CITY COUNCIL WORK SESSION

AUGUST 3, 2021

The City Council of the City of McKinney, Texas met in work session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas on Tuesday, August 3, 2021 at 3:00 p.m.

Council Present: Mayor George Fuller, Mayor Pro Tem Rainey Rogers, and Council Members Charlie Philips, Geré Feltus, Frederick Frazier, Rick Franklin, and Justin Beller.

Council Member Philips participated remotely for the duration of the meeting.

Council Member Feltus arrived at the meeting at 3:02 p.m.

Council Member Frazier arrived at the meeting at 3:04 p.m.

City of McKinney Staff Present: City Manager Paul Grimes, Assistant City Manager Kim Flom, Assistant City Manager Barry Shelton, Assistant City Manager Steve Tilton, City Attorney Mark Houser, Assistant City Attorney Alan Lathrom, Strategic Services Manager Trevor Minyard, City Secretary Empress Drane, Deputy City Secretary Joshua Stevenson, City Secretary Records Specialist Juametta Terrel, City Secretary Administrative Assistant Blenda Sims, Chief of Fire Danny Kistner, Chief of Police Greg Conley, Executive Director of Development Services Michael Quint, Director of Engineering Gary Graham, Director of Planning Jennifer Arnold, Transportation Engineering Manager Thuan Huynh, Director of Public Works Ryan Gillingham, Assistant Director of Public Works Paul Sparkman, Streets & Drainage Superintendent Edward Garza, Civil Engineer II Tahmidur Rahman, Chief Financial Officer Mark Holloway, Procurement Services Manager Lisa Littrell, Customer Operations Manager Alexandra Casey, Utility Billing Supervisor Samantha Ramirez, Customer Service Representative Elizabeth Briggs, Buyer II Brandon Champion, Director of Human Resources Ike Obi, Director of Parks & Recreation Michael Kowski, Parks Planning & Development Manager Jenny Baker, Community Services Administrator Shirletta Best, Director of Organizational Development & Performance Management Joseph Mazzola, McKinney Community Development Corporation (MCDC) President Cindy Scheible, and Desktop Support Technician Asif Ali.

There were approximately nine (9) members of the public present in the audience.

Mayor Fuller called the meeting to order at 3:00 p.m. upon determining a quorum of the Council was present.

Mayor Fuller called for Public Comments regarding Agenda items. There were none when called.

Mayor Fuller called for the discussion of the Agenda items to be presented at the City Council Regular Meeting of Tuesday, August 3, 2021, at 6:00 p.m.

City Attorney spoke regarding Agenda item # 21-0679 (Consider/Discuss/Act on a Resolution Amending the City's Policy for Board and Commission Member Appointments and Eligibility).

Director of Human Resources Ike Obi spoke regarding Agenda item # 21-0682 (Consider/Discuss/Act on a Resolution Authorizing the City Manager to Enter into a Contract with Cigna Health and Life Insurance Company (Cigna) for Third Party Administrative Services for Employee Medical, Prescription Drugs and Dental Benefits).

Director of Planning Jennifer Arnold spoke regarding Agenda item # 21-0035Z2 (Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS-60" Single Family Residence District and "TMN" Traditional McKinney Neighborhood Overlay District to "PD" – Planned Development District and "TMN" Traditional McKinney Neighborhood Overlay District, Generally to Modify the Uses and Development Standards, Located at 800 South Chestnut Street, and Accompanying Ordinance).

Director of Engineering Gary Graham and Director of Planning Jennifer Arnold spoke regarding Agenda item # 21-0005SUP2 (Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for an Outdoor Amusement Facility (The Flour Mill), Located at 501 East Louisiana Street, and Accompanying Ordinance).

Assistant City Manager Barry Shelton spoke regarding Agenda item # 21-0677 (Consider/Discuss/Act on a Resolution Ratifying the Third Meet and Confer Agreement with the McKinney Police Association.

Mayor Fuller called for the following Work Session Agenda:

21-0667   Presentation on the Preliminary Trails Master Plan and the Preliminary

Parks, Recreation & Open Space Master Plan Update

21-0668   Presentation on the Pavement Management Plan

The presentation for this item will be included in the minutes as

"Appendix A – 21-0668 Pavement Management Plan Presentation"

21-0669   Presentation on the Advanced Metering Infrastructure (AMI) System

The updated slide for this presentation will be included in the minutes as

"Appendix B – 21-0669 AMI System Presentation Slide"

21-0670   Update on Commercial Kitchens

Mayor Fuller called for Council Liaison updated regarding the various McKinney

Boards and Commissions.

