

## **CITY COUNCIL WORK SESSION**

**DECEMBER 6, 2022**

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, December 6, 2022 at 3:00 p.m.

The work session was broadcast live on cable television Spectrum Channel 16 and AT&T U-Verse Channel 99; and online at <https://mckinney.legistar.com> and <https://mckinneytx.new.swagit.com/views/130>. The video recording is available to the public through the City of McKinney meeting archive.

Mayor George Fuller called the work session to order at 3:00 p.m. upon determining a quorum consisting of himself and the following members were present: Mayor Pro Tem Rainey Rogers, and Council Members Justin Beller, Geré Feltus, Rick Franklin, Charlie Philips, and Patrick Cloutier.

These City of McKinney Staff were 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, City Secretary Empress Drane, City Secretary Administrative Assistant Blenda Sims, City Secretary Records Specialist Juametta Terrell, Presiding Municipal Court Judge Claire Petty, Associate Municipal Court Judge Candace Carlsen, Director of Public Safety Greg Conley, Fire Chief Danny Kistner, Division Chief Assistant Fire Marshal Brian Roach, Director of Parks, Recreation & Open Space Michael Kowski, Director of Organizational Development & Performance Management Joe Mazzola, Training Administrator John Cunningham, Performance Manager Joshua Stevenson, Executive Director of Development Services Michael Quint, Director of Engineering Gary Graham, Civil Engineer Pam Alummoottil, Development Engineering Manager Matt Richardson, Director of Planning Jennifer Arnold, Downtown Development & Historic Preservation Planning Manager Paula Nasta, Director of Public Works Ryan Gillingham, Assistant Director of Public Works Paul Sparkman, Video Producer Will Hicks, Information Technology Service Technician Logan Atwood, Director of Housing & Community Development Janay Tieken, Transit Administrator Akia Pichon, Neighborhood Services

Administrator Dana Riley, Chief Financial Officer Mark Holloway, and Senior Vice President of McKinney Economic Development Corporation (MEDC).

There were approximately fifteen (15) members of public present including McKinney Community Development Corporation (MCDC) Board Member Deborah Bradford.

Mayor Fuller called for Public Comments at which time there were no requests to speak to the City Council.

Mayor Fuller called for the following Information Sharing item.

**22-1096** Proclamation for City of McKinney Employee Learning Week

Mayor Fuller called for Discussion of Agenda Items for the City Council Regular Meeting to be held on Tuesday, December 6, 2022 at 6:00 p.m. at which time there was no discussion.

Mayor Fuller called for the following Work Session items:

**22-1099** Discuss City Refuse Rates and Upcoming Request For Proposal

The presentation for this item not included on the work session agenda is provided in these Minutes as *Appendix A: Agenda Item #22-1099 Presentation on City Refuse Rates*.

**22-1097** Provide Feedback on Data Analysis and Recommendations of Economic and Planning Systems (EPS) for the Neighborhood Preservation Plan

The City Council requested for staff to present this item again at a future Work Session for further discussion.

**22-1098** Consider and Discuss the Possibility of a Municipal Management District (MMD) for the Honey Creek Development

Jake Wagner and Ross Martin of Republic Property Group (RPG) provided information about the proposal.

**22-1100** Discuss CIP Projects Eligible for Funding under the Transportation Infrastructure Initiative and Economic Development Program by MEDC and MCDC Sales Tax Revenues for FY 2022-2023

Mayor Fuller called for Council Liaison Updates on various city Boards & Commissions at which time there were no updates.

In consideration of time, Mayor Fuller recessed the Work Session at 5:08 p.m. for the McKinney Urban Transit District (MUTD) Board meeting which was scheduled to start at 5:00 p.m.

The City Council Work Session reconvened at 5:35 p.m. to meet in Executive Session, in accordance with 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

D. Section 551.074. Personnel Matters

- Presiding Judge Employment Agreement

E. Section 551.087. Deliberation Regarding Economic Development Matters

- Project 20-09 TUPPS Brewery & Entertainment Destination

- Project Blue Sky - Project Terrigen

The City Council returned from Executive Session at 6:00 p.m. with all members present except Council Member Patrick Cloutier.

Council unanimously approved the motion by Council member Charlie Philips, seconded by Council member Rick Franklin, to amend the existing Chapter 380 Agreement with TUPPS as discussed in the Executive Session.

Council Member Patrick Cloutier rejoined the Work Session following the action to amend the Chapter 380 Agreement for TUPPS.

Council unanimously approved the motion by Council member Patrick Cloutier, seconded by Council member Geré Feltus, to approve Judge Petty's contract as discussed in Executive Session.

