

CITY COUNCIL WORK SESSION

DECEMBER 19, 2023

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, December 19, 2023 at 3:00 p.m.

The meeting 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 George Fuller called the meeting to order at 3:01 p.m. determining a quorum consisting of himself and the following members were present: Mayor Pro Tem Charlie Philips; Councilmembers Justin Beller, Patrick Cloutier, Geré Feltus, Rick Franklin and Michael Jones.

The following City of McKinney staff was present: City Manager, Paul Grimes; Assistant City Managers Kim Flom, Barry Shelton and Steve Tilton; City Attorney, Alan Lathrom; Executive Director of Development Services, Michael Quint; Director of Planning, Jennifer Arnold; Director of Public Works, Ryan Gillingham; Chief Financial Officer, Mark Holloway; Director of Strategic Services, Trevor Minyard; Director of Public Safety, Greg Conley; Director of Code Services, Kerry Simpson; Police Chief, Joe Ellenburg; MEDC President, Michael Kowski; Deputy City Secretary, Tenitrus Bethel; Chief Building Official, Suzanne Arnold; Assistant Directors of Engineering, Shelley Lang and Matt Richardson; Assistant Director of Public Works, Paul Sparkman; Assistant Director of Parks & Recreation, Ryan Mullins; Facilities Construction Manager, Patricia Jackson; Human Resources Manager, Elliott Harper; Environmental Services Manager, Eric Hopes and Police Officer, Joseph Spano.

There were approximately ten (10) members of the public in attendance.

Mayor Fuller called for Public Comments on Agenda Items for which there were no requests to address the Council.

Mayor Fuller called for discussion of Regular Meeting Agenda Items for the City Council Regular Meeting to be held on Tuesday, December 19, 2023 at 6:00 p.m.

Mayor Fuller called for Work Session Items.

23-1046 Presentation on Lane Closure Fee

23-1047 Update on East McKinney Projects

23-1048 Discuss City Refuse Rates

The presentation for this item, not posted on the meeting agenda, is included in these minutes as Appendix A: Solid Waste Rate Adjustment.

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

Mayor Fuller called for Executive Session at 3:44 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)

- Amendment of Boundary Agreement with the City of Princeton involving exchange of approximately 200 acres of land located at the terminus of Hickory Hill Lane and Oakfield Drive and within the Thomas A. Rhodes and David Cherry surveys with 200 acres of land located generally on FM 546 and within the Calvin Boles and W. D. Thompson surveys

B. Section 551.071 (A) Pending or contemplated litigation

- Bray Central Two Addition, Block B, Lot 8 (replat), City of McKinney, 2104 N. Central Expwy

C. Section 551.072. Deliberations about Real Property

- Downtown City-Owned Property Redevelopment (23-38RFQ)
- Municipal Facilities

D. Section 551.074. Personnel Matters

E. Section 551.087. Deliberation Regarding Economic Development Matters

- Chapter 380 Development Program and Agreement with Raytheon Company
- Project Vibes

Mayor Fuller reconvened the public work session at 5:27 p.m. with the following members: Mayor Pro Tem Philips; and Councilmembers Franklin, Cloutier, and Feltus. No action was taken on items discussed in Executive Session. Council unanimously approved the motion by Councilmember Cloutier, seconded by Councilmember Franklin, to Adjourn the meeting at 5:28 p.m.

These minutes were approved by the City Council on January 2, 2024.

SIGNED:

GEORGE C. FULLER, Mayor
CHARLIE PHILIPS, Mayor Pro Tem

ATTEST:

EMPRESS DRANE, City Secretary
TENITRUS BETHEL, Deputy City Secretary

City of McKinney, Texas

APPENDIX A - Solid Waste Rate Adjustment

Solid Waste Rate Adjustment

City Council Work Session
December 19, 2023

Agenda


- Background
- Residential Refuse Rates
- Recommendations
- Current Solid Waste Rate Study

Background

- Current solid waste license agreement was executed in 2008, amended in 2013 and 2021, and expires September 30, 2024
- Agreement allows for annual CPI-U adjustments on January 1
- CPI-U adjustment for calendar year 2023 is estimated at 6.5%
- Commercial rates increased 25% over a 3-year period per the agreement
- No increase to commercial rates in FY2024



Annual CPI-U Rate Adjustments

<ul style="list-style-type: none"> • Current Basic Residential Rates <ul style="list-style-type: none"> - Allen \$18.09 - Frisco \$21.00 - Plano \$23.60 - McKinney \$17.92 - Richardson \$25.00 - Average \$21.12 • 2023 CPI-U Rate Adjustment <ul style="list-style-type: none"> - 6.5% Increase (Estimated) - Current Rate - \$17.92 - Proposed Rate - \$18.61 • Policy Consideration <ul style="list-style-type: none"> - <i>Should rates be adjusted to reflect contractual CPI-U increase?</i> 	<p>Proposed Basic Residential Rate</p> <table border="1" style="border-collapse: collapse; width: 100%;"> <tr> <td style="text-align: center;">Collection</td> </tr> <tr> <td style="text-align: center;">\$11.96</td> </tr> <tr> <td style="text-align: center;">Disposal</td> </tr> <tr> <td style="text-align: center;">\$6.20</td> </tr> <tr> <td style="text-align: center;">Utility Billing</td> </tr> <tr> <td style="text-align: center;">\$0.45</td> </tr> <tr> <td style="text-align: center;">Total</td> </tr> <tr> <td style="text-align: center;">\$18.61</td> </tr> </table>	Collection	\$11.96	Disposal	\$6.20	Utility Billing	\$0.45	Total	\$18.61	
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Current Solid Waste Rate Study

- License agreement with Frontier approved in August 2023
- Begins October 1, 2024, and includes new rate structure
- Burns & McDonnell Consulting performing cost of service analysis
- Develop residential and commercial rates over 5-year period
- Recycling as separate charge, disposal fees, revenues, etc.
- Rate study completed by March 2024, present to City Council for consideration



Questions & Discussions