Mayor Fuller called for Executive Session at 5:05 p.m., in accordance with the

Texas Government Code:

A. Section 551.071(2) Consultations with Attorney on any Work Session, Special

Session, or Regular Session agenda item requiring confidential attorney/client advice

necessitated by the deliberation or discussion of said items (as needed)

B. Section 551.071 (A) Pending or contemplated litigation

C. Section 551.072. Deliberations about Real Property

- StarCenter Expansion

D. Section 551.074. Personnel Matters

- Meet and Confer Agreement between the City of McKinney, Texas and the

Professional Fire Fighters of McKinney, IAFF 266, dated September 5, 2017

- Meet and Confer Agreement between the City of McKinney, Texas and the McKinney

Police Association, dated May 2, 2017

E. Section 551.087. Deliberation Regarding Economic Development Matters

Mayor Fuller reconvened from Executive Session and reopened the Work

Session at 6:09 a.m. Council Members Franklin and Frazier did not return from

Executive Session.

Council present unanimously approved the motion by Mayor Fuller, seconded

by Mayor Pro Tem Rogers, to adjourn the meeting at 6:11 p.m., in a vote of 5-0.

The video recording of the meeting is available through the City of McKinney

meeting archives.

These minutes approved by the City Council on August 17, 2021.

SIGNED:

_____
GEORGE C. FULLER, Mayor

ATTEST:

_____
EMPRESS DRANE, City Secretary
JOSHUA STEVENSON, Deputy City Secretary

City of McKinney, Texas

Pavement Management Plan Update

Pavement Management Team

Steve Tilton – Assistant City Manager

Ryan Gillingham, P.E. – Director of Public Works

Paul Sparkman – Assistant Director of Public Works

Eddie Garza – Streets Superintendent

Tahmid Rahman, P.E. – Public Works Engineer

Gary Graham, P.E. – Director of Engineering

Nick Ataie, P.E. – Capital Projects Manager

Sirous Alavi, Ph.D., P.E., PTOE – Fugro (Consultant)

Agenda

| MEETING NO. 1 - INFORMATIONAL [TONIGHT]	MEETING NO. 2 - POLICY DISCUSSION
BACKGROUND	FUNDING SCENARIOS
STREET CONDITION ASSESSMENT METHODOLOGY	FUTURE REVENUE DISCUSSION
DATA ANALYSIS	POLICY FEEDBACK
VALUE OF REPAIRS	
INTRODUCE FUNDING SCENARIOS	

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Unique by nature.

McKinney Roads

❑ **Roadway Ownership**
- McKinney – 1,700 lane miles
- TXDOT – 815 lane miles
- Collin County – 128 lane miles
- Private Roadways – 115 lane miles

❑ **Responsibilities**
- Public Works – Maintenance and Rehabilitation
- Engineering – Capital Improvements

❑ **Roadway Funding**
- General Funds - $2.8 million/year
- Capital Improvements – Avg $6.5 million/year

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Unique by nature.
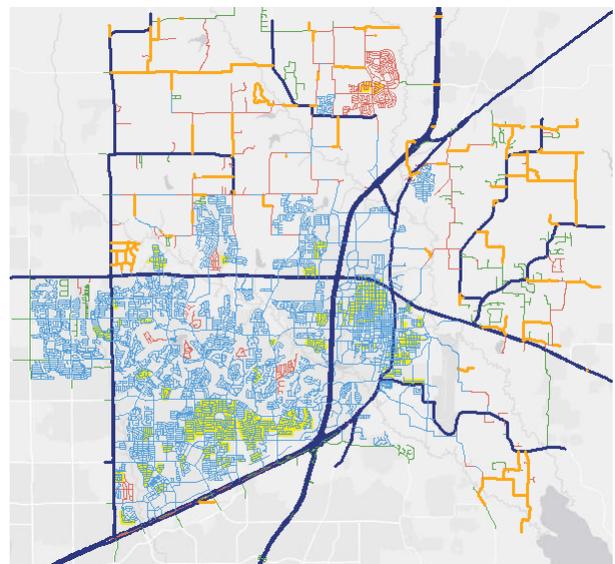
Pavement Management Plan

Purpose

1. Evaluate pavement condition of all City owned roadways

2. Develop maintenance & rehabilitation strategies

3. Calculate costs to maintain roadways at desired levels

4. Support data driven decisions

5. Communication tool for the community

Recommendation is to complete report every 3- 5 years

PAVEMENT MANAGEMENT PLAN TIMELINE	
2015	Last Pavement Management Plan Completed
November 2020	City Council Approved the Contract with Fugro to Update the Pavement Management Plan
January – February 2021	Data Collection
August 2021	Presentation of Data Results to City Council
September 2021	Presentation of Funding Options to City Council

What is a Pavement Condition Index Score?

