

CITY COUNCIL WORK SESSION

JUNE 4, 2024

The City Council of the City of McKinney, Texas met in work session in the City Hall Council Chambers, located at 222 N. Tennessee Street, McKinney, Texas on Tuesday, June 4, 2024 at 3:00 p.m.

The work session was broadcast live on cable television Spectrum Channel 16 and AT&T U-Verse Channel 99; and online at <https://mckinneytx.new.swagit.com/views/130>. A video recording of the meeting is available to members of the public through the City of McKinney meeting archive.

Mayor Gerooge C. Fuller called the meeting to order at 3:00 p.m. upon determining a quorum consisting of himself and the following City Council members were present: Mayor Pro Tem Charlie Philips, and Council members Justin Beller, Patrick Cloutier, Geré Feltus, Rick Franklin, and Michael Jones.

These City Staff were present: City Manager Paul, Assistant City Manager Kim Flom, Assistant City Manager Steve Tilton, Assistant City Manager Barry Shelton, Director of Public Safety Greg Conley, Director of Organizational Development & Performance Management, Director of Strategic Services Trevor Minyard, City Attorney Mark Houser, Assistant City Attorney Alan Lathrom, Director of Planning Jennifer Arnold, Director of Public Works Ryan Gillingham, Assistant Director of Public Works Paul Sparkman, Facilities Construction Manager Patricia Jackson, City Secretary Accreditation & Reporting Specialist Edith Ruiz, City Secretary Administrative Assistant Charlene Johnson, Deputy City Secretary Tenitrus Bethel, City Secretary Empress Drane, and Executive Director of Development Services Michael Quint.

There were seven (7) members of the public in the audience, including Capital Improvement Advisory Committee (CIAC) member Steve Wilson.

Mayor Fuller called for Public Comments. No one requested to make comments.

Mayor Fuller called for discussion of agenda items for the City Council Regular Meeting to be held on Tuesday, June 4, 2024 at 6:00 p.m. There was no discussion of the Regular Meeting agenda items.

Mayor Fuller called for the Work Session items:

24-1613 Discuss the Roy and Helen Hall Reimagine Presentation

24-1614 Utility Easement Maintenance Presentation

The presentation for this item was not included on the posted agenda, so provided in these minutes as *Appendix A: Presentation for Agenda Item #24-1614, Utility Easement Maintenance*

24-1615 Presentation on Residential Trash and Recycling Cart Replacement and Rollout

The presentation for this item was not included on the posted agenda, so provided in these minutes as *Appendix B: Presentation for Agenda Item #24-1615, Trash & Recycling Cart Replacement*

Mayor Fuller called for Council Liaison Updates regarding City Boards & Commissions.

Mayor Pro Tem stated the Arts Commission budget of approximately \$200,000 (two hundred thousand dollars) since the year 2013, and requested the City Council to consider increasing that budget taking into account the city's population growth and the growing number of arts projects.

Mayor Fuller called for the Executive Session at 3:43 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)

B. Section 551.071 (A) Pending or contemplated litigation

- 310 E. University Dr. and 1020 N. McDonald St., Lot 1R, Block A of the Hisun Motors USA Addition, and being 11.034 acres out of the William Davis Survey, Abstract No. 248, City of McKinney, Collin County, Texas

C. Section 551.072. Deliberations about Real Property

- McKinney National Airport FAA Grant Assurances (rates and charges / economic nondiscrimination / leases)

D. Section 551.087. Deliberation Regarding Economic Development Matters

- Project Counterparts

A quorum of the Council consisting of Mayor Fuller, Mayor Pro Tem Philips, and Council members Feltus and Franklin, returned from the Executive Session at 5:40 p.m.

No action was taken on the items discussed in the Executive Session.

Council members present unanimously approved the motion by Mayor George Fuller, seconded by Council member Feltus, to adjourn the Work Session at 5:40pm

These minutes were approved by the City Council on June 18, 2024

SIGNED:

GEORGE C. FULLER
Mayor

ATTEST:

EMPRESS DRANE
City Secretary
TENITRUS BETHEL
Deputy City Secretary

City of McKinney, Texas

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**McKINNEY UTILITY
MAINTENANCE
PROGRAM**

We will be working in your area.

McKinneyTexas.org/Utility



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Agenda

1. Easements and City Utilities
2. Maintenance Program
3. Challenges
4. Communications

(Alleys separate Discussion)



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Easements

Utility Easement: – A grant of specific legal rights to utility on a property for the installation, operation and maintenance of utilities.

