

CITY COUNCIL WORK SESSION

MARCH 2, 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, March 2, 2021 at 3 p.m.

Council Present: Mayor George Fuller, Mayor Pro Tem Rainey Rogers, and Council Members Charlie Philips, Scott Elliott, Frederick Frazier, Rick Franklin, and Angela Richardson-Woods.

Council Member Frazier participated remotely by phone for the duration of the meeting.

City of McKinney Staff Present: City Manager Paul Grimes, Assistant City Manager Steve Tilton, Assistant City Manager Kim Flom, Assistant City Manager Barry Shelton, City Attorney Mark Houser, Strategic Services Manager Trevor Minyard, City Secretary Empress Drane, Deputy City Secretary Joshua Stevenson, City Secretary Records Specialist Juametta Terrell, City Secretary Administrative Assistant Blenda Sims, Executive Director of Development Services Michael Quint, Director of Planning Jennifer Arnold, Development Services Manager Brandon Opiela, Chief Building Official Rick Herzberger, Business Systems Specialist Samantha Pickett, Chief of Police Greg Conley, Chief of Fire Danny Kistner, Director of Parks & Recreation Michael Kowski, Chief Financial Officer Mark Holloway, Procurement Services Manager Lisa Littrell, Customer Operations Manager Alexandra Casey, and McKinney Performing Arts Center (MPAC) & Main Street Program Director Amy Rosenthal.

There were approximately three (3) members of the public present in the audience including notable guest McKinney Main Street Board Chair Molly Brewer.

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, March 2, 2021, at 6:00 p.m.

Mayor Fuller called for the Work Session Agenda.

- 21-0198** Discuss Public Art Opportunity for Silos and Grain Elevator
- 21-0199** Preview of Development Navigation Assistant (DNA): Permitting and Development Process Guide Software
- 21-0200** Discuss Proposed Fee Waivers and Adjustments as Part of 2021 Winter Storm Response

The presentation for this item is included in the minutes as Exhibit A.

Mayor Fuller called for Council liaison updated regarding the various McKinney Boards and Commissions.

Council Member Philips spoke regarding the Visit McKinney Board.

Council Member Elliott spoke regarding the McKinney Community Development Corporation (MCDC). The Council Member commented on the Silo Project and upcoming Main Street Events.

Mayor Pro Tem Rogers spoke regarding the McKinney Economic Development Corporation (MEDC). The Mayor Pro Tem stated that sales tax for McKinney is up ten (10) percent.

Council Member Richardson-Woods stated that the next MEDC Promotional Community Grant cycle will begin May 1, 2021.

Council Member Frazier agreed with Council Member Elliott comments on MCDC.

Mayor Fuller called for the Executive Session at 4:09 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)

- Development Agreement by and between Trinity Falls Holdings LP and City of McKinney, Texas

B. Section 551.071 (A) Pending or contemplated litigation

- KLA International Sports Management, LLC v. The City of McKinney, Cause No. 471-02979-2020, In the District Court, 471st Judicial District, Collin County, Texas

- TXI Operations, LP, Plaintiff vs. City of McKinney, Texas, Defendant, Civil Action No. 4:20-CV-00353, United States District Court for the Eastern District of Texas

C. Section 551.072. Deliberations about Real Property

- Municipal Facilities

- StarCenter Expansion

D. Section 551.074. Personnel Matters

E. Section 551.087. Deliberation Regarding Economic Development Matters

- Project Bluesky

Mayor Fuller reconvened from Executive Session and reopened the Work Session at 5:24 p.m. with Mayor Pro Tem Rogers and Council Members Philips, Elliott, Richardson-Woods. Council Members Frazier and Franklin did not return from the Executive Session.

Council present unanimously approved the motion by Council Member Philips, seconded by Council Member Elliott, to adjourn the meeting at 5:24 p.m.

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

These minutes were approved by the City Council on March 16, 2021.

SIGNED:

GEORGE C. FULLER, Mayor

ATTEST:


EMPRESS DRANE, City Secretary
JOSHUA STEVENSON, Deputy City Secretary

City of McKinney, Texas

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Winter Storm Response

City of McKinney
CMO




The slide features a blue header bar at the top, followed by a thin green line and a thin orange line. The main content area is white. A blue rectangular box contains the title "Winter Storm Response" in white text. Below the box, the text "City of McKinney" and "CMO" is displayed in blue. The McKinney Texas logo is positioned in the bottom right corner. The slide is framed by a blue bar at the bottom.

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Water/Wastewater



The slide features a blue header bar at the top, followed by a thin green line and a thin orange line. The main content area is white. A blue rectangular box contains the title "Water/Wastewater" in white text. The McKinney Texas logo is positioned in the bottom right corner. The slide is framed by a blue bar at the bottom.

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Exhibit A

Water Rate Adjustment

- Utility Customer Operations Proposes Rate Adjustment
 - All Tiers rolled back to Tier 1 Rate of \$4.00 per 1,000 Gallons
 - Done for ALL residents in lieu of Leak Adjustments this Billing Cycle
 - Two-fold relief
 - More robust relief for those experiencing a major leak than usual leak credit
 - Also provides savings for customers above their usual usage due to needed faucet dripping during storm
- Example
 - Residential Customer Using 25k Gallons During Storm Period
 - Water would regularly cost \$150.75
 - With rate rollback, water would cost \$116.50
 - Savings of \$34
- Total Cost to City Utility of \$250k-\$400k



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Adjustment To Wastewater Winter Quarter Average

- Wastewater is billed on a Winter Quarter Average
 - Done to ensure irrigation customers are not paying wastewater fees for water not flowing into system
 - Average based on average use during months of December, January, and February when most residents do not irrigate
 - Regardless of average, Wastewater charges are capped at 8k gallons
- Utility Customer Operations Will Change Average Period for 2021
 - February will be dropped from calculation due to weather event
 - Smaller sample
 - December and January sufficient to establish usage



