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## VOTERS GUIDE

**Nonpartisan**

**JUNE 8, 2019, LOCAL RUNOFF ELECTION  
PLANO CITY COUNCIL**

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Early voting: May 28-June 1, June 3-4

Election Day Polls: June 8 – 7 am to 7 pm

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### ABOUT THIS VOTERS GUIDE

This Voters Guide is published by the League of Women Voters of Collin County to help citizens prepare to cast an informed vote. The League of Women Voters encourages informed and active participation in government. The League does not support or oppose any political party or candidate.

This guide is available online at [www.LWVCollin.org](http://www.LWVCollin.org), along with guides for other offices that include all or part of Collin County. Candidate responses for all races are also available at [www.VOTE411.org](http://www.VOTE411.org), where you can enter an address and view a personalized ballot with races specific to that address.

Questionnaires were sent to all candidates for each office. Candidate replies were subject to a character limit and are printed without editing or verification. If a candidate did not respond by the deadline, "No response received" is printed. Candidates were asked to avoid references to their opponents. Photos are included for candidates who provided them.

This Voters Guide is organized by office sought, with candidates listed in alphabetical order.

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League of Women Voters is a Nonpartisan Organization

The LWV never supports or opposes candidates for office or political parties, and any use of the League of Women Voters name in campaign advertising or literature has not been authorized by the League.

**Plano City Council**

4-year term, elected citywide. Must be at least 18 years old, a qualified voter, and a resident of the city. The City Council does strategic planning, approves annual budget, sets policy, enacts ordinances establishing municipal law, regulates zoning and development, and appoints board and commission members.

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**Questions**

**Growth:** How should the City Council best balance the growth of the city with the concerns of residents regarding congestion?

**Property taxes:** What adjustments should be made, if any, to property taxes? How would these adjustments affect city services?

**Demographics:** How are the city's demographics changing, and what adjustments are needed to city planning, if any, including housing?

**Vision:** What is your vision for the city in 10 years, and what steps are needed to get there?

**Other issues:** What are the most important issues you think will come before the City Council in the next few years? What are your views on these issues?

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**Ron Kelley**  
**Plano City Council, Place 5**



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**Website:** <http://ronkelley.org>

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**Campaign Phone:** (214) 725-9026

**Education:** - BA Business Management, Appalachian State 1986 - Masters Theological Studies, Liberty Baptist Theological Seminary 2009

**Experience:** -Vice President Sales - Fujitsu Network Systems 1991-2000 -Sr Vice President - Various start Up Companies 2000 - 2004 -Executive Director - Prestonwood Foundation 2004 - Present Plano City Council - 2015 - Present (currently the Mayor Pro Tem)

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**Growth:** There's no getting around the fact the entire DFW region is in the midst of explosive growth. This growth has brought many positives and certainly challenges. With the current state of our build out and associated congestion we need to be prudent in what we build or redevelop in terms of density. We have to always protect our classic neighborhoods while realizing there are several areas in Plano where we can have density. For example, the highly successful Legacy area along with the Collin Creek Mall areas can allow some density with different housing types that will appeal to all age groups.

**Property taxes:** The property tax system in Texas is broken especially as it pertains to school funding and the non-transparent Robin Hood tax (\$185 million sent to Austin just this year). Your city property taxes make up 18% of your total bill and are lowest in DFW. Council has lowered the city property tax rate the last three years while improving our public safety, investing in our crumbling roads, and offering quality amenities. We also offer the most exemptions of any city in terms of the 20% Homestead and Senior Property Tax Freeze. We cut \$4 million from the current budget without effecting service.

**Demographics:** The largest growth demographic in our city are Senior Citizens. This speaks to the housing situation we presently have in Plano and we need to fix. When Plano Seniors want to downsize, the options in our city are quite limited. Since our Seniors don't want to leave Plano due to our public safety, parks, rec centers, libraries, property tax freeze exemption and the overall lifestyle we all enjoy, so they hunker down in their current home. These homes typically would serve as options for our younger families wanting to upgrade their housing.

**Vision:** My vision for the city is to first and foremost to maintain our public safety, improve our roads, keep our city property taxes and debt at the very lowest without cutting service levels. Make no mistake about it, the political opposition wants to slash the city budget to the point where services will be cut. On the development side, I want to redevelop the 75 corridor and it all starts with Collin Creek Mall. This will spark many great things for this corridor.

