020-2025 timeframe as well as planning for the future of a CRMWA III transmission project to further develop the Roberts County Well field and increase additional supply to the southern cities.

Texas Department of Transportation Backage Road Project - (**Strategy 3.2.3:** Evaluate vehicular and pedestrian thoroughfare connectivity within the City)

- In January 2014, the Council approved an Ordinance accepting the dedication of Right of Way to open a portion of Kermit Street between Olton Road and 13th Street. The property owners agreed to dedicate this right of way for the construction of a new street, the City of Plainview agreed to accept the dedication of right of way and the maintain the street once completed, and the Texas Department of Transportation has agreed to construct the street for the City as a backage road.

This project is still moving forward with the Texas Department of Transportation.

Wastewater Treatment Plant Upgrades - (**Strategy 2.4.3:** Ensure adequate transmission and treatment of the City's wastewater)

- The Comprehensive Plan identified rehabilitating and lining the wet well area at the Wastewater Treatment Plant's (WWTP) head works facility as a priority due to showing signs of major deterioration due to sewer gas.

The City had the opportunity to address this project on an emergency basis because the major sewer transmission line coming into the WWTP did collapse forming a large sinkhole. This project is nearing completion.

Drought Contingency Ordinance and Water Conservation Plan - (**Strategy 2.4.2:** Adopt strategies, tools and techniques to promote water conservation)

- The purpose of the Drought Contingency Ordinance and Water Conservation Plan is to promote the wise and responsible use of water, to enhance the sustainability of long-term water supplies, and to minimize the adverse impacts of water supply emergencies by providing and supporting public information and education programs that encourage customers to voluntarily pursue water conservation techniques as well as a detailed plan with the necessary steps in place to reduce water consumption in the event of a drought or emergency.

With the closure of Cargill, the City has not had large demands placed on its Water System so Staff has been monitoring the impact of this change in water usage to create a plan that better promotes water conservation and better reflects the City's water usage today.

The Drought Contingency Ordinance and Water Conservation Plan will be brought to the Council to review at the second meeting of June 2014.