

CITY COUNCIL WORK SESSION

APRIL 22, 2025

The City Council of the City of McKinney, Texas met in work session in the City Hall Council Chambers, 401 E. Virginia Street, McKinney, Texas on Tuesday, April 22, 2025 at 4:00 p.m.

The work session was streamed 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 work session to order at 4:01 p.m. upon determining a quorum of himself and the following City Council members were present: Mayor Por Tem Geré Feltus and Councilmembers Justin Beller, Patrick Cloutier, Rick Franklin and Michael Jones.

Councilmember Charlie Philip arrived at 4:05 p.m.

These City of McKinney staff members were present: City Manager Paul Grimes, Assistant City Manager Barry Shelton, Assistant City Manager Jennifer Arnold, Assistant City Manager Steve Tilton, Assistant City Manager Trevor Minyard, Director of Performance Management and Organizational Development Joe Mazzola, City Attorney Mark Houser, Chief Financial Officer Mark Holloway, Executive Director of Development Services Michael Quint, Director of Public Works Ryan Gillingham, Police Chief Joe Ellenburg, Airport Director Ken Carley, Deputy City Secretary Tenitrus Parchman, Planning Manager Caitlyn Strickland, Audio Visual Technician Joshua Arias, Accreditation and Reporting Specialist Edith Ruiz, City Secretary Permit Technician Katelyn Hardaway, Administrative Assistant Sheridan Burns, Executive Assistant Lottie Bock, Executive Assistant to the City Manager Amy Jeter, Executive Office Supervisor Blanca Garcia, Administrative Supervisor Donna Bugiel, Administrative Supervisor Barbara LaMunion, Administrative Assistant Nicole Brammer, Executive Assistant Malissa Foster, Police Department Services Administrative Specialist Marisol Liboy, Parks and Recreation Administrative Specialist Kayla Chrisman, Administrative Specialist Kara Dickson, Administrative Specialist Lupe Armijo and Administrative Specialist Alicia Quiroz.

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

Mayor Fuller called for Information Sharing items:

25-2689 Proclamation for Administrative Professionals Day

The proclamation for Administrative Professional Day not posted on the work session agenda is included in these minutes as Appendix A: Agenda Item 25-2689 Proclamation.

Mayor Fuller called for Public Comments On Agenda Items; at which time there were no requests for public comment.

Mayor Fuller called for Work Session Items.

25-2690 Update on McKinney National Airport Eastside Infrastructure Project

The agenda item presentation not posted on the work session agenda is included in these minutes as Appendix B: Agenda Item 25-2690 Bond Presentation.

25-2691 Update on the City of McKinney May 3, 2025 General Election

The agenda item presentation not posted on the work session agenda is included in these minutes as Appendix C: Agenda Item 25-2691 May 3, 2025 General Election.

25-2692 Update on the 2025 Boards & Commissions Annual Appointments Program

The agenda item presentation not posted on the work session agenda is included in these minutes as Appendix D: Agenda Item 25-2692 2025 Boards & Commissions Update.

Mayor Fuller called for Council Liaison Updates Regarding City Boards & Commissions; at which time there were none.

Mayor Fuller called for Executive Session at 4:28 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

- Application of the City of McKinney to Decertify a Portion of its Certificate of Convenience and Necessity in Collin County, SOAH Docket No. 473-25-07888, PUC Docket No. 55656

Council returned from Executive Session at 4:58 p.m. with all members present. No action was taken on items discussed in Executive Session.

Council unanimously approved the motion by Councilmember Beller, seconded by Councilmember Franklin.

These minutes were approved by the City Council on May 6, 2025.

