

CITY COUNCIL WORK SESSION

AUGUST 15, 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, August 15, 2023 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 George C. Fuller called the meeting to order at 3:02 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 Michael Jones, Rick Franklin, Patrick Cloutier, Justin Beller, and Geré Feltus.

These city staff were present: City Manager Paul Grimes, Assistant City Manager Kim Flom, Assistant City Manager Barry Shelton, Assistant City Manager Steve Tilton, City Attorney Mark Houser, Assistant City Attorney Alan Lathrom, City Secretary Empress Drane, City Secretary Accreditation & Reporting Specialist Edith Ruiz, Director of Strategic Services Trevor Minyard, Director of Public Safety Greg Conley, Director of Organizational Development & Performance Management Joe Mazzola, Human Resources Manager Olivia Nahas, Executive Director of Development Services Michael Quint, Assistant Director of Public Works Paul Sparkman, Payroll Analyst Julie Novak, Accounting Technician Katherine Oslin, Chief Financial Officer Mark Holloway, Investment & Treasury Manager Kelvin Bryant, Budget Manager Trevor Daggon, Procurement Services Manager Lisa Littrell, Assistant Procurement Services Manager Ian Coubrough, Senior Accounting Technician Dora Salas, Accounting Manager Chance Miller, Accounting Technician Elizabeth Pounds, Environmental Services Manager Eric Hopes, President of McKinney Community Development Corporation (MCDC) Cindy Schneible, Executive Director of Visit McKinney Aaron Werner, Director of Engineering Gary Graham, Capital Improvement Projects Managers Blake Sills, Senior Vice President of McKinney Economic Development Corporation (MEDC) Michael Talley, Director of Parks, Recreation & Open Space (PROS) Michael Kowski,

Assistant Director of PROS Ryan Mullins, Recreation Staff Adam Desoto, Recreation Staff Amanda Saldivar, Senior Recreation Center Supervisor Laura Cegelski, Senior Recreation Center Assistant Supervisor Courtney Davis, Senior Recreation Center Coordinator Katie Thompson, Senior Recreation Center Custodian Maria Hidalgo, Senior Recreation Center Building Attendant Rudy Gallardo, Recreation Aide Breana Burgess, Aquatics Supervisor Griffin White, Aquatics Assistant Supervisor Samantha Williams, and Aquatics Assistant Cianna Alliot.

There were approximately fifty (50) members of the public present in the audience including Historic Preservation Advisory Board (HPAB) Chair Betty Petkovsek.

Mayor Fuller called for Public Comments. No one in the audience requested to address the City Council.

Mayor Fuller called for the Information Sharing items:

23-0651 Proclamation for National Senior Center Month

23-0652 Proclamation for National Payroll Week

Mayor Fuller called for the discussion of Regular Meeting Agenda Items for the City Council Regular Meeting to be held on Tuesday, August 15, 2023 at 6:00 p.m. Mayor Fuller called for discussion of agenda item #23-0660 (Amendments to Chapter 110 of the City Code of Ordinances). Director of Engineering Gary Graham explained how elements of the Engineering Design Manual would be implemented into the Code of Ordinances to support development standards for properties connected to the city's water and sewer system but are not annexed to the city nor subject to the city's subdivision requirements.

Mayor Fuller called for these Work Session items:

23-0653 Presentation on Streets Project Prioritization

The presentation for this item not included on the posted agenda is included in these minutes as *Appendix A – Presentation on Streets Projects Prioritization*.

23-0654 Discuss City Council Preferencing for 2023 Boards & Commissions Appointments

The presentation for this item not included on the posted agenda is included in these minutes as *Appendix B – Boards & Commissions Presentation*

Mayor Fuller called for the Executive Session at 3:42 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

- Cowtown Redi Mix, Inc. and Issam Al-Shmaisani, Plaintiffs, v. City of McKinney, Texas, and Board of Adjustment for City of McKinney, Defendants, 401st Judicial District Court of Collin County, Texas

C. Section 551.072. Deliberations about Real Property

D. Section 551.074. Personnel Matters

E. Section 551.087. Deliberation Regarding Economic Development Matters

- Project 20-09 TUPPS Brewery & Entertainment Destination

- Project August

- Project Bluesky

- Project Sharp

- Project Terrigen

- Project Vibes

A quorum consisting of Mayor Fuller, and Council members Jones, Cloutier and Beller returned to the Work Session at 3:42 p.m. Mayor Pro Tem Philips, and Council members Feltus and Franklin did not return.

Council unanimously approved the motion by Council member Patrick Cloutier, seconded by Council member Michael Jones, to approve an extension of the TUPPS agreement as discussed in Executive Session.

Council unanimously approved the motion by Council member Patrick Cloutier, seconded by Council member Michael Jones, to adjourn the work session at 4:59 p.m.

These minutes were approved by the City Council on February 6, 2024.

SIGNED:

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

ATTEST:

EMPRESS DRANE, City Secretary
TENITRUS BETHEL, Deputy City Secretary

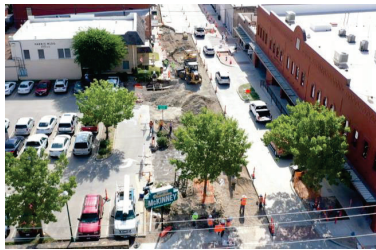
City of McKinney, Texas

Appendix A – Presentation on Streets Projects Prioritization

Appendix B – Boards & Commissions Presentation



Streets Project Prioritization



Agenda

Meeting No. 1 – Roadways

City Wide Infrastructure Management



Capital Improvements Program



Streets Project Types



Reconstruction Programs



Meeting No. 2 – Sidewalks (September 5)



Individual Project Selection



Infrastructure Management

- Goal – Provide reliable, safe infrastructure that meets the needs of a growing community
 - Public Works – Maintenance and Operations
 - Engineering – Capital Improvements
- Roadway Infrastructure
 - Create new capacity growth
 - Maintain and replace existing infrastructure as it ages



