



## CITY OF MCKINNEY BOND ELECTION 2019

# PUBLIC SAFETY FACILITIES

### BOND PROPOSITION A

The city proposes \$75 million in the upcoming bond election for improvements and expansion of McKinney's Public Safety facilities, including the McKinney Public Safety Building complex, located at 2200 Taylor-Burk Dr. The funds will be used generally for the design and construction of facilities, the acquisition of land if required, as well as off-site improvements of Public Safety facilities. Additional facilities will fulfill the projected growth of both police and fire administration, as well as land acquisition for future fire stations and improvements to current fire stations.

#### **+ FAST FACTS**

The Public Safety Building was constructed on a 16-acre site and occupied in 2006 for the McKinney Police Department and the McKinney Fire Department Administration. A Public Safety Support Building was constructed on the site and occupied in 2018.

More than 400 employees use the buildings on a daily basis, and approximately 150 employees currently office there full-time. Building operations include Fire and Police Department Administration, criminal investigations, Emergency Operations Center, 911 dispatch, Fire Department Training Division, Logistics and Prevention, as well as meeting and training space.

#### **+ PROJECT DETAILS**

- **Expansion of the current Public Safety Building**

The existing facilities were designed in phases to accommodate each department's needs coinciding with the growth of the city. Since opening, McKinney has doubled in population and expanding the Public Safety facilities addresses growth in the city.

- **Parking garage facilities for police and fire vehicles**

The multi-level structured parking garage will accommodate the city's expanding police and fire fleet.

- **Security upgrades to existing fire station facilities**

Security upgrades and other improvements to existing fire station facilities will ensure the safety and enhance the operational needs of fire personnel and equipment.

- **Land for public safety development**

Land purchases for future public safety uses as well as fire station development to aid in maintaining certifications and an industry leading ISO Rating of 1.



## CITY OF MCKINNEY BOND ELECTION 2019

# MUNICIPAL COMMUNITY COMPLEX

### BOND PROPOSITION B

The city proposes \$50 million in the upcoming bond election to be used in the design and construction of a new McKinney Municipal Community Complex. The complex includes public and community spaces for City Council and citizens, as well as city departments including City Manager, City Secretary, Communications and Marketing, Development Services, Financial Services, Housing and Community Development, Human Resources, Information Technology, and Parks and Recreation Administration.

#### **+ FAST FACTS**

McKinney's current City Hall building was built in the 1950s and houses only three of the city's nine departments that would ultimately reside in a new cohesive facility. Those three departments include City Manager, City Secretary and Financial Services.

Of the other six departments to be located in a new facility, Communications and Marketing, Development Services, Housing and Community Development, Human Resources and Information Technology departments currently reside in leased facilities.

The Development Services Department is in a facility that was built in the 1960s, and the Parks and Recreation Department resides in a facility that was previously a residential community building built in the 1970s.

#### **+ PROJECT DETAILS**

- The proposed Municipal Community Complex will allow more streamlined city services. Currently, the nine departments intended to be housed within a new facility are as far as eight miles from each other. Furthermore, the city pays approximately \$650,000 annually to lease office space for the delivery of core services, an expense that will virtually be eliminated with the construction of a new facility.
- The city has completed a space and needs study to accurately identify the square footage requirements, acreage requirements and facility functionality requirements that will serve the community for years to come.
- The Municipal Community Complex will be designed to accommodate the city's growth for the next generation.
- City staff and City Council are considering several locations throughout McKinney. Each site allows the Municipal Community Complex to meet the needs of the city.
- \$50 million will serve as a significant source of funding, but it will not cover the entire cost. However, the city is confident this funding can leverage additional public-private partnership opportunities that will help share some of the project costs and risks, as well as utilize private sector finance and innovation.



## CITY OF MCKINNEY BOND ELECTION 2019

# PARKS AND RECREATION FACILITIES

### BOND PROPOSITION C

The city proposes \$91 million in the upcoming bond election for the enhancement and expansion of the community's parks system. The scope of proposed improvements includes the renovation or expansion of existing parks, sports fields and facilities, the construction of new parks and the acquisition of property for future parks development.

#### **+ FAST FACTS**

The city's parks system features nearly 3,000 acres of parks and open space, six unique recreation facilities and more than 40 parks, with some park areas dating back more than 100 years.

Per the 2017 Parks and Recreation Master Plan, the existing parks system represents about half the required parks, facilities and open space needed to serve the community at the city's build-out.

The master plan sets a standard target level of service (LOS) based upon national and regional metrics for both neighborhood and community parks to meet the recreational needs of residents. In McKinney, the target LOS for neighborhood parks is two acres for every 1,000 residents. McKinney currently has 1.4 acres per 1,000 residents. For community parks, McKinney's target LOS is six acres for every 1,000 residents, and the city presently has 6.2 acres per 1,000 residents.

In 2002, the 16,000-square-foot Senior Recreation Center and Senior Pool opened to accommodate 75-100 annual members age 50 and older. The Senior Recreation Center now has more than 3,200 annual members and is expected to rise to 3,500 members by the end of the year.

The Senior Recreation Center provides a place for recreational and social activities for its members and offers amenities such as a library, fitness center, pool, game room, as well as activities including classes, creative arts, dance classes, games, seminars, sports and special events.

