



LEAGUE OF WOMEN VOTERS
OF COLLIN COUNTY
www.lwvcollin.org

Nonpartisan

VOTERS GUIDE

May 6, 2017
Local Election
Allen

Early voting: April 24 – May 2

Election Day: May 6 – Polls open 7 am to 7 pm

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.

Questionnaires were sent to all candidates who will appear on the ballot. Candidates' replies were subject to a character limit and are printed without editing or verification. If a candidate did not respond by the Voters Guide deadline, then "No response received" is printed. Later responses may appear at www.VOTE411.org. Candidates were asked to avoid references to their opponents. Photos are included for candidates who provided them.

This guide is available online at www.LWVCollin.org.



To see all races for your address, visit www.VOTE411.org.

When & Where to Vote

For Collin County voting locations, hours, and a sample ballot, visit http://www.collincountytx.gov/elections/election_information or call 972-547-1990 (McKinney).

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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.

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.

Allen Mayor & City Council

3-year term, elected citywide. Must be at least 18 years old, a qualified voter, and a resident of the city. The City Council establishes city policy through ordinances and resolutions.

QUESTIONS

Infrastructure: What measures do you support to meet the city's infrastructure needs, including transportation and water, given the expected population changes?

Housing: What should the city council do, if anything, to ensure that appropriate housing is available for all demographics, including seniors and low income residents?

Budget: What concerns you the most about the city's finances, and what changes would you like to see in the budget?

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?

Allen Mayor

Naomi Emmett, Mayor



Website: www.naomiemmett.com

Facebook: www.facebook.com/RiffertEmmett

Email: riffert2@yahoo.com

Education: Bachelor of Science- Business Administration - University of Texas-Dallas

Experience: Responsible for entire fiscal operations over the Engineering school. Total budget of \$86 Million. I'm familiar with Fund Accounting and am involved in the budget process of 8 separate departments under the School of Engineering.

Infrastructure: Stacy road is currently being expanded. However, FM 2551 needs to be widened as well. Buses that could run East -West to the abandoned train line that could then be converted to a partially covered bike path allowing residents a safer and more direct path to the Parker Rd. DART station in Plano. The powerful chlorine smell of our water needs to be removed and the city should make sure our water is no longer restricted but kept safe and usable.

Housing: I don't believe that it is city council's duty to ensure that there is adequate housing for all demographics. Private entities have the right to build condos or senior community living residences. A perfect community will have all demographics represented, but it will have to be brought to the community via private enterprises.

Budget: Property tax is a huge issue. We need to adopt the effective tax rate. While it is noted in the budget that the tax rate has been decreased by .01, if one digs deeper and looks at their property tax bill, absolute tax dollars paid by Allen residents increased due to appraisal rates increasing. I would like to see the city adopt the effective tax rate.

Other Issues: Water- we need to understand the water quality report. We need to ensure that our sources of water are protected and that we will have a healthy water supply to meet the needs of Allen whether it grows or not as a city. Pensions: We need to be cognizant of what is happening in our neighboring counties and city. For example Dallas. We need to begin a discussion about how safe the pension is or whether defined contributions might be more fruitful for the employee in the future.

Steve Terrell, Mayor



Website: www.steveterrell.org
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Campaign Phone: (972) 727-4074

Education: None provided.

Experience: Mayor of Allen since 1997. First elected to the Allen City Council in 1991. Past President of the Allen Rotary Club, and the North Central Texas Council of Governments. I currently serve on Medical City Plano/Frisco Board of Directors.

Infrastructure: Under my leadership, Allen has been proactive in planning for roads, and water/sewer needs. We were able to build most roads before the commercial or residential development occurred. The construction of Stacy, Exchange, and Ridgeview is a current example of forward planning. I have supported the replacement of older water and sewer lines, as well as existing road improvements. Our water supply system is close to build out, and perhaps one more water tower will be needed.