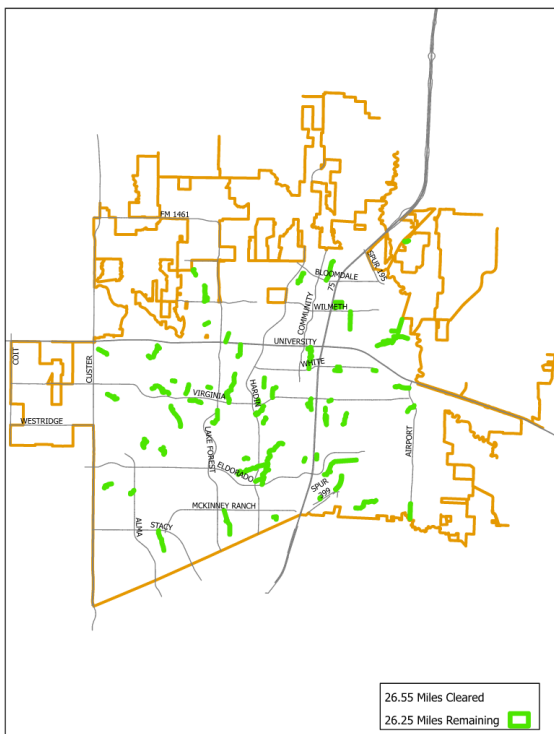
- Typically located along property lines or within specific areas of a property as designated by legal agreements or property deeds.
- Provide access for maintenance and repairs of utilities.
- Require periodic maintenance including vegetation removal.



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City Utilities

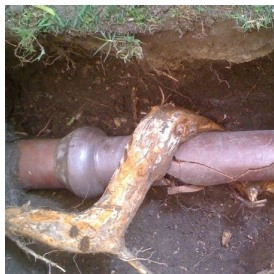
1. **Total Assets**
 - Sewer Mains – 791 miles
 - Sewer Manholes – 15,995 manholes
 - Water Mains – 1,121 miles
 - Water Valves – 35,000 valves
2. **Assets Located “Off-Site”**
 - Sewer Mains – 52.8 miles
 - Manholes – 1,000+ manholes
 - Water Mains – 9.47 miles
 - Water Valves – 134 valves



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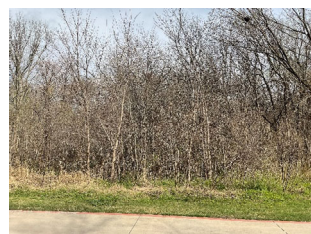


Purpose For Off-Site Utility Maintenance Program

- Provide access to critical infrastructure in both routine and emergency situations.
- Remove trees.
- Make repairs to existing infrastructure.
- Install and upgrade new infrastructure.
- Deliver critical services to residents.



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Challenges Of Off-Site Utility Maintenance Program

- Resources and growth – Cycle of off-site maintenance is not consistent.
- Residents perceive the task as damaging nature and areas near their properties.
- Resident misunderstanding of easements.
- Overflows can become more severe due to limited access.



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Before

After




7

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THE CITY OF MCKINNEY IS CLEARING UTILITY EASEMENTS/RIGHT-OF-WAYS IN YOUR NEIGHBORHOOD.

Project Start Date: _____
Project End Date: _____

- The utility maintenance program ensures access to water and wastewater/sewer lines, and drainage channels.
- Residents can expect city employees or a city contractor to clear the easement areas of trees, bushes, and high grass to access manholes and underground utility lines easily.
- The average easement is 15-20 ft., but the easement in your area could be larger or smaller.
- The work will be completed Monday through Friday between the hours of 7 a.m. to 5 p.m. unless emergency clearance is needed.

To learn more, visit McKinneyTexas.org/Utility.



Water Utilities Department
972-547-7360
Contact: PublicWorks2@McKinneyTexas.org




We will be working in your area.

McKinneyTexas.org/Utility

Off-Site Utility Maintenance Communication Procedures

- Investigate area
- Trace sewer main to determine impact
- Pass door hangers out
- Place signs at entrances of neighborhoods and jobsites
- Provide informational website and video




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Cart Replacement Program



Recent Service Delivery Challenges

Challenges

- Waste Connections labor shortage
 - Lack of qualified CDL Drivers
 - Contract ending October 1, 2024
- Delays in solid waste collections
- Prioritization:
 - Garbage
 - Recycling
 - Yard Waste

City Response

1. Enforcement of contract provisions with Waste Connections
2. Engagement with Waste Connections for service improvement
3. Discussions with Frontier and Waste Connections on a “tapered” transition



Cart Purchase Process



- RFP Issued December 11, 2022 - Included purchasing of carts
- City Council authorized contract with Frontier Waste Solutions on August 15, 2023, which included the purchase of 95-gallon carts with the City retaining ownership
- Budget amendment (\$7M) - \$54 per cart

