



16-049DA

TITLE: Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Facilities Agreement between the City of McKinney and the McKinney Independent School District, Regarding the Construction of a Portion of the Required Infrastructure Serving the McKinney I.S.D. Stadium and Community Event Center, Generally Located on the East Side of Hardin Boulevard and on the North and South Sides of Future Collin McKinney Parkway

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: September 5, 2017

DEPARTMENT: Development Services

CONTACT: Michael Quint, Executive Director of Development Services
Gary Graham, PE, Director of Engineering
Brandon Opiela, Development Manager

RECOMMENDED CITY COUNCIL ACTION:

- Approval of the Resolution

ITEM SUMMARY:

- This item authorizes the City Manager to enter into a Facilities Agreement with the McKinney Independent School District for the construction of a portion of the required infrastructure serving the McKinney I.S.D. Stadium and Community Event Center property (approximately 64.391 acres).
- In conjunction with the City's Hardin Boulevard improvement project, the proposed agreement states that McKinney I.S.D. will reimburse the City in the amount of \$239,234.64 for the District's share in costs associated with the turn lanes required for the Stadium and Event Center (more fully depicted in the attached Turn Lane Exhibit and Exhibit B of the proposed agreement).
- Additionally, the McKinney I.S.D. will make a onetime payment in the amount of \$696,891 as the District's share of the costs associated with the design and

construction of the City's master planned sanitary sewer line extending southward from the development and heading west along State Highway 121 frontage (more fully depicted in the attached Sewer Exhibit and Exhibit C of the proposed agreement).

- The City plans to construct said sanitary sewer improvements in two sections or phases. Phase 1 is proposed to include the sanitary sewer lines from the MISD stadium to the lift station and the lift station including the wet well. Phase 2 completes the project and includes the sanitary sewer lines including the force main from the lift station west to the tie in point. The City anticipates that Phase 1 of the sewer construction will be completed by December 31, 2017.
- The agreement specifies that McKinney I.S.D. will acquire all of the off-site easements necessary for the construction of the Required Utility Improvements (defined in Exhibit C of the agreement) and provide them to the City on or before December 31, 2017. If these easements are not provided to the City by said date, additional costs incurred by the City due to any District delay will be reimbursed by McKinney I.S.D.
- In the event that the City has not completed Phase 1 and 2 of the utility improvements by June 15, 2018, at no fault of McKinney I.S.D., the agreement states that the City will pay for any associated pumping and disposal charges of the wet well, until the utility improvements are completed.
- Unless specifically identified in the agreement, all other infrastructure required to serve the property will be constructed by McKinney I.S.D.
- The District may be entitled to pro-rata payments collected from third parties, based on their participation (39.5%) in the cost of the off-site sanitary sewer line. The agreement stipulates that pro-rata recovery by the District across the Wilcox/Bush property will be waived (approximately \$53,576). Per the agreement, the City will also waive the right to recover pro-rata from the Wilcox/Bush property (approximately \$82,059).

BACKGROUND INFORMATION:

- The associated site plan (16-135SP) for the site was approved in November of 2016 and the associated Record Plat (16-364RP) was approved in January of 2017.

FINANCIAL SUMMARY:

- The City of McKinney is currently constructing Hardin Boulevard Lanes 5 & 6 and McKinney Ranch Parkway Improvements (ST3211/ST1614) in which \$3,700,000 has been set aside for construction. This contract was approved by City Council on March 21, 2017. MISD is contributing \$239,234.64 (\$188,551.54 for ST3211 and \$50,683.10 for ST1614).

- After MISD payment, \$244,643.50 will remain in ST3211 and \$87,263.23 will remain in ST1614.
- The City of McKinney has an agenda item being proposed concurrently for the construction of the US 75 & Sam Rayburn Tollway (SRT) Lift Station and Sanitary Sewer Lines project (WW1623) in the amount not to exceed \$2,000,000. MISD is contributing \$696,891 for this project.
- With the approval of the WW1623 construction contract and MISD contribution, \$1,636,891 will remain in the budget.

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

[Proposed Resolution](#)

[Proposed Agreement](#)

[Location Map and Aerial Exhibit](#)

[Sewer Exhibit](#)

[Turn Lane Exhibit](#)