Housing: The cost of land in Allen drives the market for the type of housing that can be constructed. Allen residential development is close to build out, so there is very little real estate remaining that is zoned for residential use. However, there are many projects currently being constructed for the senior citizen in Allen. I look at any project on a case by case basis to determine if it fits into our current comprehensive plan.

Budget: The City of Allen is in great financial shape. Our debt is a low 24% of the total budget, and each year we reduce the tax rate. When I was first elected, our tax burden on the homeowner was a high \$0.71! Over the years, our tax rate has been reduced to \$0.52. Our bond rating from Standard and Poor's is a strong AAA, and Moody has rated Allen as Aaa. It is important to continue to challenge the city staff to bring us a conservative budget that supports the high level of services the citizens expect.

Other Issues: I want to continue to focus on bringing quality commercial projects to our city. The US 75 and HWY 121 corridor are the last remaining large tracts of commercial land in Allen, and we need to keep the focus on our comprehensive plan. Other areas for commercial development focus are the Central Business District redevelopment and infill development in established neighborhoods. Bringing quality commercial development to Allen will help us to increase the ad valorem value that will sustain a high quality of living in Allen for years to come, and reduce the costs to homeowners.

Allen City Council, Place 2

Tabassum "Munia" Ahmad, City Council, Place 2



Website: www.tabassumforallen.com
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Campaign Phone: (214) 218-9796

Education: Bachelor of Science degree in Accounting from Indiana University, South Bend

Experience: None provided.

Infrastructure: The City is currently widening the lanes of its major interstate thoroughfare I 75. As well the city has undertaken to create a sound wall to keep the noise level down for adjacent residents. The sound wall is aesthetically pleasing. If I am elected to the city council, I will pay very close attention to all activity, locally, regionally and statewide to ensure that we manage water rationing when necessary and provide the proper information of exactly what government is doing to inform the residents.

Housing: The city council must continue the planning and zoning of the City of Allen so that a diverse range of opportunities are available for all demographics including seniors and low income residents. It is a reality that some people cannot afford certain level of mortgages and that there must be an alternative available for all people. Affordable apartments in safe and attractive areas are necessary and the City must always keep in mind seniors and offer the amenities such as the senior center.

Budget: The City of Allen has a well balanced budget. The all-important future is what needs to be managed competently. If elected to the city council, we must continue to watch our expenditures so that they are managed and executed wisely. I have the experience as a degreed accountant and as an experienced entrepreneur to push forward and continue to keep the high quality of life in the city of Allen.

Other Issues: One of the most inevitable issue will be the issue with transportation; how to reduce traffic congestion. Another specific issue will be the development of the downtown (near City Hall and to the north). This will be an excellent opportunity for the City of Allen. The look and feel will be all important as well. Good strong, proper planning and design of the downtown area is imperative! This will also be an attraction for residents inside and outside of the city to come, enjoy and spend their time with their families.

Carl Clemencich, City Council, Place 2



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Campaign Phone: (469) 233-2452

Education: (1) B.S. - Accounting (University of South Carolina, Columbia, SC), (2) M.B.A. - Corporate Finance (University of Dallas, Irving, TX), (3) M.S. - Accounting (University of Texas at Dallas, Richardson, TX)

Experience: Elected / Appointed Positions: (1) Board Trustee - Allen ISD (2012 - Current), (2) Bd Member - Allen Economic Dev'l Corp (2004-2012), (3) Bd Member - Allen Parks & Recreation Board (2000-2004), (4) Bd Member - Allen Community Dev'l Corp (1996-2000)

Infrastructure: While many infrastructure issues can be addressed and resolved locally, items like Water and Transportation, are larger issues that must be addressed at a Regional or State level. Transportation. (1) From a City perspective, build & replace our City's Infrastructure as needed. (2) Regional planning related to major transportation arteries (SH 75, SRT 121). (3) Investigate potential mass transportation solutions for our residents through DART and Collin County. Water. Continue to work with member cities that comprise NTMWD in the provision of our water needs now and into the future

Housing: City Council should work collaboratively with City Staff and the community to ensure we continue to offer a wide range of housing products for our community. The City of Allen continues to attract new residents due to its excellent quality of life, great parks and schools and a safe environment for its residents. The housing available in Allen is a mix of new homes, existing homes in well maintained neighborhoods, multi-family housing options including Town Homes & Apartments, as well as Senior housing alternatives.