SIGNED:

GEORGE C. FULLER, Mayor
GERÉ FELTUS, Mayor Pro Tem

ATTEST:

EMPRESS DRANE, City Secretary
TENITRUS PARCHMAN, Deputy City Secretary

City of McKinney, Texas

Appendix A: Agenda Item 25-2689 Proclamation
Appendix B: Agenda Item 25-2690 Bond Presentation
Appendix C: Agenda Item 25-2691 May 3, 2025 General Election
Appendix D: Agenda Item 25-2692 2025 Boards & Commissions Update



WHEREAS, Administrative Professionals Week and Administrative Professionals Day have been recognized annually since the post-World War II era by the United States Secretary of Commerce and the International Association of Administrative Professionals (IAAP); and

WHEREAS, Administrative Professionals are responsible for administrative tasks, for supporting an office environment, and for furthering the growth and development of any given profession; and

WHEREAS, administrative work includes a wide variety of duties such as office and organizational management, reception services and client engagement, clerical work, and records maintenance. From the Chief Executive to the frontline receptionist team, many different job titles throughout an organization incorporate significant elements of administrative professionalism within their roles; and

WHEREAS, as Administrative Professionals contribute to team-oriented work environments and are natural engagement ambassadors, we proudly acknowledge their efforts in advancing the City of McKinney’s organizational vision, values, and goals, and providing exceptional services for our community.

NOW, THEREFORE, I, GEORGE C. FULLER, BY THE POWER VESTED IN ME AS THE MAYOR OF THE CITY OF MCKINNEY, TEXAS, DO HEREBY PROCLAIM

ADMINISTRATIVE PROFESSIONALS’ WEEK
TO BE THE WEEK OF APRIL 20 – 26, 2025

AND

ADMINISTRATIVE PROFESSIONALS’ DAY
TO BE WEDNESDAY, APRIL 23, 2025

IN MCKINNEY, TEXAS, WITNESS MY HAND AND SEAL THIS 22ND DAY OF APRIL, 2025.

GEORGE C. FULLER, Mayor

ATTEST:

EMPRESS DRANE, City Secretary

FY25 Bond Issuance

City of McKinney, Texas

City Council Work Session
April 22, 2025

Debt Issuances

- MCDC
- MEDC
- City of McKinney
 - General Obligation
 - Certificates of Obligation
 - W/WW



MCDC

- Purpose of Financing
 - McKinney National Airport Eastside Infrastructure Project
- Amount and Type of Financing
 - \$30 million
 - Sales Tax Revenue Bonds
 - Immediately Callable
- Long Term TIFIA Loan
 - Expected approval 2026
- Status of Financing
 - Council and Board Approval – March 18
 - Financing Closed – April 15



MEDC

- Purpose of Financing
 - Land Purchase
 - McKinney National Airport Eastside Infrastructure Project
- Amount and Type of Financing
 - \$62.4 million
 - \$40m Land Purchase
 - \$22.4m Airport Infrastructure
 - Sales Tax Revenue Bonds
 - 30 Year Amortization
- Status of Financing
 - Council and Board Approval – March 18
 - Bonds Sold – April 14
 - Originally Scheduled April 8
 - Funds to be Received – April 30



City of McKinney

- Purpose of Financing
 - GO and CO CIP Projects
 - Public Safety
 - Parks and Recreation
 - Roads
 - Facilities
 - Roy and Helen Hall Library
 - MPAC
 - W/WW
- Amount and Type of Financing
 - \$67 million GO and CO
 - \$25 million W/WW Revenue Bonds
- Status of Financing
 - Council Approval – March 18
 - Ratings Call – April 16
 - Bond Sale – May 20 & 21



General Obligation Summary

- New Money (Series 2025A)

2019 Voter Authorized - Public Safety	\$ 11,500,000
2024 Voter Authorized – Parks & Recreation	\$ 2,500,000
2024 Voter Authorized – Streets	<u>\$ 23,000,000</u>
Total New Money Authorization	<u>\$ 37,000,000</u>
- Refunding Bonds (Series 2025B)
 - \$29,200,000 of 2014 GO and Refunding Bonds and 2015 General Obligation Bonds currently callable
- Savings
 - Estimated net present value savings of over \$1.96 million / 5.7% of refunded bonds
- 20-year amortization
- Conservative level debt service





