



CITY OF MCKINNEY, TEXAS

Agenda City Council Work Session

Monday, March 19, 2018

5:30 PM

Council Chambers
222 N. Tennessee Street
McKinney, TX 75069

CALL TO ORDER

DISCUSS REGULAR MEETING AGENDA ITEMS

WORK SESSION ITEMS

18-266 [Airport Federal Priorities and Master Plan Update](#)

Attachments: [Powerpoint Presentation](#)

COUNCIL LIAISON UPDATES

EXECUTIVE SESSION

In Accordance with the Texas Government Code:

A. Section 551.071 (2). Consultation with City Attorney on any Work Session, Special or Regular Session agenda item requiring confidential, attorney/client advice necessitated by the deliberation or discussion of said items (as needed) and legal consultation on the following item(s), if any:

B. Section 551.071 (A) Pending or contemplated litigation

- Stephen Dorris v. City of McKinney, Texas, et al; Cause No. 4:16-cv-00069; U.S. District Court for the Eastern District of Texas, Sherman Division
- Devin Huffines, Jacob Thomas, Aaron Harris, Brent Connett, and Matthew Langston v. City of McKinney, Texas

C. Section 551.074 Discuss Personnel Matters

- City Council Self- Evaluation, Roles /Responsibilities under Home Rule Charter

D. Section 551.072 Deliberations about Real Property

- Municipal Facilities

ACTION ON EXECUTIVE SESSION

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on the 16th day of March, 2018 at or before 5:00 p.m.

Sandy Hart, TRMC, MMC
City Secretary

In accordance with the Americans with Disabilities Act, it is the policy of the City of McKinney to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 hours in advance of the event. Phone 972-547-2694 or email contact-adacompliance@mckinneytexas.org. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at <http://www.mckinneytexas.org/ada>.



18-266

TITLE: Airport Federal Priorities and Master Plan Update

COUNCIL GOAL: Maximize the Development Potential of the McKinney National Airport

MEETING DATE: March 19, 2018

DEPARTMENT: McKinney National Airport

CONTACT: Kenneth Carley, Airport Director

RECOMMENDED CITY COUNCIL ACTION:

- N/A

ITEM SUMMARY:

- Update on the Airport's initiatives regarding the Federal Contract Tower Program and the FY 2018/2019 Federal Agenda related to airport capital projects.
- Update on the Airport Master Plan

BACKGROUND INFORMATION:

- Working in concert with the U.S Contract Tower Association, the airport has engaged our congressional representatives to ensure that the FY 2018 House and Senate Appropriations Bills provide full funding for all the airports in the program.
- The Federal Priorities list for construction projects at McKinney National Airport is under revision from last year to represent consolidation of certain projects and a reprioritization of projects on the list.
- A discussion on the methodology that will be used to determine highest and best use of airport land and how the analysis may impact the Airport Master Plan concept.

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

[Powerpoint Presentation](#)

Airport Federal Priorities & Master Plan Update

Kenneth Carley – Airport Director



McKINNEY FIRST

CITY COUNCIL GOALS & STRATEGIES



DIRECTION FOR STRATEGIC &
ECONOMIC GROWTH



FINANCIALLY SOUND GOVERNMENT



OPERATIONAL EXCELLENCE



ENHANCE THE QUALITY OF LIFE
IN MCKINNEY



MAXIMIZE THE DEVELOPMENT POTENTIAL
OF THE MCKINNEY NATIONAL AIRPORT



SAFE & SECURE COMMUNITY

Federal Contract Tower Program



McKinney National Airport & McKinney Air Center

- Ranked #1 FBO 3 of the last 4 years
- 71% - Fuel Volume Increase Since 2014
- 35% - Increase in Operations Since 2014
- Updating Airport Layout & Master Plan
- 190 Acres Purchased Q1 2018
- Recently Broke Ground on 40,000 sq/ft Hangar
- Breaking Ground on 17,000sq/ft FBO Terminal
 - Mid April



Contract Tower Benefits

- Efficiency
 - 28% of all US tower operations at 14% of the cost
- Enhanced Safety
 - About 120,000 operation per year at TKI
- Significant Savings
 - \$675,000 – Approximate Annual Savings for McKinney
- Promotes Economic Development and Creates Jobs



2013 Sequestration

- FY2013 FAA proposed to divert funding to other programs and close a disproportionate number of contract towers
- Since FY2014 congress has provided designated funding in the House and Senate versions of the appropriations bills
- Continuation of this designation in FY2018 & FY2019 appropriations bills will ensure the funding stays in the Contract Tower Program



Current Status

- House and Senate FY 2018 Appropriations Bills provide \$162 million for the Contract Tower Program
- Provides for full funding for all airports in the Program
- McKinney National Airport has reached out to our federal delegation encouraging full support of the program



Looking Forward

- For FY 2019 the Contract Tower Program will need \$172 million to cover airports, like McKinney, that are currently in the Program and airports that are expected to be added this year and in FY 2019