Budget: As a Council Member, I would look to utilize my strong financial background to help the City of Allen to continue its strong focus on fiscal management, which has led to a AAA Standard & Poor's credit rating and some 20 plus years of annual property tax rate decreases while maintaining or enhancing high quality services to its residents. As property values, and the total amount of annual property taxes paid by our residents, has risen sharply over the last couple of years, we need to constantly look for opportunities to return more back to the tax payers through lower rates, when appropriate.

Other Issues: I believe the most important issues that will be addressed by the Allen City Council over the next few years primarily center around growth. As discussed above, Transportation and Water will remain top issues that will require strong State and Regional collaboration. In addition, as we look to complete the build-out of our Community over the next 10 years, "Land Use" and "Economic Development" will also be key items of focus. With regards to "Economic Development", we need to continue to recruit and retain organizations within our Community, especially the land along SH 75 & SRT 121.

Shirley Mangrum, City Council, Place 2



Website: ShirleyMangrum.com
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Education: Leadership Allen, Graduate of the REALTOR Institute

Experience: Small Business Owner in Allen – Ebby Holiday Realtor, 2007 – 2017 Allen Planning & Zoning Commission, 2006– Present, Allen Public Safety Recovery Fund, Allen Rotary Club, and 2008-2009 - Allen Rotary Club President

Infrastructure: We need to begin reducing the environmental impact of our transportation infrastructure by reducing our travel times within the city. We should prioritize the impact of traffic delays within our transportation planning. For example, we should focus on intersection improvements with dedicated right turn lanes. We should continue to expand our sidewalks and hike/bike trails. Texas weather requires managing water resources to be a top priority. We must continue water conservation efforts and work to develop new water resources, therefore reducing our dependence on the whims of the weather.

Housing: Great cities are diverse communities with people of all ages and backgrounds living and working together. As our city grows, we must work to ensure residents, both young and old alike, are not forced out of our city by increasing costs. It is important that we continue to attract developers who can build affordable housing for our seniors and young professionals looking to live and work in Allen. The key is to ensure we are providing relevant services, jobs and housing opportunities to meet the needs of all Allen residents.

Budget: The City of Allen has a history of rigorously managing expenses and prioritizing spending. For 23 years, the City of Allen has lowered the tax rate. I will continue this tradition of keeping Allen's amenities high, while keeping our tax rate low. We should continue to explore public and private partnerships, such as the Police Firearms Training Facility with Collin College. The partnership reduced Allen's initial cost by 42% with the college responsible for maintaining the facility. I will continue to promote responsible financial leadership to safeguard our hardworking residents' money.

Other Issues: We need to focus on commercial development along the Sam Rayburn Tollway and revitalization of our older neighborhoods. Current market conditions would result in the Tollway becoming one large apartment complex. We must aggressively manage our Tollway corridor working with land owners and developers to create a vibrant working and entertainment corridor. Revitalization of our older subdivisions is also important. We need to help our neighborhoods create a sense of community and remove neighborhood challenges and distractions. We must work to preserve Allen's unique sense of community.

Allen ISD Trustees

3-year term, elected district wide. Must be at least 18 years old, a United States citizen, a qualified voter, and a resident of the District. The Board of Trustees makes all final decisions regarding school district priorities, policies, personnel, textbooks, expenditures, and growth management. Trustees adopt a budget, levy taxes, and submit bond issues to finance construction projects.

Allen ISD Trustee, Place 6

Louise Master, ISD Trustee, Place 6, Uncontested

No response was received by the Voters Guide deadline.
Later responses may be on www.VOTE411.org.

Allen ISD Trustee, Place 7

Jimmy Trotter, ISD Trustee, Place 7, Uncontested

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