Certificates of Obligation

- Amount: \$30 million
- Proceeds for renovation, improvement and equipment of:
 - **Roy & Helen Hall Library** - addresses long-standing layout challenges, improves technology, and expands public meeting and study spaces
 - **Planetarium:** A 26-foot-diameter full-dome planetarium with seating for 55.
 - **Interactive Exhibits:** 2,500 square feet of space for rotating and interactive displays.
 - **Youth and Teen Spaces:** Dedicated areas tailored to younger audiences.
 - **Local History Room:** A space preserving and showcasing McKinney’s rich history.
 - **Additional Amenities:** Nine study rooms, additional restrooms, including family facilities, and two elevators for improved accessibility.
 - **McKinney Performing Arts Center** – upgrades to Courtroom Theater, restrooms, and meeting rooms
- 20 – Year amortization
- Conservative level debt service



Water & Sewer Revenue and Refunding Bonds Summary

Water Improvement Projects	\$ 6,250,000
- Ex:	
Tucker & Waddill Main Replacements	
McKinney Ranch Storage Tank Maintenance	
Wastewater Projects	14,600,000
- Ex:	
Cottonwood Creek WW Capacity Improvements	
Towne Lake Sewer Main CIPP Lining	
Combined Water & Wastewater Projects	<u>4,150,000</u>
- Ex:	
Graves, First, West Infrastructure Reconstruction	
Tennessee, Lamar, Hunt Improvements	
Total Revenue Bonds to be Issued	<u>\$25,000,000</u>



Timetable – 2025 Bonds and Obligations

- | | |
|-------------------|-------------------------------------|
| ▪ March 18 | Council Action (Parameters) |
| ▪ April 16 | Rating Conference Calls |
| ▪ April 28 | Ratings Received |
| ▪ May 20 | Competitive Bond Sale – Water Sewer |
| ▪ May 21 | Competitive Bond Sales – GO & CO |
| ▪ June 17 | Closing – Water Sewer |
| ▪ June 18 | Closing – GO & CO |



May 3, 2025 General Election

IMPORTANT 2025 ELECTION DATES

April 22 – 29 Early Voting Period

May 3 Election Day

May 12* Election Canvass

May 20 Member Ceremonies

June 3 Mayor Pro Tem Election

June 7* Run Off Election (if necessary)