Current Asset Inventory

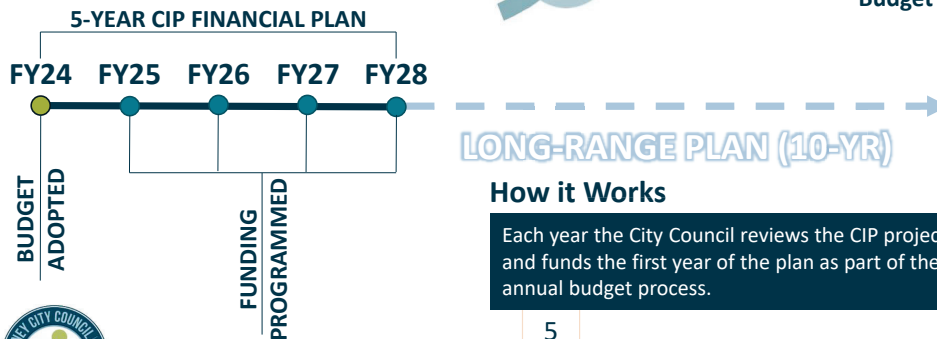
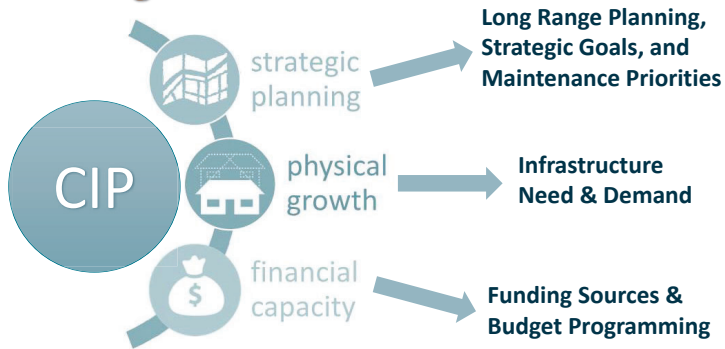
Asset	Quantity
Streets	1,628 Lane Miles (701 Centerline Miles) 995 Miles of Sidewalks
Water System	1,077 Miles of Water Mains, 4 Pump Stations, 8 Elevated Tanks, 11,198 Fire Hydrants & 34,440 Valves
Wastewater System	775 Miles of Sewer, 7 Lift Stations, 15,826 Manholes & Cleanout
Traffic	100 Signals, 22,500 Signs
Storm Sewer System	569 Miles of Storm Sewer 18,932 Inlets and Catch Basins 3,718 Manholes



Capital Improvements Program Overview

What is the CIP?

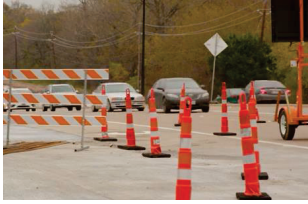
The Capital Improvement Program (CIP) is a five-year plan for major capital projects, including all probable funding sources for the period. The plan provides a working blueprint for sustaining and improving the community's infrastructure.



How are Projects Selected?



Engineering CIP Project Types

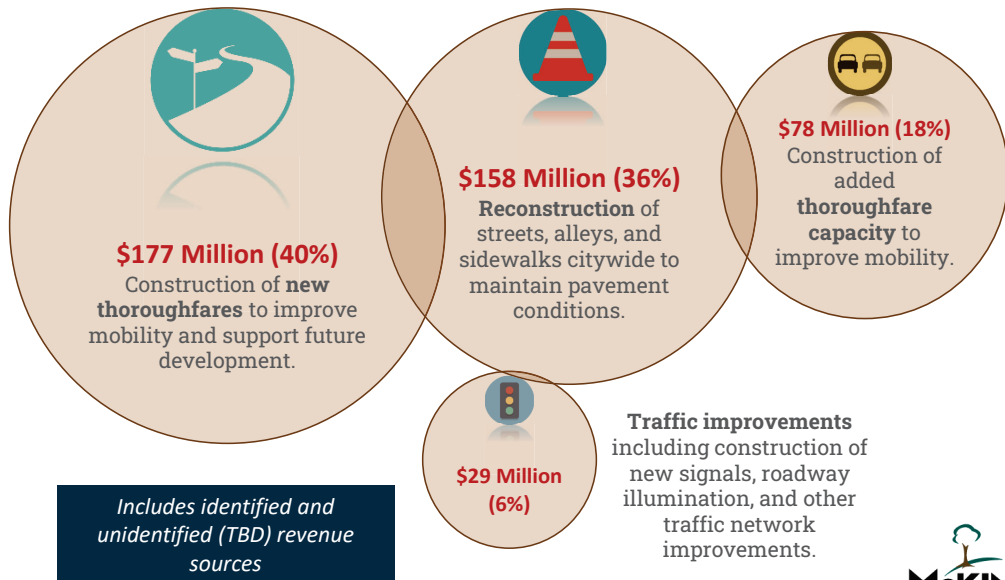


- New Thoroughfare Construction Projects - \$177M
- Aging Infrastructure Renewal Projects - \$288M*
- Added Roadway Capacity Projects - \$78M
- Traffic and Safety Projects - \$29M
- Drainage Improvement Projects - \$4M
- Water Distribution & Wastewater Collection Projects - \$340M
- Infrastructure Studies - \$7M
- TxDOT Projects - \$244M*