Council unanimously approved the motion by Council member Geré Feltus, seconded by Council member Rick Franklin, to adjourn the meeting at 6:02 p.m.

These minutes were approved by the City Council on December 20, 2022.

SIGNED:

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GEORGE C. FULLER, Mayor

ATTEST:

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EMPRESS DRANE, City Secretary

City of McKinney, Texas

*Appendix A: Agenda Item #22-1099 Presentation on City Refuse Rates (next page)*

# Refuse Collection Update

City Council Work Session  
December 6, 2022

## Agenda

- Review commercial refuse rates
- Review commercial recycling rates
- Review residential refuse rates
- Update on additional enclosures
- Update on RFP process/timeline

## Previous City Council Policy Discussion Commercial Rate Increase

Increase	Amount	Effective Date
First	10%	July 1, 2021
Second	10%	January 1, 2022
Final	5%	January 1, 2023

25% over 3 years

\*5% increase to contractor's commercial solid waste rates

## Commercial Recycling Rates

Frontload Recycle Services	Total		
	Base	Lanfee	Total
95 Gallon Cart 1x/wk	\$10.00	\$0.04	\$10.04
3yd recycle 1x/wk	\$43.65	\$0.50	\$44.15
3yd recycle 2x/wk	\$78.15	\$1.25	\$79.40
3yd recycle 3x/wk	\$114.74	\$4.30	\$119.04
4yd recycle 1x/wk	\$57.91	\$0.91	\$58.82
4yd recycle 2x/wk	\$103.66	\$2.11	\$105.77
4yd recycle 3x/wk	\$123.60	\$7.43	\$131.03
6yd recycle 1x/wk	\$88.39	\$1.77	\$90.16
6yd recycle 2x/wk	\$101.95	\$2.75	\$104.70
6yd recycle 3x/wk	\$133.95	\$16.21	\$150.16
6yd recycle 4x/wk	\$158.06	\$28.37	\$186.43
8yd recycle 1x/wk	\$89.25	\$7.57	\$96.82
8yd recycle 2x/wk	\$108.78	\$9.82	\$118.60
8yd recycle 3x/wk	\$140.10	\$28.37	\$168.47
8yd recycle 4x/wk	\$168.00	\$49.85	\$217.85
8yd recycle 5x/wk	\$205.00	\$77.33	\$282.33
10yd recycle 1x/wk	\$189.60	\$17.07	\$206.67
10yd recycle 2x/wk	\$235.03	\$22.52	\$257.55
10yd recycle 3x/wk	\$302.55	\$43.91	\$346.46

\*Dark green highlights are proposed commercial recycling rates

## Annual CPI-U Rate Adjustments

- 2022 CPI-U Rate Adjustment – 3.97% Increase (Contractor’s Portion)
  - If 3.97% not passed to residents, remains at \$16.96 (Base fee)
  - If 3.97% passed to residents, increases to \$17.34 (Effective January 1, 2023)
- 2023 CPI-U Rate Adjustment – 5.84% Increase (Estimated)
  - If 3.97% and 5.84% not passed to residents, remains at \$16.96 (Basic fee)
  - If 3.97% passed to residents and 5.84% not passed, increases to 17.34
  - If 3.97% not passed to residents and 5.84% passed, increases to \$17.51
  - If 3.97% and 5.84% are both passed to residents, increases to \$17.92

Area Cities	Residential Basic Rate
City of Allen	\$17.09
City of Frisco	\$21.00 (Effective Jan 1, 2023)
City of Plano	\$19.60
City of McKinney	\$16.96
City of Richardson	\$24.00
<b>Average Rate</b>	<b>\$19.73</b>