The pavement condition index (PCI) is a numerical index between 0 and 100, which is used to indicate the general condition of a pavement section.

How are PCI scores used by McKinney?

— Allows for comparisons of street conditions across the City
— Provides for general assignment of repair methods
— Allows for estimation of repair costs based on condition

What are the general categories for condition?

Condition	Failed	Serious	Very Poor	Poor	Fair	Satisfactory	Good
PCI Range	< 10	10 - 24	25 - 39	40 - 54	55 - 69	70 - 84	85 - 100

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PCI Range: > 70

Good to Satisfactory Condition

Asphalt	Concrete

W Howell St. @ S College St and S Parker St	S Ridge Rd. @ Stacy Rd and Chisholm Trl
PCI = 84	**PCI = 90**

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PCI Range: 55 – 70

Fair Condition

Asphalt

Concrete

E Virginia St @ Lively Hill St and Lincoln St

PCI = 59

Metro Park Dr @ Hwy 5 and McKinney Pkwy

PCI = 60

9

PCI Range: 25 – 55

Poor to Very Poor Condition

Asphalt

Concrete

McMakin St @ Hwy 5 and Carrington St

PCI = 35

Heritage Dr. @ Pearson Ave and Redbud Blvd

PCI = 33

10

PCI Range: < 25

Serious to Failed Condition

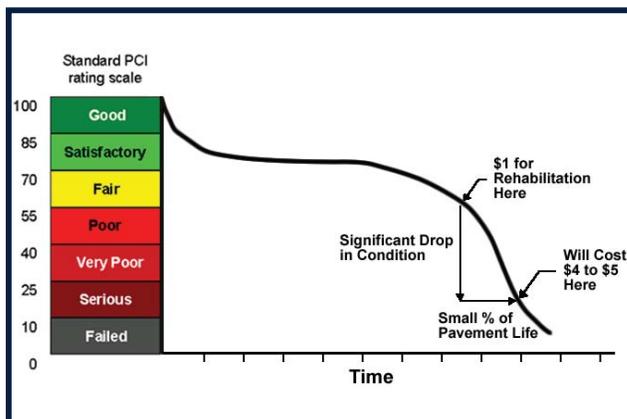Asphalt

Concrete

W Foote St @ N Sherman St and N College St

PCI = 9

S West Park Dr. @ Virginia Pkwy and Lakeview Cir

PCI = 17

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Project Objective

▪ Develop maintenance and rehabilitation strategies for preserving existing pavement infrastructure by optimizing the use of available budget.

The

RIGHT treatment at the

RIGHT time to the

**RIGHT** pavement.

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FUGRO

Pavement Management Plan (PMP) Update

City of McKinney, Texas

Scope of Work

- Review the City's network inventory database.
- Develop a pavement distress data collection plan.
- Conduct pavement condition surveys and ride quality measurements.
- Perform a ten-year budget analysis.
- Prepare a final report and a ten-year network-level M&R plan.