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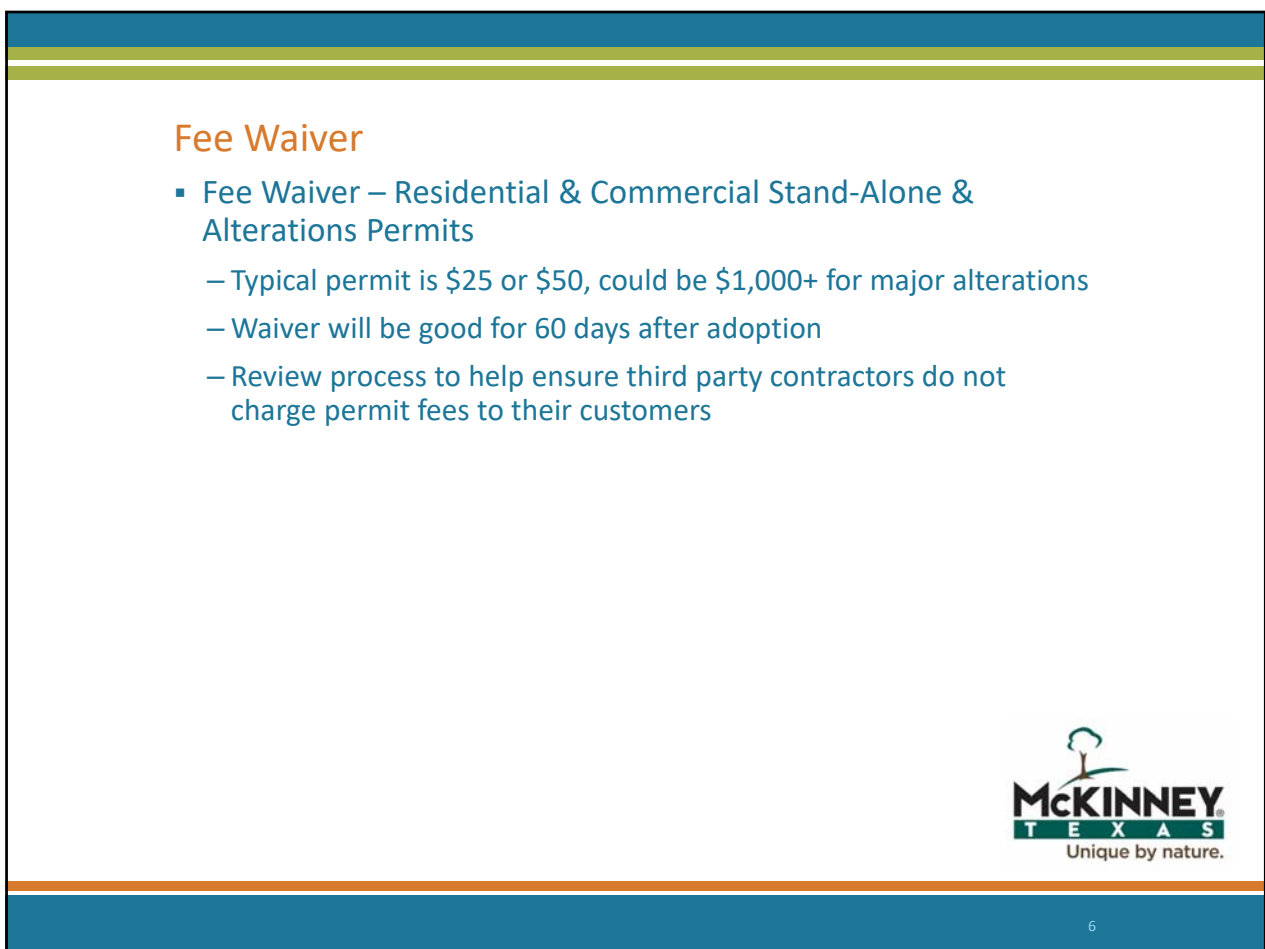
A presentation slide with a blue header and footer, and a green horizontal line. The word "Permits" is centered in a white box on a blue background. The McKinney Texas logo is in the bottom right corner.

Permits



McKINNEY
T E X A S
Unique by nature.


5



A presentation slide with a blue header and footer, and a green horizontal line. The text "Fee Waiver" is in orange, followed by a list of bullet points in blue. The McKinney Texas logo is in the bottom right corner.

Fee Waiver

- Fee Waiver – Residential & Commercial Stand-Alone & Alterations Permits
 - Typical permit is \$25 or \$50, could be \$1,000+ for major alterations
 - Waiver will be good for 60 days after adoption
 - Review process to help ensure third party contractors do not charge permit fees to their customers



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T E X A S
Unique by nature.

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Solid Waste



7

Solid Waste Fee Waivers and Programs

- North Texas Municipal Water District (NTMWD) – Fee Waiver
 - Waiver of construction & demolition material fees for McKinney customers
 - Valid at all NTMWD landfill/transfer stations that waste is accepted
 - Typical fee is either \$25 (less than ½ ton) or \$55
 - Program extends until March 31, 2021

- Forbearance Period – Commercial Construction Waste
 - Effective for 10 days after adoption
 - “Turnaround” time for commercial roll-off containers within 24 hours



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Solid Waste Fee Waivers and Programs

- Potential Establishment of Residential Curbside Program
 - Provided by third party contractor
 - Could be established in approximately 48 hours after authorization
 - Residents would sign up for program via form/city website
 - Construction & demolition materials would be delivered to landfill
 - Resolution would cap the City’s expenditures to \$50,000



Questions & Discussion