June 17* Runoff Canvass & Member Ceremonies

** = tentative*

Election Candidates

Mayor



Bill Cox



Taylor Willingham



Matt "Doc" Rostami



Scott Sanford

District 3



Tammy Warren



Geré Feltus

At Large



Brian Magnuson



Taha Ansari



Derrick Tarver



Jim Garrison



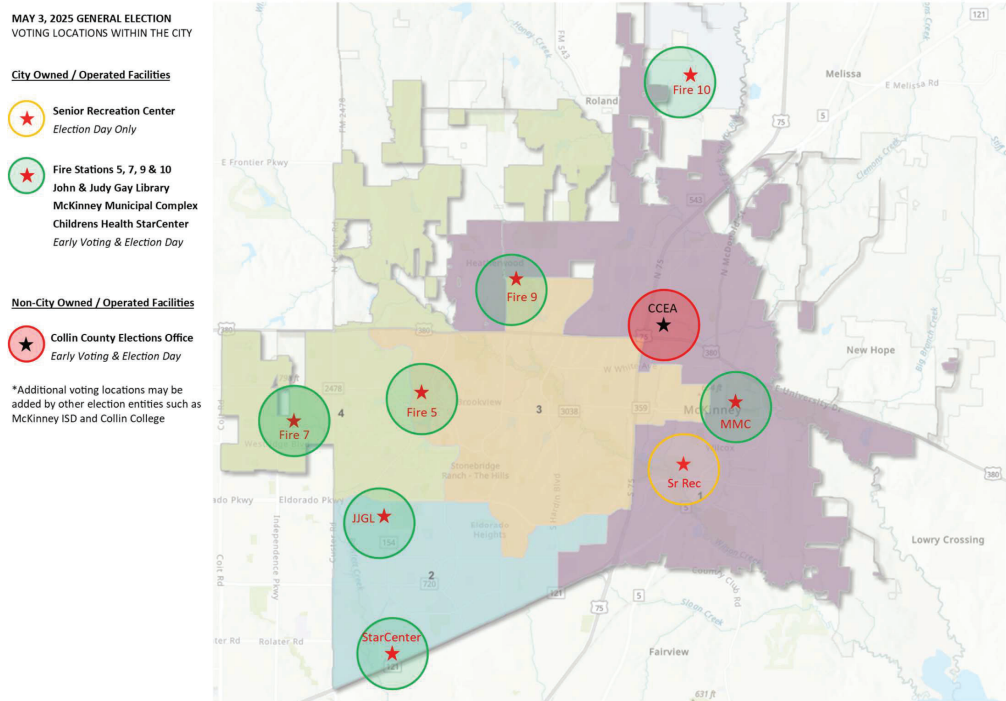
Ernest Lynch

District 1



Justin Beller

City Owned / Operated Voting Locations



City-Owned Voting Locations

Early Voting and Election Day

- Childrens Health StarCenter
- Fire Stations #5, 7, 9 & 10
- John & Judy Gay Library
- McKinney City Hall



Signs can be placed at these locations April 21 to May 4

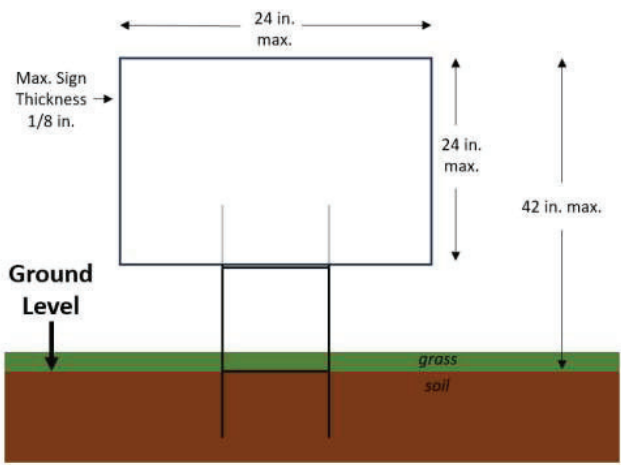
Election Day Only

- Senior Recreation Center

Signs can be placed at this location May 2 to May 4



Signs Placed at City Owned Voting Locations



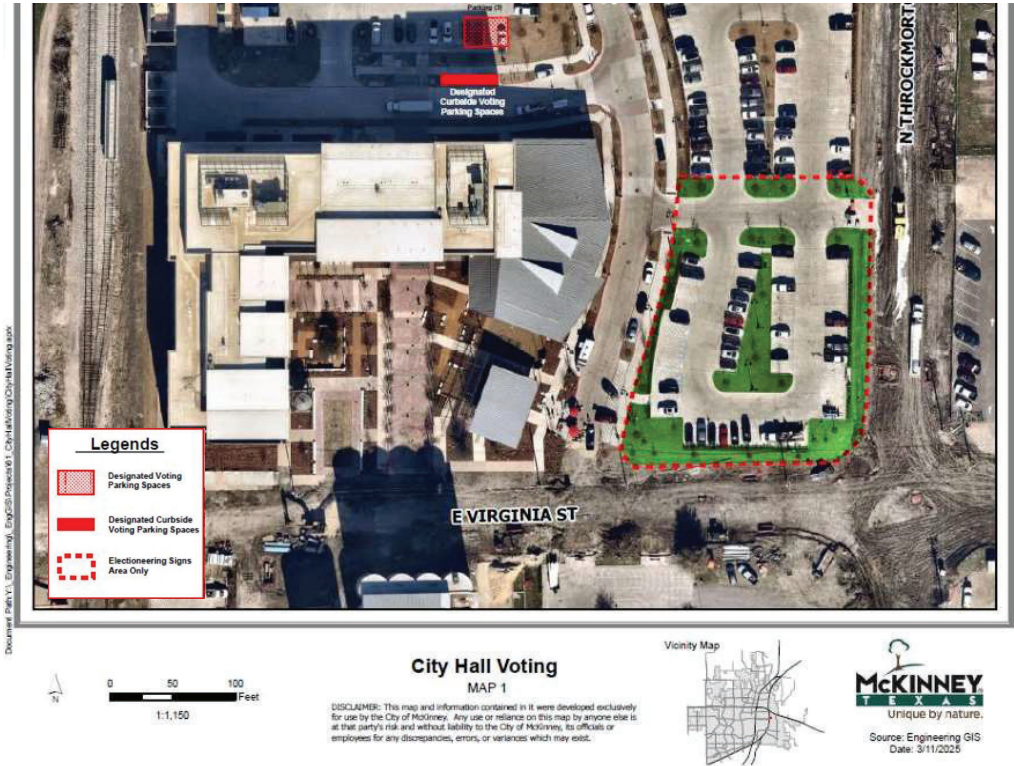
- Signs must meet size, height and thickness standards
- A person may hold no more than one (1) sign
- No more than one (1) posted sign may be mounted to each H-frame