FUGRO
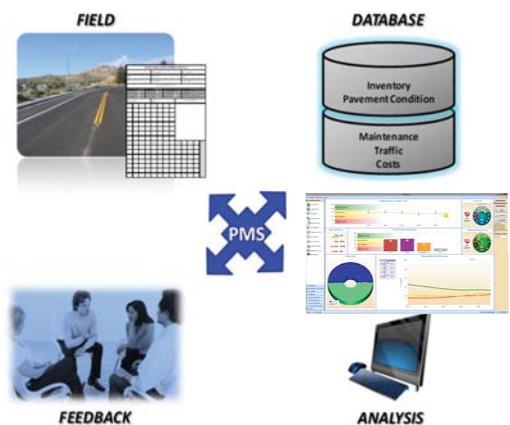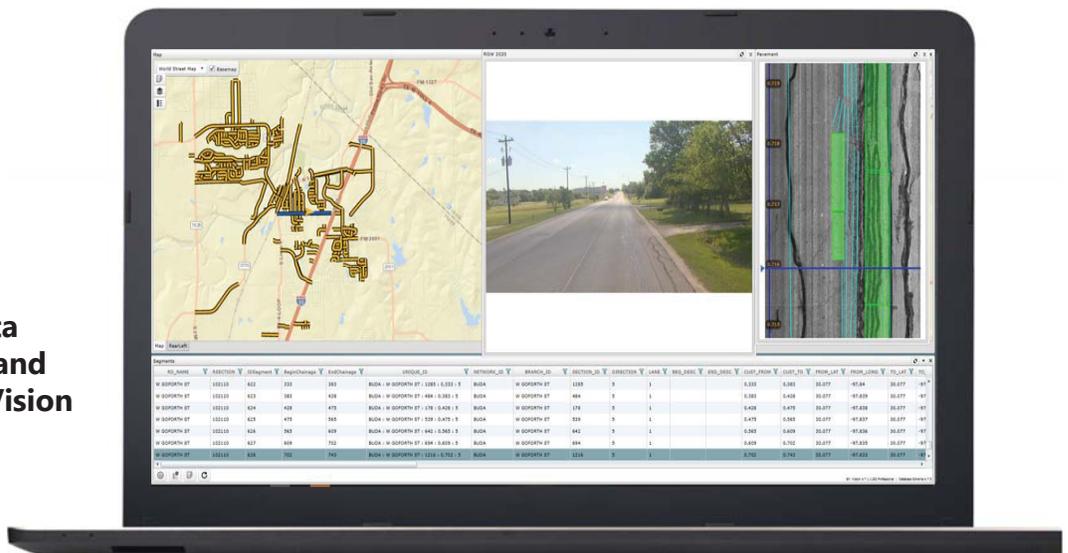
Pavement Condition Data Collection
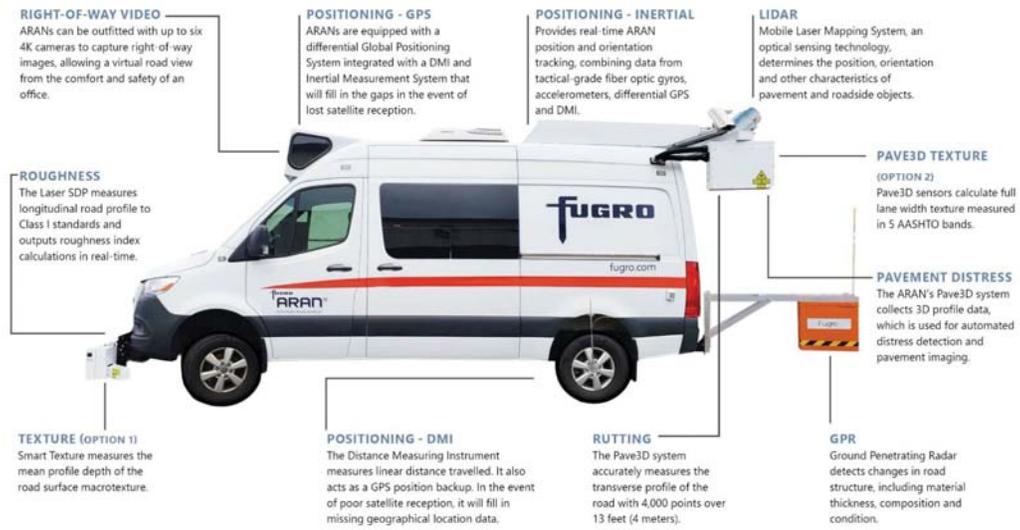
Automatic Pavement Analyzer (ARAN)

Pavement Data Processing

**Distress Data Processing and Viewing - iVision**

Inventoried Roadway Network

Category	Functional Class	Centerline Miles	Lane-Miles (Assuming 12 ft lane)	Percentage of the Entire Network (By Pavement Area)
Asphalt	ARTERIAL	0.5	1.1	0%
	COLLECTOR	13.8	28.3	2%
	LOCAL	80.8	161.2	10%
	ALLEY	1.6	1.5	0%
Concrete	ARTERIAL	78.8	292.1	18%
	COLLECTOR	116.5	253.1	16%
	LOCAL	391.1	820.0	51%
	ALLEY	62.4	55.0	3%
Network Inventoried	All	745.3	1,612.3 *	100%