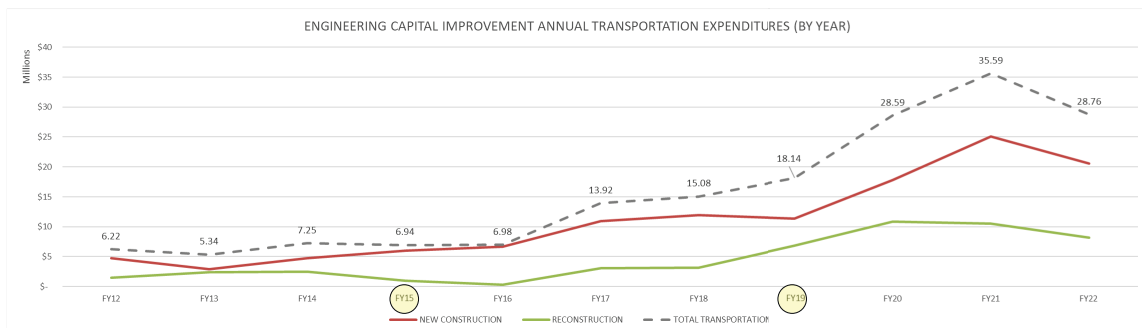
*Includes Streets and Utility Revenues



Summary of Proposed FY24-28 Roadway CIP



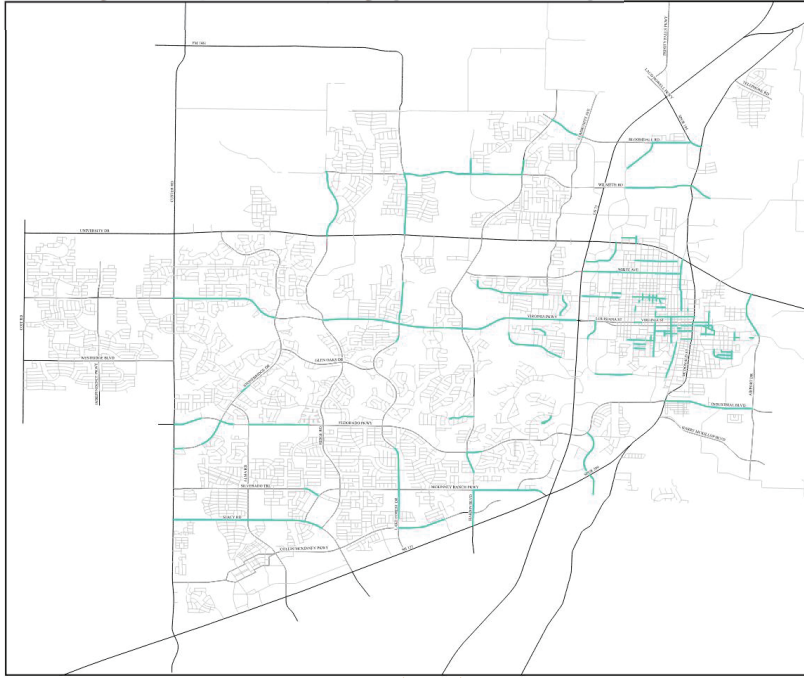
Historical Expenditure Trends



- Past Voter Authorizations for Street Bonds
 - 2010: \$15.5M
 - 2015: \$64.1M
 - 2019: \$100M



Projects Completed/Underway (Past 5 Years)

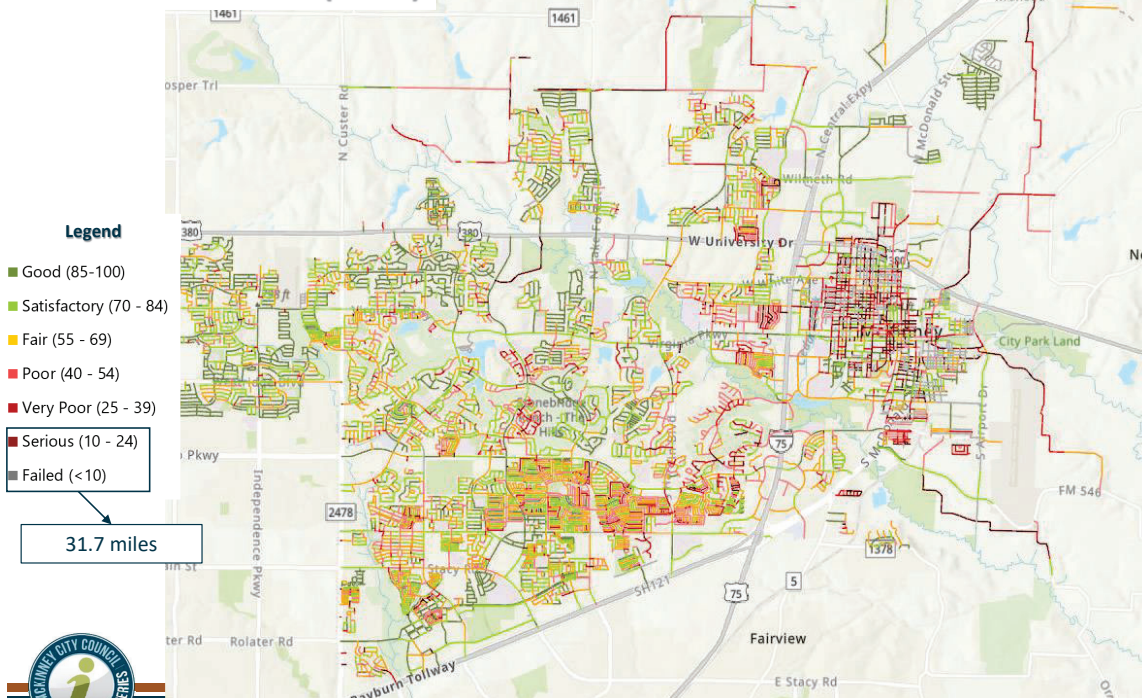


Project Selection – Reconstruction/Aging Infrastructure

- Projects are selected based on a variety of factors:
 - Pavement Condition Index (PCI) Scores
 - Underlying Utility (water/wastewater) Condition
 - Risk Assessment Scores
 - Traffic Volumes
 - Economic Redevelopment

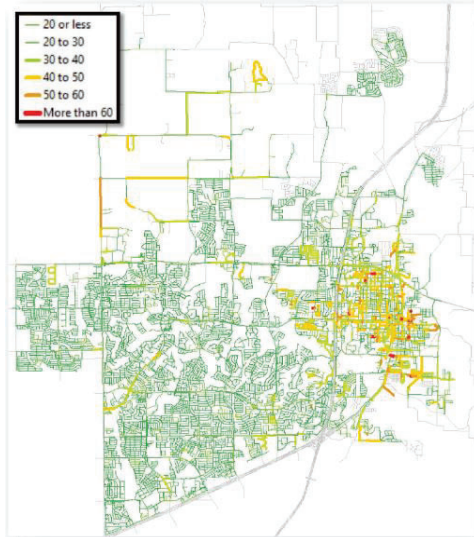


Streets Condition (2021)