**Other issues:** Currently Plano is the largest and most relevant city in Collin County. With the significant projected growth, we will one day soon not be the largest city, but we can remain the most relevant. What I mean by relevant is people want to live here and companies want to do business here. The cities to the north of us will be building great developments and they will need companies to fill these buildings (note: Dr Pepper's move to Frisco). If we say no to quality redevelopment and cut our service levels, our city will deteriorate.

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**Shelby Williams**  
**Plano City Council, Place 5**



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**Campaign Phone:** (214) 995-6969

**Education:** MBA - University of Texas at Austin

**Experience:** 25 years in business, not-for-profit leader, 2 time member of the Plano Family Self-Sufficiency Committee

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**Growth:** Growth is inevitable, but as Plano already has the 2nd highest density of any city in Texas our size or larger, it must be managed responsibly and proactively. Multifamily housing already represents 32% of all housing in Plano, far more than our neighbors. Everyone feels the congestion and the traffic, so continuing to move full-steam ahead on more multifamily housing will only make matters worse. I'll work with the people of Plano to plan carefully, ensure a blend of affordable housing options, and preserve and enhance the tremendous suburban character we all came to Plano for.

**Property taxes:** Property taxes on Plano homeowners have gone up by 40% in the last five years, while our population has grown less than 6%, and inflation less than 12%. You don't need to be a math genius to spot the issue. The City Council is taking advantage of the taxpayer by capitalizing on skyrocketing property values, and they point the finger at everyone else. The truth is the City Council sets the city tax rate, and has complete control over how much you pay in city taxes. I will rein in the tax increases, driving full value for your tax dollars to make sure Plano remains the City of Excellence.

**Demographics:** Even as our student population declines, Plano's population is aging in place, choosing to stay here because this is an amazing city. Additionally, people from all over the world choose Plano as their new home for the same reason. This means our needs are slowly changing. Multifamily housing now makes up 1/3 of Plano, and as this increases so does the strain on city services since single-family homeowners, on average, shoulder a greater share of the cost of city services than do tenants of multifamily housing. I'll work to ensure that the needs of ALL Plano citizens are considered and met.

**Vision:** In a dramatically advancing technological age, we must be agile to adapt to future needs. Not long ago, the advent of online shopping reshaped Plano. Autonomous vehicles

promise to do likewise. Whatever the future brings, one thing is certain: we need to be prepared and be able to roll with the punches to maintain our vitality as a city. I'll work to anticipate and stay ahead of economic and transportation trends to meet the needs of our diverse population. We owe it to our citizens to create the future version of the Plano we all love today.

**Other issues:** In truth, the most important issues facing us over the next few years are those listed above: growth, property taxes, and our changing demographics. Municipal government's #1 job is to provide for a safe and orderly community at the greatest value for the taxpayer, and our challenge is how to see to that as society and technology continue to evolve. But we can't do it alone. I'm not a king to tell everyone else how to live. I'm a representative, a servant leader, and a champion. That means that YOU are far more important to Plano than I am, and I can't wait to chart our future together

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**Ann Bacchus**  
**Plano City Council, Place 7**



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**Campaign Phone:** (972) 806-2558

**Education:** Bachelor of Administration Studies, York University. J.D. Texas Wesleyan School of Law now part of Texas A & M

**Experience:** My experience as a family lawyer and volunteer with the Genesis Women Shelter, Salvation Army and Dallas Volunteer Attorney Program have provided me with the experience and skills to bring people together to achieve results that work for all of Plano

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**Growth:** Congested roads strain our environment, economy & overall quality of life. Alleviating this congestion requires taking care of existing infrastructure, improving system function and safety, and enhancing capacity to ensure that our quality of life remain high. Most importantly, we must keep our citizens involve in shaping the future of our city, reduce peak travel demand for vehicular transport & encourage active transport modes, such as walking, biking and using public transport by bringing the travel origin and destination closer to each other through integrating land use and transport.

**Property taxes:** Plano has a tax rate that is below the maximum allowable, but assessed value increases are tax increases. It is incumbent on good government to be conscious of the pressure high tax burden places on household budgets. I support a tax rate that is made up of the effective tax rate and a roll back rate that funds the city budget to deliver the services our residents expect and need. We need a more transparent budgeting process. Bond issues need to be explained better with regard to their overall impact on the city's budget, and the obligation of each citizen over the pay-back period.