Existing  
Proposed

**Own Private Dumpster**

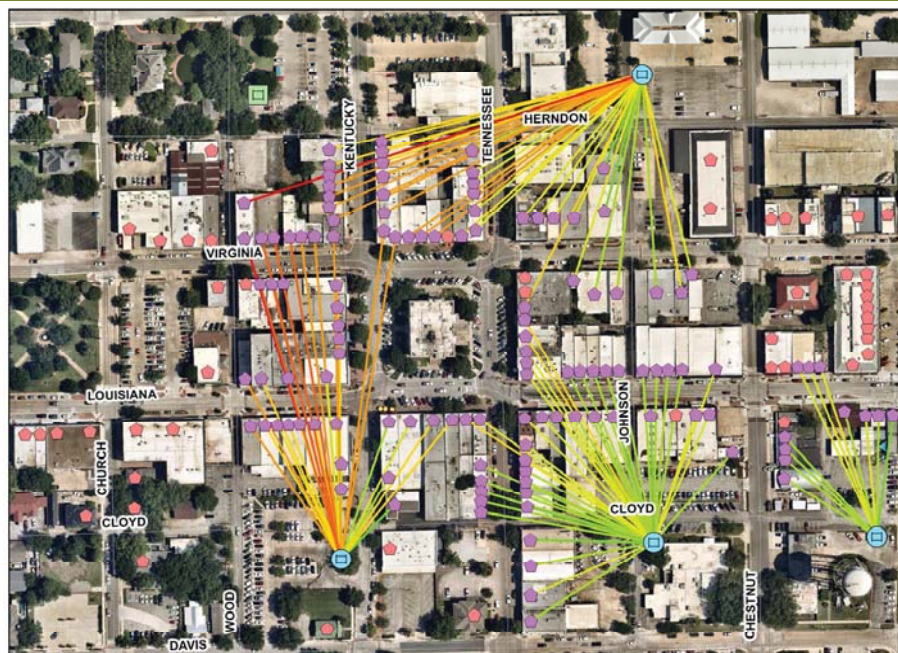
- NO
- YES

**Dumpster Location Status**

- Existing
- Proposed

**Walking Minutes**

- 0.292780 - 0.500000
- 0.500001 - 1.000000
- 1.000001 - 1.500000
- 1.500001 - 2.000000
- 2.000001 - 2.500000
- 2.500001 - 3.000000
- 3.000001 - 3.500000
- 3.500001 - 4.000000



Closest Existing Dumpsters to Downtown McKinney Businesses

Sursrvng#  
Vhxs

**Own Private Dumpster**

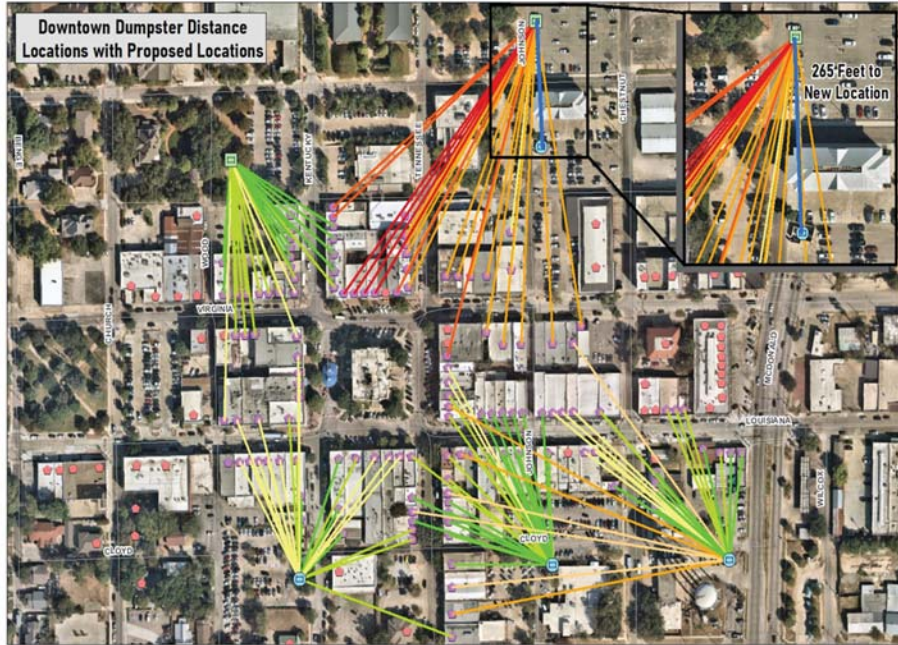
- NO
- YES

**Dumpster Location Status**

- Existing
- Proposed

**Walking Minutes**

- 0.292780 - 0.500000
- 0.500001 - 1.000000
- 1.000001 - 1.500000
- 1.500001 - 2.000000
- 2.000001 - 2.500000
- 2.500001 - 3.000000
- 3.000001 - 3.500000
- 3.500001 - 4.000000