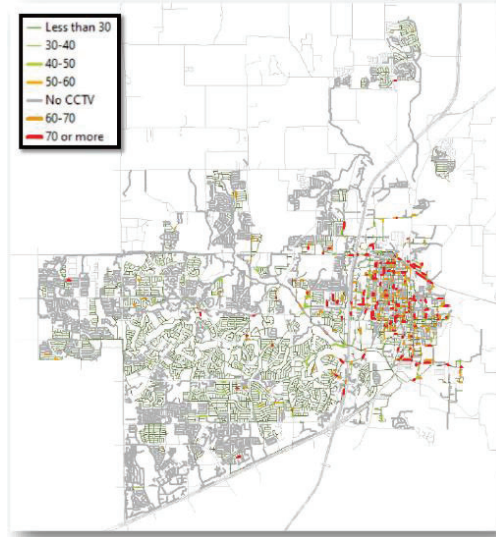


Utilities Risk Models

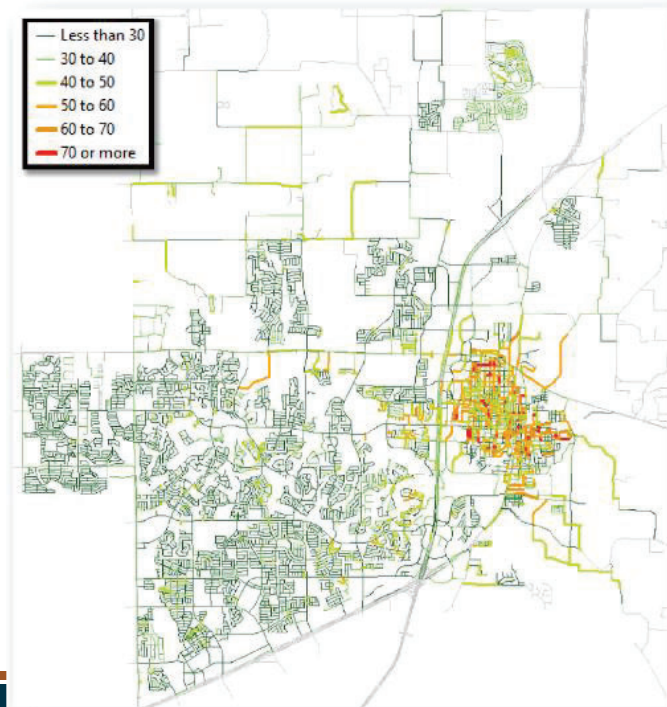
Water Risk



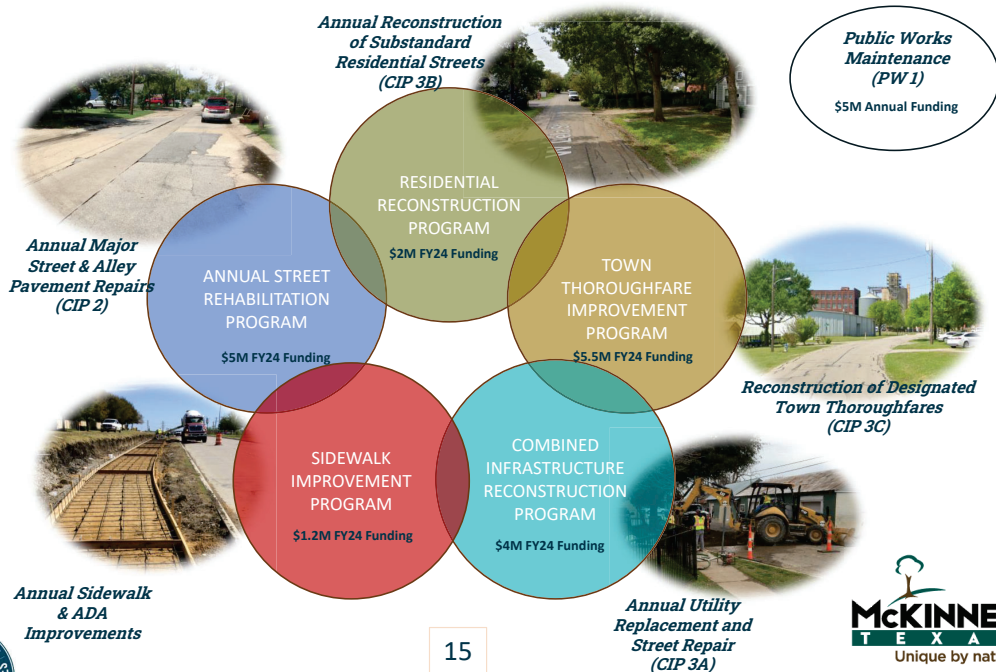
Wastewater Risk



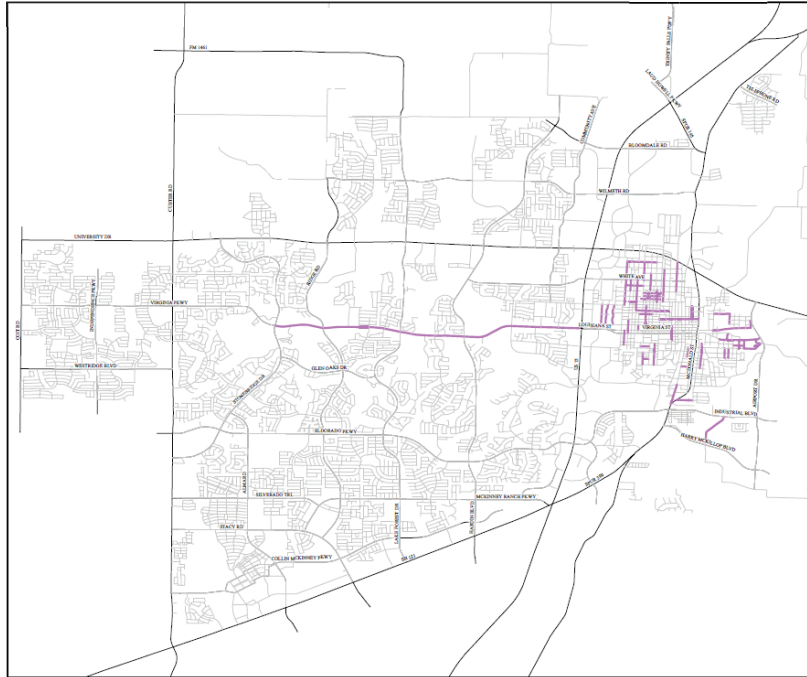
Integrated Risk Model (Streets, Water, Wastewater)