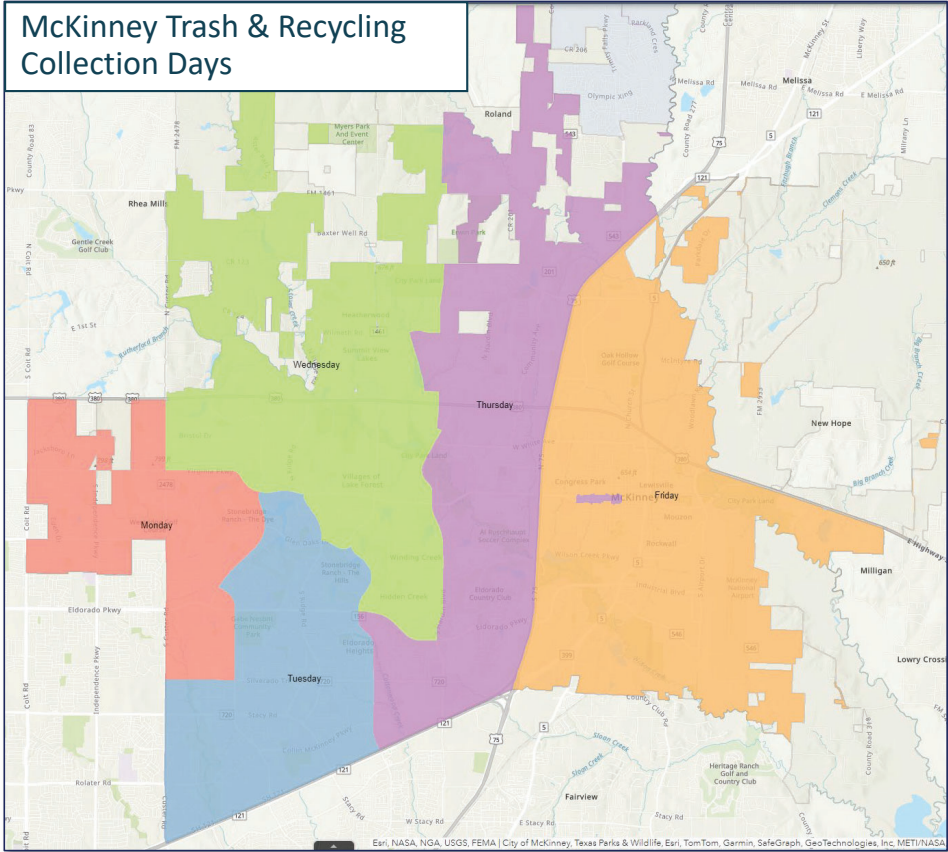


New Color & Technology



- 131,000 Carts - Manufactured by Rehrig (Dallas)
- All carts are 95-gallons
- Colors:
 - Trash - Dark gray
 - Recycling - Navy blue
 - CBD Cart - Black
- RFID chip & barcode to link carts to address





Cart Delivery Schedule

- Program will run between May 28 and July 19
- Residents carts will be exchanged on one of the trash days between this timeline



Residential Cart Rollout

Cart Deliveries



Cart Replacement Process

- Step 1 - Residents put out garbage on trash day
- Step 2 - New carts delivered on trash day (quantity based on current bill)
- Step 3 – Garbage is picked up from old carts
- Step 4 – Residents move new carts
- Step 5 – Old carts picked up same day

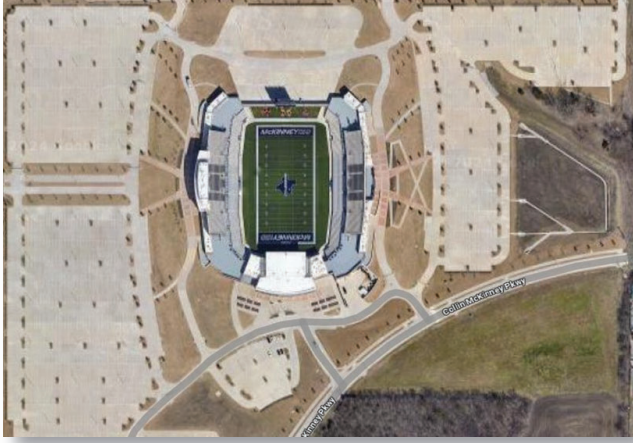
Cart Removals



Exceptions / Outliers / Missed Carts

- Residents requested to leave old carts out until picked up
- Residents are directed to submit online cart order form for extra cart deliveries & removals





Cart Staging

MISD Stadium & McClure Elementary School

- Carts Storage Started at MISD on May 28



Communications



Community Outreach Through Communication & Marketing

- Publicized exchange in Community Impact, utility bills, and in social media
- Direct mailer sent to all residents
- Flyer attached to new carts explaining the cart exchange process and recycling
- FAQ's on website
- HOA's contacted