Over time, every room in the Senior Recreation Center has become a multipurpose room due to a lack of space. Staff areas have been diminished; closets have been converted into offices and offices converted into a breakroom.

#### **+ PROJECT DETAILS**

- **New Senior Recreation Facility**

The new multipurpose Senior Recreation Facility would include potential amenities such as a gymnasium, indoor track, aquatic center, fitness area, game and billiards room, indoor and outdoor lounges, kitchen, and multipurpose spaces for classes, meetings and events. The location of the facility will be based upon a variety of factors such as the building program, site area requirements and timeline of other parks development projects.

- **Replacement of aging playground equipment and splash pads**

Many parks within the city have equipment that is more than 20 years old. These playgrounds will receive new equipment and splash pads.

- **Enhancements to existing community parks**

Funds will be used for new or renovated restrooms and pavilions, the addition and widening of trails, updates to lighting, expanding and refreshing parking lots, adding general amenities and landscape enhancements.

- **Renovation of existing baseball, softball and soccer complexes**

This project will include the complete renovation of all baseball, softball and soccer fields. The city will refresh spectator areas, provide additional amenities, upgrade lighting, as well as add and renovate pavilions and restrooms at each of the complexes in the parks system.

- **Property acquisition and new parks development**

Per the 2017 Parks and Recreation Master Plan, the city must acquire at least 416 acres of new park land by 2022 and another 456 acres by 2027. The city will strive to acquire high and dry land and commence improvements to that land. Funds will also be used to begin improvements to other vacant land currently owned by the city to create more park space in the community.

## **FINANCIAL INFORMATION**

The Parks and Recreation Department currently receives \$5.5 million each year for parks construction projects from the McKinney Community Development Corporation's 4B half-cent sales tax. Other funding sources include grants, parkland dedication fees paid by developers and private contributions.





# CITY OF MCKINNEY BOND ELECTION 2019

## PUBLIC WORKS FACILITIES

### BOND PROPOSITION D

The city proposes \$34 million in the upcoming bond election to be used in the design and construction of facilities for new Public Works facilities, land acquisitions and off-site improvements needed to accommodate the Public Works Department located at 1550 S. College St. The new complex would allow the department to meet the needs of the city's rapidly growing population now and in the future.

#### FAST FACTS

The Public Works Department consists of various divisions including Public Works Administration, Water, Wastewater, Streets, Environmental and Solid Waste, Facilities Maintenance, Facilities Construction and Fleet Services. Other divisions housed in the existing Public Works Complex include Purchasing, Parks Maintenance and Traffic Signals and Signs.

McKinney's current Public Works facilities were built in 1993 when the city had a population of approximately 25,000 citizens. A Fleet Maintenance facility was added in 1995, a Water and Wastewater building was constructed in 1998, and a Purchasing, Parks and Warehouse facility was added to the complex in 2000.

Additional facilities would provide Public Works services for the existing 190,000 residents of McKinney as well as the ability to maintain a city fleet of more than 800 vehicles, and meet future needs beyond the present day requirements.

#### PROJECT DETAILS

- **Fleet maintenance facility**

A new multi-bay facility will primarily address the city's needs to maintain heavy equipment and fire apparatus.

- **Fuel stations**

A new fuel station will hold multiple storage tanks and pumps for both gasoline and diesel fuel, and include a tracking system for the city's fuel usage to provide efficiencies in the fueling of city vehicles and equipment.

- **Vehicle wash station**

The multi-bay vehicle wash and mud removal facility for city vehicles and equipment will contribute to the long-term viability of the city's fleet.

- **Public Works facility**

This facility will include offices, meeting and training rooms, spaces to accommodate the needs of the Public Works office and field staff, as well as warehouse space for the inventory of materials and parts used in the daily maintenance of water and wastewater systems, streets and signage.



# CITY OF MCKINNEY BOND ELECTION 2019

## STREET IMPROVEMENTS

### BOND PROPOSITION E

The city proposes \$100 million in the upcoming bond election for the construction or reconstruction of transportation projects that will improve mobility and safety along streets and roadways, reduce congestion and address aging infrastructure.

#### **+ FAST FACTS**

Potential projects for funding were chosen based on the city's master thoroughfare plan, ONE McKinney 2040 Comprehensive Plan, five-year Capital Improvement Plan, and the City Council's current strategic priorities. These plans focus on a variety of factors intended to meet the infrastructure needs of the city.

#### **+ PROJECT DETAILS**

- **Annual Projects**

Funds are set aside on a yearly basis to address project needs as they arise. These include projects like intersection turn lanes and safety improvements, traffic signals, street pavement repairs and pedestrian accessibility improvements.

- **Roadway and Other Projects**

Additional projects that will be addressed with bond funds include roadway capacity improvement projects, new roadway construction, town center roadway improvements and Intelligent Transportation Systems. Please see the five-year Capital Improvement Plan for examples of the types of projects within these categories.

#### **+ FINANCIAL INFORMATION**

The proposed \$100 million is intended to be combined with other funding sources to leverage city bond dollars, including federal grants, state grants, roadway impact fees, and other miscellaneous sources. Because of the high likelihood outside funding will be secured for multiple transportation projects, the potential projects listed could fluctuate based on fund timing and availability.