Reconstruction/Aging Infrastructure – Program Types



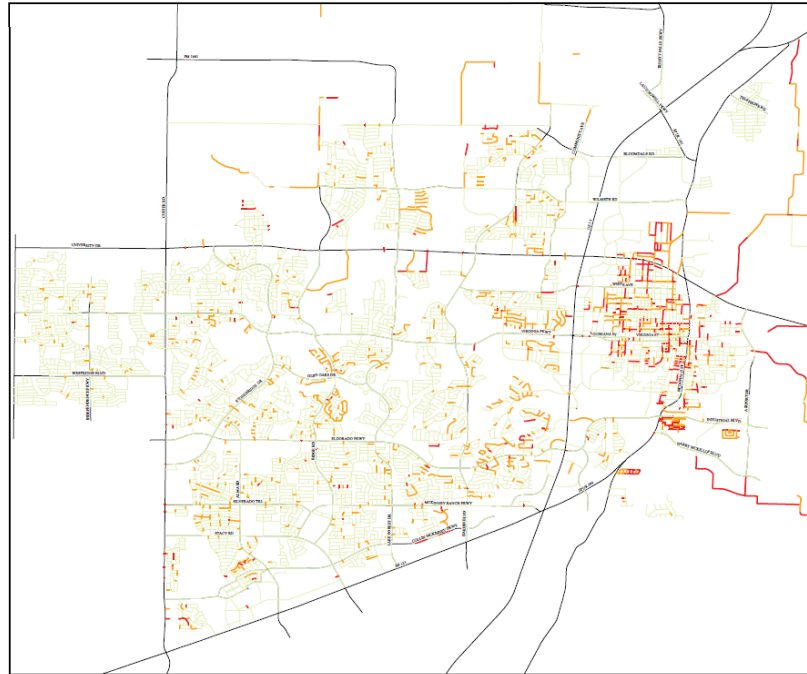
Planned Reconstruction Project Locations (FY23-FY25)



Total length
6.8 miles



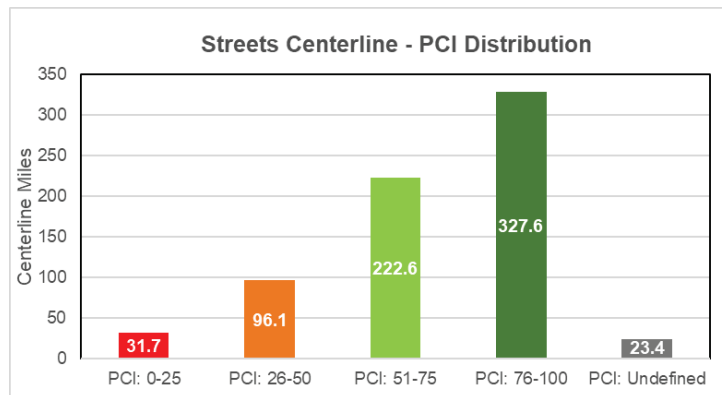
Deferred/Unfunded Project Locations



Legend
Projects
Other
PCI: 0-25
PCI: 26-50
22.5 miles



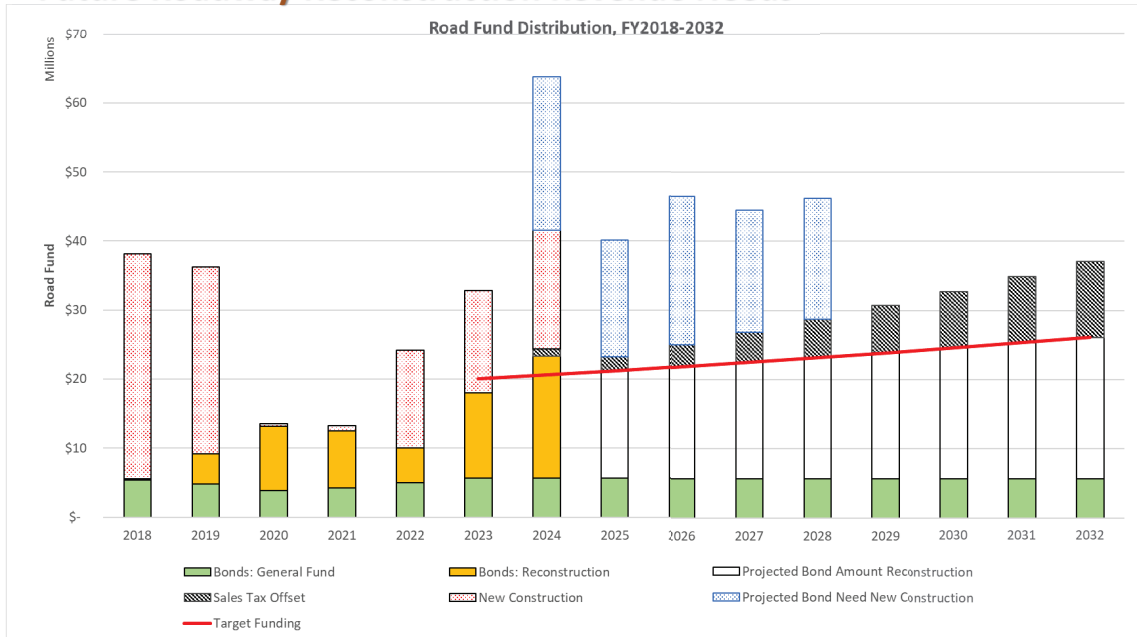
Street Reconstruction Pace



PCI: 0-25	Streets Centerline Miles
Completed	2.37
Planned	6.76
Deferred	22.53
TOTAL	31.7