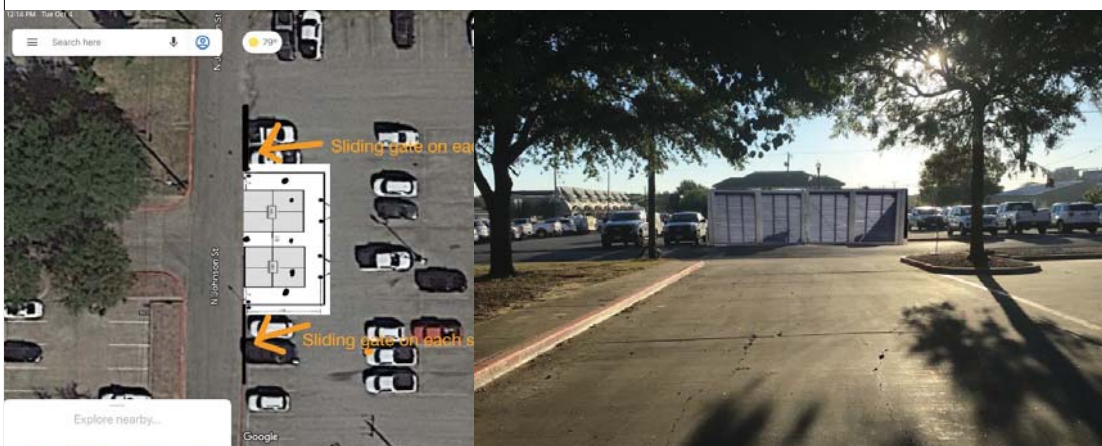
Closest Existing Dumpsters to Downtown McKinney Businesses with Proposed Locations

## Proposed CBD Enclosure #1



Proposed enclosure is located at Central Park west of Development Services

## Proposed CBD Enclosure #2



\*Proposed enclosure is located 265 feet north of the existing enclosure west of City Hall

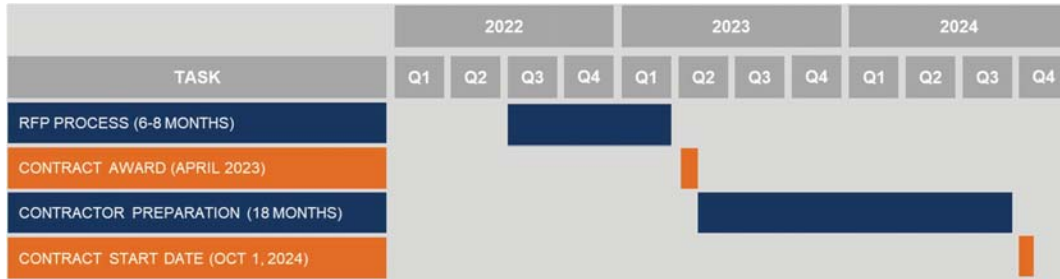
Proposed enclosure is located at the City's parking lot northwest of City Hall

## Next Steps for License Agreement RFP



Initiate solid waste procurement process in mid-2022 in order to provide a level playing field for interested parties

Timeline for Solid Waste Procurement Process



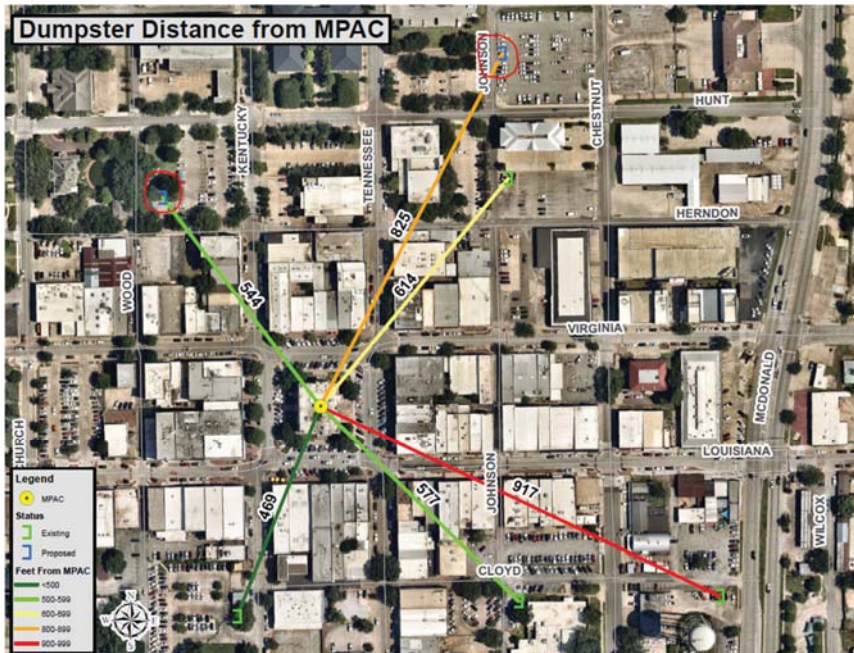
## RFP Tentative Timeline

- Purchasing Issues RFP – December 11, 2022
- Pre-submittal Meeting – December 29
- Deadline for Questions – January 13, 2023
- Submission Deadline and Proposal Opening – February 16
- Evaluation of Proposals, Interviews, Negotiations – March 24
- Recommendation of Award to City Council – April 4

## Questions & Discussions



Existing #  
Proposed #  
Distances



Existing and Proposed Dumpsters Distances to MPAC

(End of Appendix A)