192 Lane-miles, 11.9%
1420 Lane-miles, 88.1%
■ Asphalt   ■ Concrete

281 Lane-miles, 17.5%
981 Lane-miles, 60.9%
293 Lane-miles, 18.2%
56 Lane-miles, 3.5%
■ Arterial   ■ Collector   ■ Local   ■ Alley

* Some alleys, gravel roadways and roadways under construction are not included the inventoried pavement management analysis

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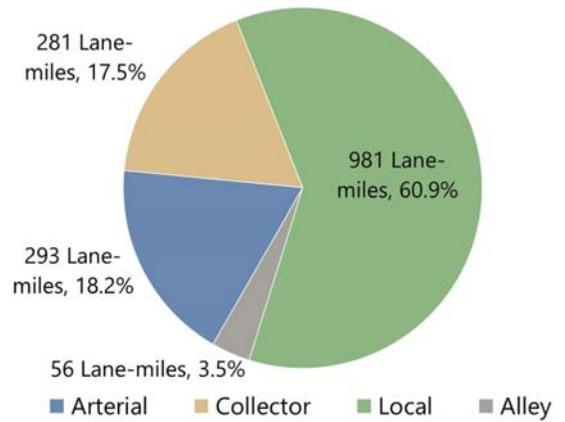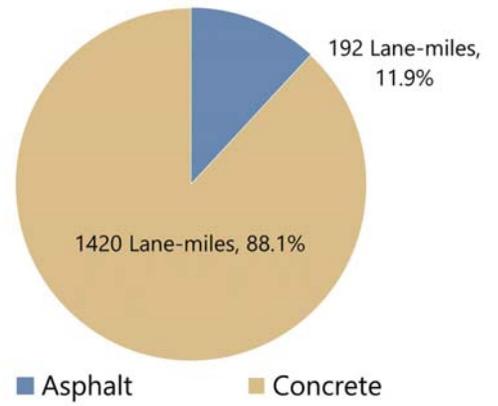
Network Condition

2021 Overall Network PCI

71

Satisfactory

Category – Pavement Type	PCI	Lane Miles
ASPHALT STREETS	35	192
CONCRETE STREETS	76	1420

2015 Overall Network PCI
82
Satisfactory

Category – Functional Class	PCI	Lane Miles
ARTERIAL	83	293.1
COLLECTOR	71	281.5
LOCAL	68	981.2
ALLEY	58	56.5