Future Roadway Reconstruction Revenue Needs



Engineering CIP – Where to Get Information on Active Projects

Construction Underway: Wilmeth (Hardin to Lake Forest)

- Project Number: ST1719
- Project Name: Wilmeth (Hardin to Lake Forest)
- Project Description: Construction of Wilmeth Rd (GAD) from Hardin to Lake Forest, including roundabouts at Hardin, CR 943, and Lake Forest.
- Project Notes: Construction underway as of March 2022
- Project Type: STREET
- Project Class: INFRASTRUCTURE
- Project: 25.245.640

www.mckinneytexas.org/ProjectStatus



Key Takeaways

- CIP future planning is dynamic and has to respond to changing demands over time. We do our best to use data to guide project decisions.
- Pavement condition – while most visible – is only one component of prioritization and sometimes is not the most important.
- Our goal is to avoid putting good money after bad.
- There are more projects needed to be done than the resources we have to complete.
- As a fast-growing community, economic development projects have led the way and have been granted the highest priority – that is beginning to shift.
- The variable nature of construction and pricing is one of the reasons to be flexible when creating the annual project schedule.



Reference Slides

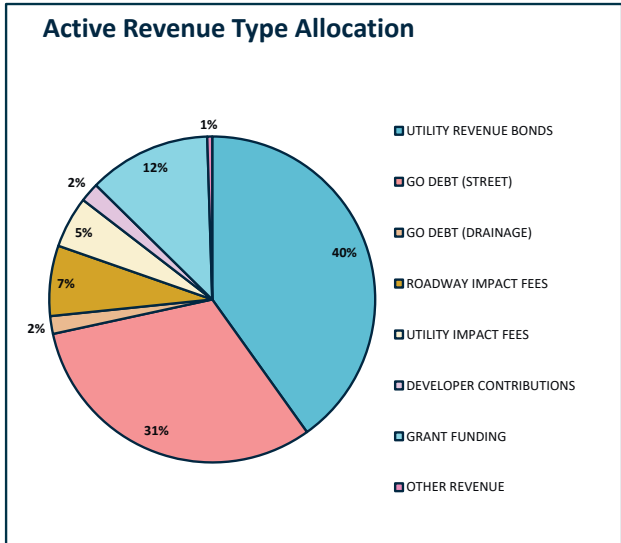


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Capital Improvements Program Overview

What are the Benefits?

- Synchronizes capital and operating budgets
- Links the City’s long-term goals and objectives with financial capacity
- Identifies, prioritizes, and optimizes the financing of projects
- Critical component of growth management
- Informs the public about the City’s investment in infrastructure



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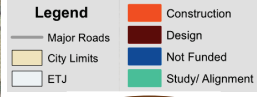
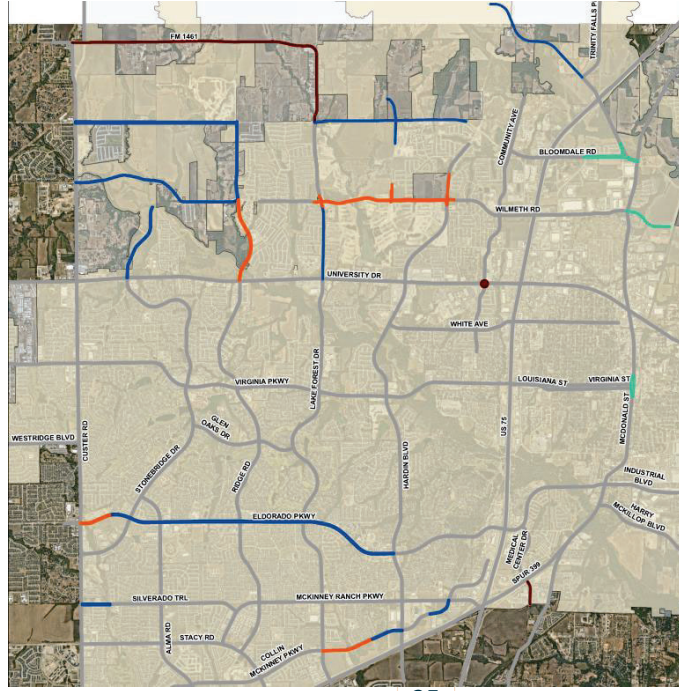
Other Key Infrastructure Focus Areas

- **Texas Department of Transportation (TxDOT) Ongoing Projects in McKinney**
 - **US 380 Limited Access Freeway/SP 399 Extension:** Continued coordination/engagement in TxDOT planning efforts for US 380.
 - **SH 5 Reconstruction:** Design underway for reconstruction of SH 5 from SP 399 to US 380 (Estimated Construction Start 2025).
 - **FM 1461 Reconstruction:** Design underway for reconstruction of FM 1461 from Preston Road to Bloomdale Road (Construction not currently funded).
 - **US 380 East Widening:** Land acquisition underway for widening of US 380 to 6-lanes east of Airport Drive
- **North Texas Municipal Water District (NTMWD)**
 - Continued coordination/engagement related to NTMWD major projects including a new water delivery pipeline (North of US 380) and wastewater collection pipeline (Wilson Creek).
- **Development-Focused CIP**
 - Northwest/Northeast Sector, McKinney National Airport, SRT Corridor, Downtown/East McKinney