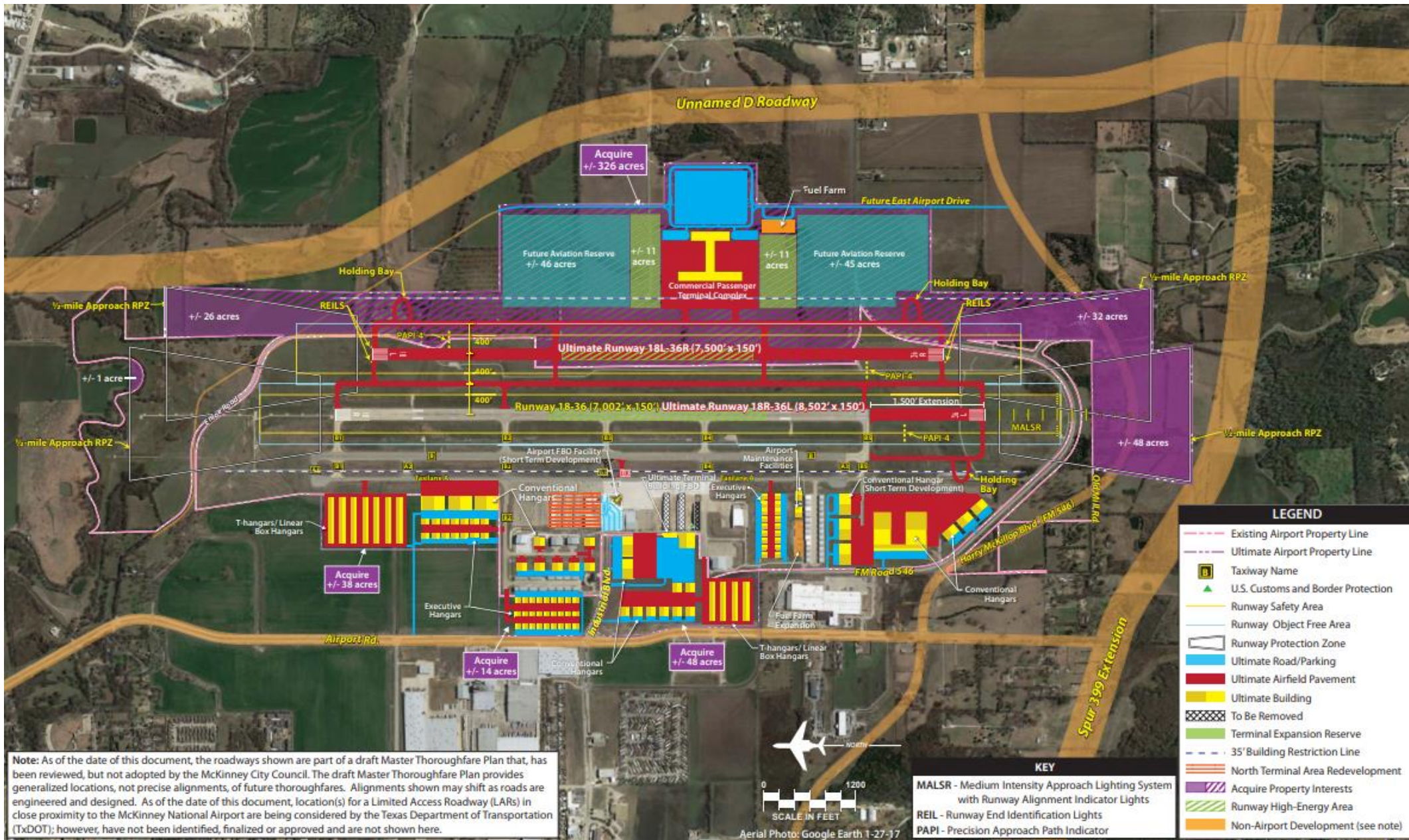


Misc. Airport Federal Priorities

Airport Federal Priorities for Construction Projects

- Runway Extension - 1,500 feet
 - Large corporate operators periodically limited
- Relocate Taxiway B3 Connector & Relocate/Rehabilitate Taxilane A
 - Taxiway B3 does not comply w/FAA safety standards
- Repair Erosion Damage and Enhance Storm Water Drainage
 - Enhance the management of all storm water flowing on the Airport
- Taxilane Construction and Land Acquisition
 - Accommodate future construction of hangars

Highest & Best Use



Highest and Best Use Methodology

- Identify Categories of Use
 - Tie-Down Ramp
 - T-Hangars (various sizes)
 - Owners Association Hangars (various sizes – MOA, CCHOA)
 - Community Hangars (various sizes)
 - Transient Hangars
 - Large Corporate Hangars (sole use)

Highest and Best Use Methodology

- Identify Land Requirements for Each Category
 - Land is a finite resource
 - Land use decision impact revenue streams for decades
 - “Opportunity Costs”
- Identify Acreage Needed for Categories of Use

Highest and Best Use Methodology

- Calculate Average Revenues From Each Category Of Use
 - Ground Rents
 - Lease Rents
 - Ramp/RON/Ancillary Fees
 - Fuel Sales
 - Tax Revenue
 - Structures
 - Business aircraft