**Demographics:** Plano has become more complicated, growing richer and more diverse while at the same time redefining what it means to be a Planoite. This changing demographics highlight the need for our city to become a full "life cycle" community with a variety of housing options, transportation modes and employment opportunities to meet the changing needs of our residents and to maintain viable, livable, high-quality neighborhoods. As a city, we need to do a better job of listening, planning, and then executing on our plans to better adapt to trends and evolving lifestyles.

**Vision:** A Plano that is safe with excellent school, a magnet for businesses attracting high-wage jobs, a vibrant workforce and a resilient community. However, we must be careful how we fill in our limited open spaces and redevelop our older neighborhoods and commercial spaces.

Redevelopments such as the Collin Creek Mall appear to be heading in the right direction while in-fill apartments that are right on top of our already overcrowded major intersections are not. We must be cognizant of the impact of our city's shifting demographic, and the changing needs of our residents, on our quality of life.

**Other issues:** Three most important issues are Property Taxes & Development, Housing & Mobility. Continued demographic & density changes in Plano are causing citizen concern. This concern has come out in many difficult public hearings with regard to apartments & increasing density. Plano has always had some portion of its population that locates here for shorter periods of time, due, in part, to the nature of the businesses that have located in North Texas. We need to ensure that education, safety, property tax rate & economic lifeblood of this town is maintained as we continue to grow and get more diverse.

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**Lily Bao**  
**Plano City Council, Place 7**



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**Education:** B.S. in Computer Engineering from UMass-Dartmouth; M.S. in Computer Science from Northeastern University.

**Experience:** Collin County Myers Park & Event Center Advisory Board; PISD Diversity Advisory Board; Plano Housing Authority Advisory Board; PISD PTA Officer; Collin County Association of Realtors; Asian Real Estate Association of America; Plano Chamber of Commerce

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**Growth:** Most Plano residents choose to live here for its suburban feel and quality of life. Plano is a mature city with less than 6% of land left. I am pro-business and believe in responsible and smart business growth, which should benefit taxpayers current or future. In areas where there is already lots of traffic congestion, impact of high density and potential traffic congestion to the residents nearby need to be considered. There are areas like Legacy West where high density is reasonable and most people including myself support that. But majority of established neighborhoods are different.

**Property taxes:** Plano city property taxes have gone up 40% over last five years for an average homeowner and 50% in five years if including new homeowners. Population grew less than 6% in the same period of time. Property taxes have increased out of proportion to population growth and have become a burden to many citizens. We should start from Effective Tax Rate with consideration of Consumer Price Index (CPI). This will stop the dramatic increase of property taxes and still bring in plenty of revenues to run the city, and fund the core functions of government, such as public safety, infrastructure, etc.

**Demographics:** Plano as a city is aging. Senior citizens love to stay in Plano for the convenient locations and excellent medical services around town. Plano's seniors are among the most vulnerable citizens when it comes to the rapid growth of high-density housing. Of the 22% of Plano's 65 and over population, 70% wish to remain in their current homes. The biggest threat to that desire is longer response times for emergency and first responders due to increase in traffic brought on by high density adjacent to our most established neighborhoods. City planning should plan some senior housing as well.

**Vision:** My vision for Plano is family, freedom and prosperity. I want to see Plano remain as the City of Excellence, with top-notch public schools that families love. In ten years, Plano will be safer, with plenty of green-space, better paved streets, less traffic congestion, cleaner & safer water. And residents should enjoy high quality of life without high property tax burdens. Steps needed: 1. Support police & fire; 2. Fund infrastructure maintenance and upgrades; 3. Limit high density development; 4. Lower property tax RATES to reduce tax burdens; 5. Push NTMWD to improve water qualities.

**Other issues:** 1. Yearly budget: slow down the skyrocketing tax increase in the last five years and make sure our Police/Fire/First Responders, as well as infrastructure needs are met. 2. Re-zoning and development requests (e.g. Envision OakPoint & Collin Creek Mall re-development): evaluate each case individually on its impact on neighboring communities and traffic congestion. 3. Long-term city planning (e.g. Plano Tomorrow Plan): protect suburban character of Plano and limit the fast growth of multi-family housing but be flexible for certain projects that citizens desire like Collin Creek Mall.

You may bring this *Voters Guide* into the voting booth! In 1995, the Texas law prohibiting use of printed materials, such as this *Voters Guide*, in the polling place was ruled unconstitutional (*Texas Election Code, Section 61.011*)

**Your vote is your voice. Be heard.**