2012 Overall Network PCI
87
Good

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Network Condition
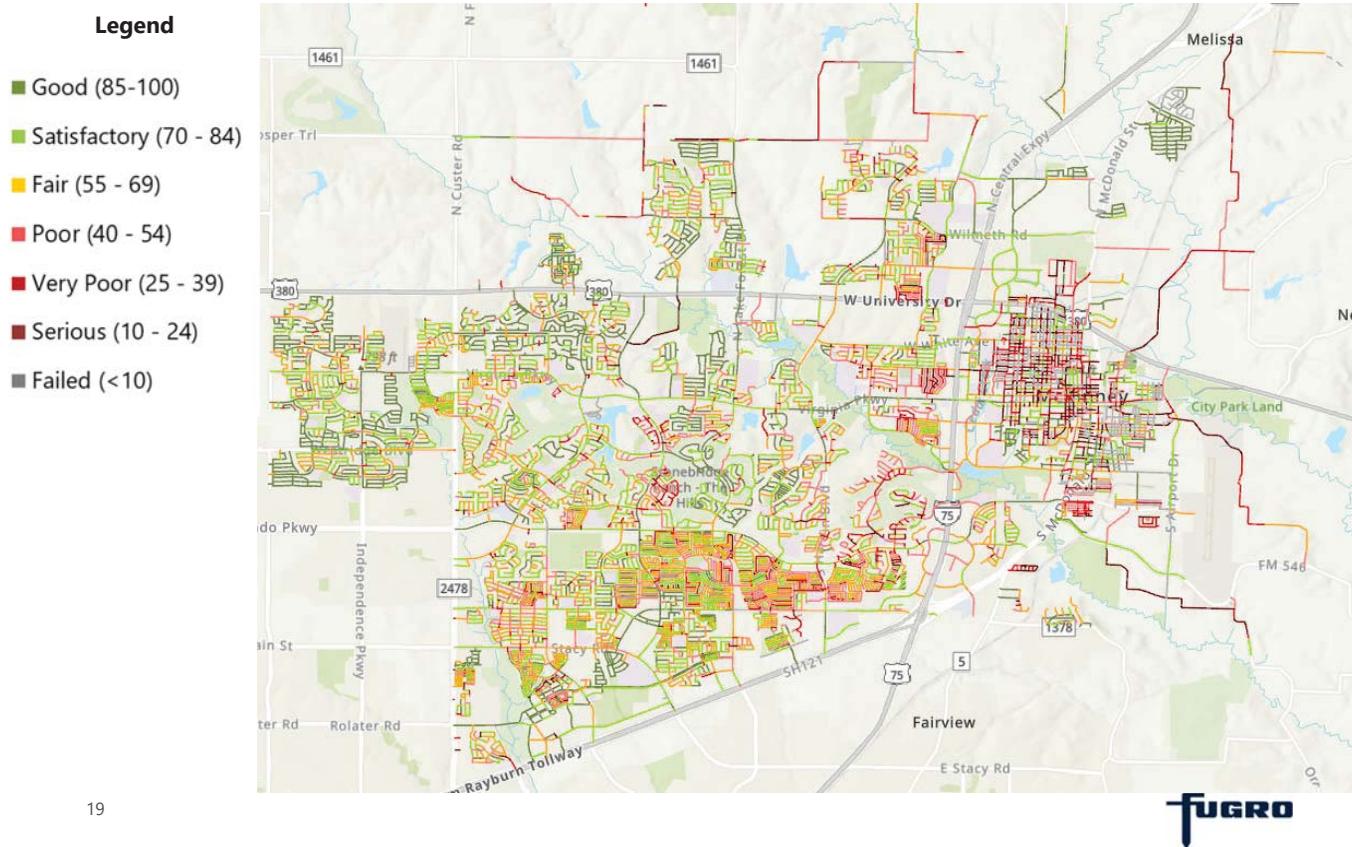
Network Condition Distribution

79% of the network is in Good, Satisfactory & Fair Condition
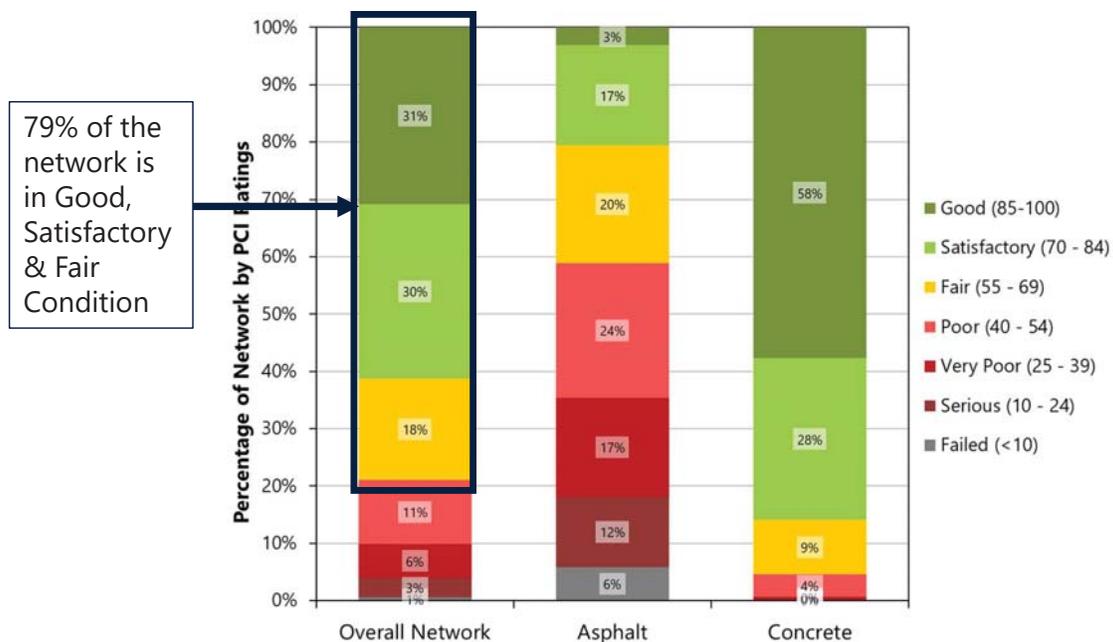
Budget and Target Driven Analysis