Election Sign Standard Detail





McKinney City Hall - Signs and Electioneering Activities



★ **ELECTION DAY** ★
Saturday, May 3, 2025
7 a.m.-7 p.m.

McKinney voters will choose four City Council representatives, each serving a four-year term:

- ★ Mayor
- ★ District 3
- ★ District 1
- ★ At Large 1

★ REGISTER TO VOTE BY APRIL 3, 2025 ★

★ Early voting: April 22-29, 2025 ★

Qualified voters may vote at any Election Day/Early Voting location, including any additional Election Day voting location open under full contract services with the Collin County Elections Administration.

For more voting information, locations and times, visit:
McKinneyTexas.org/Vote



QUESTIONS?



2025-26 Boards & Commissions Appointments

City Secretary Office
April 22, 2025

Turn your passion into service.

Animal Service Facility Advisory Committee

Board of Adjustment

Building & Standards Commission

Collin Central Appraisal District Board of Directors

Community Grants Advisory Commission

Historic Preservation Advisory Board

Library Advisory Board

McKinney Armed Services Memorial Board

McKinney Arts Commission

McKinney Community Development Corporation

McKinney Economic Development Corporation

McKinney Housing Authority

McKinney Housing Finance Corporation

McKinney Main Street Board

McKinney Urban Transit District

North Texas Municipal Water District Board

Parks & Recreation Advisory Board

Planning & Zoning Commission

Tax Increment Reinvestment Zone (TIRZ) #1 and #2

Visit McKinney (Convention and Visitors Bureau)

Appointments Program Cycle

March-May

Informational Updates

June 20

Application Deadline

July-August

Interviews & Appointments

September-October

Onboarding

November-December

Compliance Maintenance

150 Appointed Officers

250 Public Meetings

Data Systems

Transparency / Compliance

Community Engagement

Staff & Member Training

Considerations

- **REGULAR Member** – active members, regularly engaging in meeting discussion and votes
- **ALTERNATE Member** – reserve status, serving in the absence of a regular member; term limits do not apply; subject to the same onboarding / training and meeting attendance requirements as Regular Members
- Service period is October 1, 2025-September 30, 2027, unless filling a partial vacancy.
- Maximum of **2** or **3** full consecutive full terms, depending on board. *(Policy Amended March 1, 2022)*

Candidate Readiness

- Candidates are strongly encouraged to attend public meetings and should be familiar with the general purpose and procedures of their boards of interest.
- McKinney Boards & Commissions web site <https://mckinneytexas.org/Boards>
- Pre-service training and ongoing training applies to all boards

SERVE ON A MCKINNEY BOARD OR COMMISSION

Important Dates

- **April 29** SERVE McKinney Event
- **June 20** Application Deadline
- **July 7** Candidate Packet to Council
- **Candidate Interviews:**
July 14, 18, 21, 24 & 29 and August 6
- **August 17** Preferencing Submittals
- **August 19** Preferencing Update
- **August 26** Appointments Event



Questions?

**Do you love animals?
Community service?
McKinney’s future?
History & culture?
Recreation?**



**THERE’S A
BOARD
FOR THAT!**

McKinney is Unique by nature because of residents like you who step up to serve on our city’s **boards and commissions** and help guide our growth.