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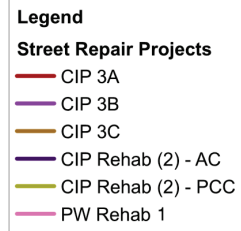
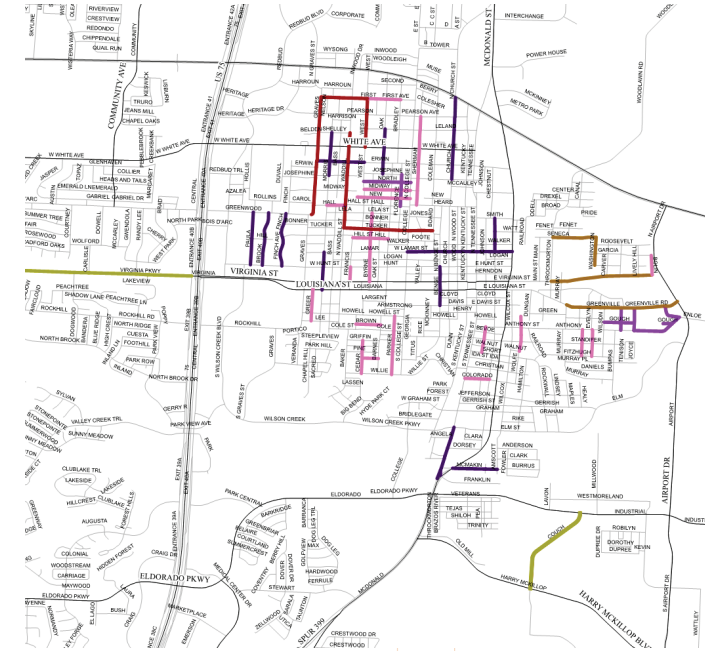
NEW THOROUGHFARE PROJECTS
(5-YR CIP)



\$177 Million (40%)
Construction of new thoroughfares to improve mobility and support future development.



STREET IMPROVEMENTS PRIORITIES
(FY23 – FY25)



STREET IMPROVEMENTS PRIORITIES



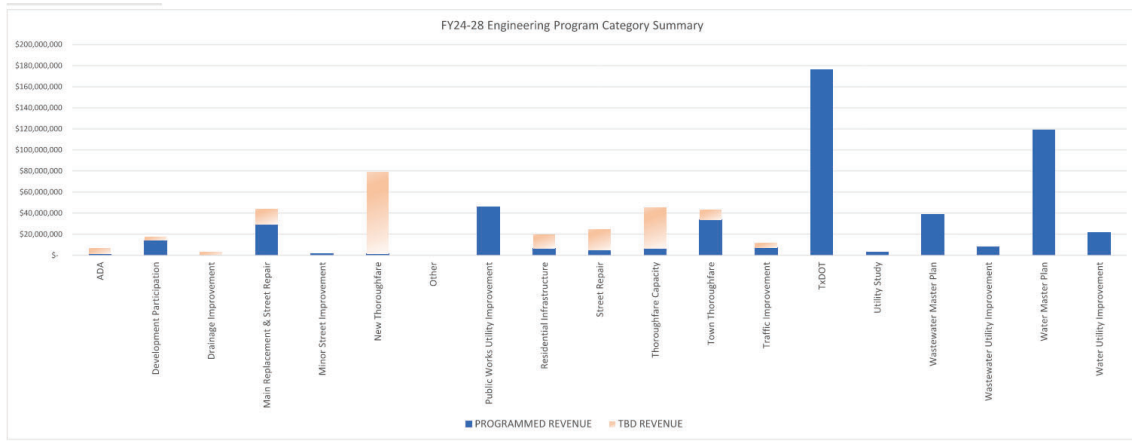
Street Improvements

- Reconstruction Project List by Program (FY23-25)

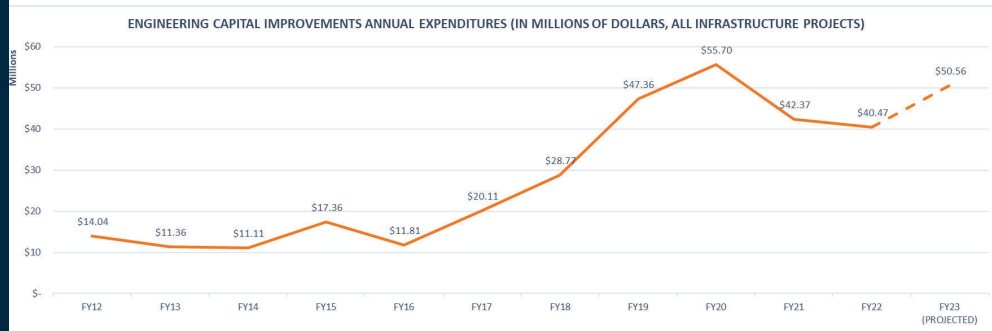
Group	Group Description	Project Name	Estimated Cost	Funding Year	Design	Construction	Comments
CIP 3A	Combined Street Repair and Utility Improvement	Tucker and Waddill	\$ 5,000,000	FY23	2023	2024-25	Funding available to initiate the design
		Graves, First and West	\$ 5,500,000	FY24	2024	2025-26	FY24 priority
CIP 3B	Residential Street Improvement	Florence and North	\$ 2,000,000	FY23	2023	2025-26	Funding will be available in the summer of 2023
		Enloe, Nielson, Gough	\$ 2,000,000	FY24	2024	2026-27	FY24 priority
CIP 3C	Town Thoroughfare Improvement	Virginia - Throckmorton to Airport	\$ 5,000,000	FY23/24	2023	2024-25	Waiting for finalizing the East Mobility study
		Seneca & Washington	\$ 12,000,000 *	NF	Unknown	Unknown	Waiting for RAISE grant acceptance
		Greenville - Murray to Airport	\$ 5,000,000	FY24/25	2024	2025-26	FY24 priority
CIP 2	Extensive Street only Rehab (asphalt)	Dak St - Josephine to Leland	\$ 5,000,000	FY23	2023-2024	2023-24	FY23 Priority - Asphalt full-depth or mill/overlay
		Paula St - Greenwood to Hunt					
		Brook Ln - Greenwood to Hunt					
		Benge St - Davis to Hunt					
		McKinn St - Amcott to SH5					
		Lamar St - College to SH5					
		Tennessee St - Wilson Creek to SH5					
		Church St - US380 to Josephine					
		Morris St - Louisiana to Lamar					
		Chestnut St - Lamar to Smith					
CIP 2	Extensive Street only Rehab (concrete)	Erwin St - Graves to West					
		Morris St - Josephine to Shelley					
PW 1	Minor Street Repair	Finch St - Greenwood to Hunt					
		Virginia - Stonebridge to US75	\$ 2,000,000	FY23	No Design	2023-24	FY23 - extensive panel replacement
		Couch Dr - Harry McKillop to Industrial	\$ 4,000,000	FY24	No Design	2023-24	FY23 - extensive panel replacement
		Etywide (see maps)	\$ 5,000,000	FY23	No Design	2023-24	Citywide asphalt repair and concrete panel replacement



Overall FY24-28 CIP by Program Type



HISTORICAL EXPENDITURE TRENDS



What is a Pavement Condition Index Score?