Budget Scenario	Total Annual Budget
No Funds	$0
Scenario 1 (Current Budget)	$2.8M MAINT / YEAR $6.5M CIP / YEAR
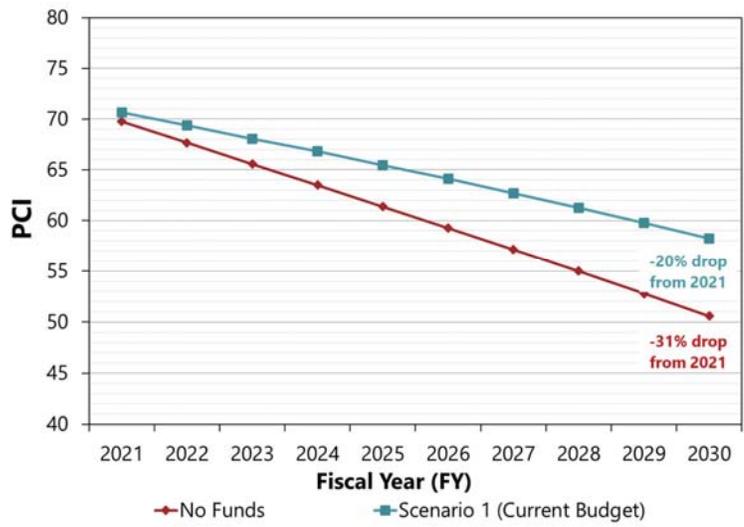
PCI Comparisons among Different Budget Scenarios

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PCI Distribution for Scenarios 1
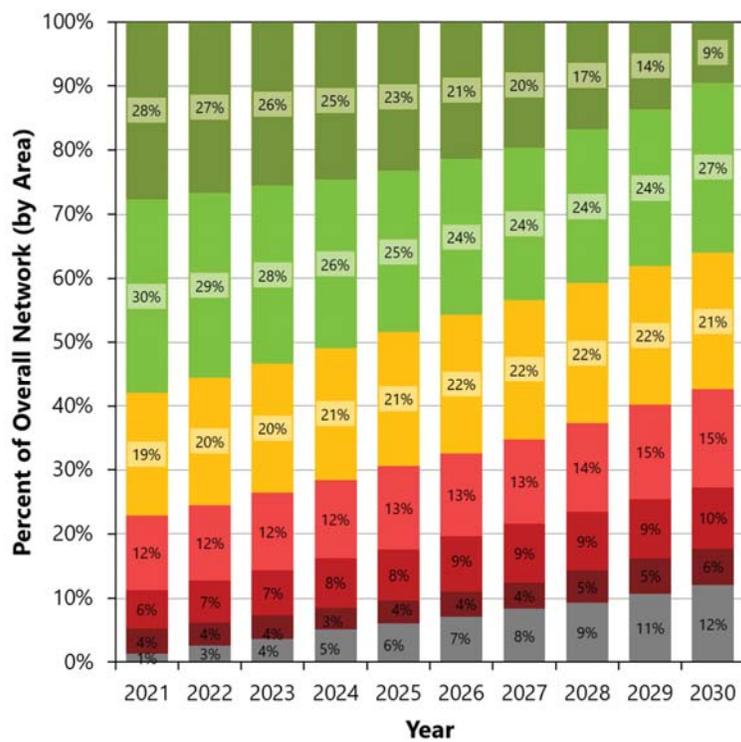
Scenario 1 – Current Budget ($2.8M/yr + $6.5M CIP/yr)
Overall Network PCI 57 in 10 Years

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McKinney 5-year Trends

Year	Lane Miles of Streets	Maintenance Budget
2015	1,144	$2,640,152
2016	1,265	$2,524,815
2017	1,386	$2,524,815
2018	1,509	$2,521,815
2019	1,602	$2,601,815
2020	1,699	$2,618,715

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Other Considerations

- Coordination with other infrastructure assessments
  - Water
  - Wastewater
  - Drainage
  - Sidewalks
- Risk Model Assessments
- Collection of data on sidewalk conditions

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Next steps …

- Receive Feedback
  - PCI Goals
  - Funding Alternatives

- Evaluate Roadway Funding Scenarios
  - Projected impact to overall PCI
  - Continuous dedicated source of funding

- 2nd City Council Presentation – Funding

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Meter Services Dashboard