

CITY COUNCIL WORK SESSION

APRIL 5, 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, April 5, 2022 at 4 p.m.

Council Present: Mayor George Fuller, and Council Members Charlie Philips, Geré Feltus, Patrick Cloutier, Rick Franklin, and Justin Beller.

Council Absent: Mayor Pro Tem Rainey Rogers.

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, Director of Strategic Services Trevor Minyard, City Secretary Empress Drane, Deputy City Secretary Joshua Stevenson, City Secretary Administrative Assistant Blenda Sims, City Secretary Records Specialist Juametta Terrell, Accreditation & Reporting Specialist Edith Ruiz, Chief of Fire Danny Kistner, Executive Director of Development Services Michael Quint, Director of Planning Jennifer Arnold, Director of Engineering Gary Graham, CIP Manager Nicholas Ataie, Civil Engineer II Robyn Root, Senior Engineer II Paul Tucker, Development Services Specialist Donna Bugiel, Director of Code Services Kerry Simpson, Code Enforcement Manager John Christophe, Animal Control Officer Amanda Zehner, Animal Control Officer Ashley Baker, Animal Control Officer Daniel Stover, Animal Control Officer Sabrina Hash, Code Services Administrative Assistant J'ainene Lowing, Director of Public Works Ryan Gillingham, Assistant Director of Public Works Gabriel Bowden, Director of Airport Kenneth Carley, McKinney Economic Development Corporation (MEDC) President Peter Tokar, McKinney Performing Arts Center (MPAC) & Main Street Program Director Amy Rosenthal, Neighborhood Services Coordinator Dana Riley, Video Producer William Hicks, and Service Desk Technician II Asif Ali.

McKinney Board & Commission Members Present: McKinney Art Commission Chair Molly Brewer and Animal Service Facility Advisory Committee Member Steven Spainhouer.

Mayor Fuller called the meeting to order at 4:00 p.m. upon determining a quorum of the Council was present.

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

Mayor Fuller called for the discussion of the Agenda items to be presented at the City Council Regular Meeting of Tuesday, April 5, 2022, at 6:00 p.m.

Council Member Beller asked for the discussion of Agenda item #22-0295 (Consider/Discuss/Act on a Resolution of Support Authorizing the City Manager, or Designee, to Apply for the FY 2022 National Infrastructure Investments Discretionary Grant (Rebuilding American Infrastructure with Sustainability and Equity Grant Program) for Various Street Improvements in East McKinney, and Accepting Funding if Awarded).

CIP Manager Nicholas Ataie spoke regarding this item.

The handout given to Council will be included in the Appendix of these minutes as "Appendix A – 22-0295 RAISE Grant Supplemental Information".

Mayor Fuller called for the Information Sharing Agenda.

22-0281 Proclamation for National Animal Care and Control Appreciation Week

Council Member Philips thanked the Animal Services Staff for their dedication and work for the City of McKinney.

22-0282 Proclamation for National Community Development Week

Mayor Fuller called for the Work Session Agenda.

22-0283 Update on McKinney Silo Mural Project Community Input

Mayor Fuller called for Council liaison updates regarding various City Boards & Commissions. There were none when called for.

Mayor Fuller called for Executive Session at 4:36 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)

- (Case No. 21-0004A) Petition to Annex / (Case No. 21-0038Z) Request to Zone, Certain Land Located on the East Side of State Highway 5 (McDonald Street)

and Approximately 600 Feet North of the Intersection of County Road 278 and Fannin Road

- Town of Fairview, Texas Interlocal Agreement regarding ETJ Boundaries
- B. Section 551.071 (A) Pending or contemplated litigation
- C. Section 551.072. Deliberations about Real Property
- D. Section 551.074. Personnel Matters
- E. Section 551.087. Deliberation Regarding Economic Development Matters
- McKinney HUB 121
- Project Hemispheres

Council Member Philips reconvened from Executive Session and reopened the Work Session at 5:50 p.m.

Mayor Fuller did not return from Executive Session.

No action was taken on Executive Session items.

Council present unanimously approved the motion by Council Member Cloutier, seconded by Council Member Feltus, to adjourn the meeting at 5:50 p.m in a vote of 5-0.

The video recording of the meeting is available online through the City of McKinney video archives.

These minutes were approved by the City Council on April 19, 2022.

SIGNED:

GEORGE C. FULLER, Mayor

ATTEST:

EMPRESS DRANE, City Secretary
JOSHUA STEVENSON, Deputy City Secretary

City of McKinney, Texas

Council Work Session 4/5/2022

Consent Agenda Item: 22-0295

RAISE Grant Supplemental Information

Resolution authorizing an application for the National Infrastructure Investments Discretionary Grant (Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Program)

1. Why did we select this project? Did we consider other projects?

Our team selected this project to submit an application that had the best chance for funding per the grant requirements and guidelines.

The process for this project served as a test run for using a consultant to prepare and submit a grant application. The consultant worked with grant representatives to best understand the application and scoring criteria and city representatives to understand what projects were available. Several projects were discussed, but the proposed East McKinney Streets proposal provides the most competitive opportunity within the current grant cycle.

2. There are several streets in East McKinney that have very low PCI scores. Why not submit an application that fixes those streets versus constructing new streets in an area that hasn't redeveloped yet?

Constructing new streets better aligns with the current application criteria. Per our consultant:

Constructing new streets will allow our application to meet more of the merit criteria, Administration and USDOT goals/priorities, and maximize the Benefit Cost ratio. Building new streets will provide greater mobility and community connectivity for the underserved neighborhoods to park space, community centers, and potential job opportunities; and allow for better economic competitiveness by providing access to developable land. Projects are expected to go beyond just rebuilding or reconstructing existing roadways. They need to be built for and provide resiliency, such as the additional access points these projects provide for the neighborhoods. These three projects were chosen to put forward the most competitive application in the current environment.

Proposed redevelopment in the area would not be 100% responsible for the street construction and reconstruction proposed as part of the grant submittal. Said another way, grant funding secured for these projects helps free up local funding that can be used to advance repair and reconstruction on other streets. If awarded, this grant would allow us leverage up to \$16M of local funding that can be used to advance other improvement initiatives.

Portions of Washington and Seneca are proposed to be reconstructed as part of the grant application. Additionally, the Council has been working on identifying a long-term funding source that would dramatically increase local funding that would be available for right of way reconstruction projects.

3. Shouldn't the Mobility and Alignment study be approved before we apply for grant funding for this project?

Applying for federal infrastructure funding is a priority of staff as set by Council. Because of that, we felt it important to apply prior to the formal adoption of the Mobility and Alignment Study.

In an ideal world, the Mobility and Alignment Study would be approved prior to the application. The Mobility and Alignment study is mostly complete, and we have been gathering the final round of public comment. The study will be presented to Council in its final form on May 17.

In the event that the Council does not adopt the Mobility and Alignment Study, or modifies it in a way to remove the roads proposed in the grant, we would either withdraw or revise the grant application.

4. Won't building these streets prior to redevelopment just increase cut through traffic? How can cut through traffic be discouraged?

There are several factors that influence traffic volumes, speeds, and patterns. In this area, we believe that the proposed roads will disperse traffic from other streets in the area and provide a path of travel that is not through a residential neighborhood. While it may seem counterintuitive, having more connections usually means lower traffic volume pinch points because traffic is better dispersed throughout a network. Street design and character also plays a critical role in determining traffic speed.

Federally funded projects generally take longer to implement than locally funded projects. If awarded, we anticipate that it this project could take 3-5 years to complete. It is possible that redevelopment will be occurring during that timeframe.