The pavement condition index (PCI) is a numerical index between 0 and 100, which is used to indicate the general condition of a pavement section.

How are PCI scores used by McKinney?

- Allows for comparisons of street conditions across the City
- Provides for general assignment of repair methods
- Allows for estimation of repair costs based on condition

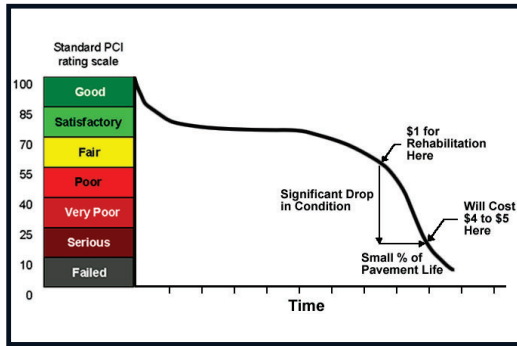
What are the general categories for condition?

Condition	Failed	Serious	Very Poor	Poor	Fair	Satisfactory	Good
PCI Range	< 10	10 - 24	25 - 39	40 - 54	55 - 69	70 - 84	85 - 100



Project Objective

- Develop maintenance and rehabilitation strategies for preserving existing pavement infrastructure by optimizing the use of available budget.



The **RIGHT** treatment at the **RIGHT** time to the **RIGHT** pavement.



Network Condition

2021
Overall Network PCI
71
Satisfactory

2015
Overall Network PCI
82
Satisfactory

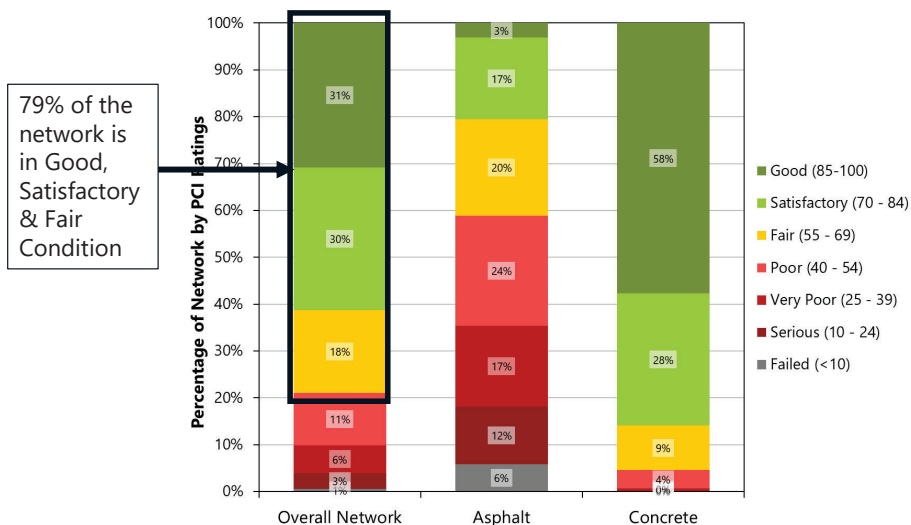
2012
Overall Network PCI
87
Good

Category – Pavement Type	PCI	Lane Miles
ASPHALT STREETS	35	192
CONCRETE STREETS	76	1420

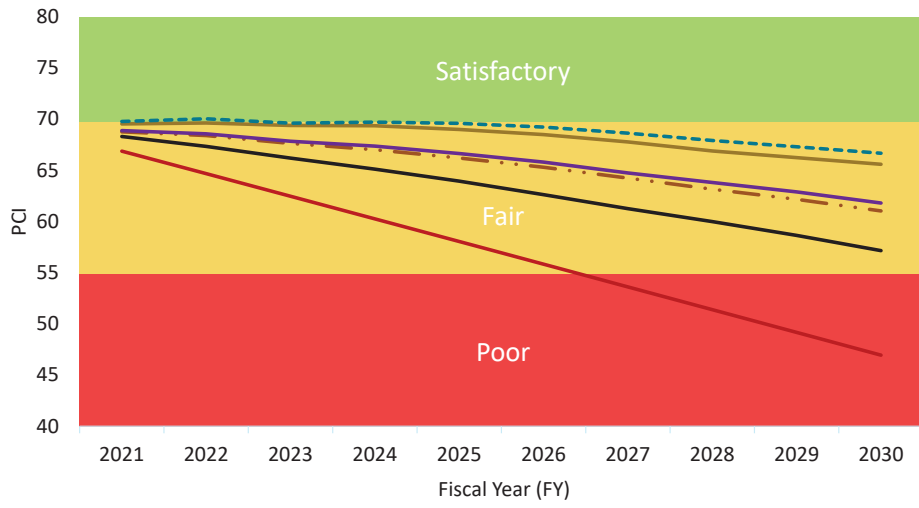
Category – Functional Class	PCI	Lane Miles
ARTERIAL	83	293.1
COLLECTOR	71	281.5
LOCAL	68	981.2
ALLEY	58	56.5



Network Condition Distribution



Impact of Funding Scenarios on Overall PCI Score



- Scenario 1 (No Funds)
- Scenario 2 (Current Budget - \$9.3M/Yr)
- Scenario 3 (Roadway Fee - \$13.5M/Yr)
- Scenario 4 (\$50M Bond - \$14.3M/Yr)
- Scenario 5 (\$100M Bond - \$19.3M/Yr)
- Scenario 6 (Sales Tax - \$20.8M/Yr)



(End of Appendix A - Presentation on Streets Projects Prioritization)

Boards & Commissions Member Appointments

Preferencing Update

Program Timeline



Applicant Summary

- **144** Applications
- **66%** of candidates participated in interviews
- **78** seats with terms expiring in 2023
 - 27 have met term limits or vacated
 - 51 incumbents to be reappointed or replaced