

CITY COUNCIL SPECIAL MEETING & WORK SESSION

MAY 23, 2023

The City Council of the City of McKinney, Texas met in special session and work session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, May 23, 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 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: Justin Beller, Geré Feltus, Charlie Philips, Rick Franklin, Patrick Cloutier, and Michael Jones.

These city staff were present: City Manager Paul Grimes, Assistant City Manager Steve Tilton, Assistant City Manager Kim Flom, Assistant City Manager Barry Shelton, City Attorney Mark Houser, City Secretary Empress Drane, Director of Public Safety Grego Conley, Director of Organizational Development & Performance Management Joe Mazzola, Director of Strategic Services Trevor Minyard, Director of McKinney National Airport Kenneth Carley, Director of Public Works Ryan Gillingham, Environmental Services Manager Eric Hopes, and Executive Director of Development Services Michael Quint.

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

Mayor Fuller called for Public Comments.

The following individuals spoke regarding McKinney National Airport:

Dan Porzio, 5500 McKinney Pl Dr, McKinney TX 75070

Hank Johnston, 2627 Clublake Trl, McKinney TX 75072

James Bresnahan, 07 E. Louisiana St, McKinney TX 75069

John Helmer, 708 Pearson Ave, McKinney TX 75069

The following individual spoke regarding Waste Hauling Services:

Robert Rosenbaum, 5708 Lodgestone Dr, McKinney TX 75070

The following individual spoke regarding Downtown Property Redevelopment:

Kim Black, 509 N Kentucky St, McKinney TX 75069

Mayor Fuller called for the work session items:

23-0435 Update on the Downtown City-Owned Property Redevelopment Initiative

23-0436 Update on the Results of the Airport Bond Referendum and Discussion of Options for the Proposed Project

The presentation for this item not included on the posted agenda is included in these minutes as *Appendix A: Airport Presentation*.

23-0437 Review the Results of the Request for Proposals (RFP) for Waste Hauling Services

The presentation for this item not included on the posted agenda is included in these minutes as *Appendix B: Waste Hauling Presentation*.

Mayor Fuller called for the Executive Session at 4:39 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 551.087. Deliberation Regarding Economic Development Matters
- Project Hemispheres

The Council returned from the Executive Session at 6:00 p.m. taking no action on items discussed in the Executive Session.

Mayor Fuller called for the Special Meeting item:

23-0434 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Negotiate an Agreement with Balcones Recycling, Inc, for Recycling Processing Services and Frontier Texas Ventures I, LLC dba Frontier Waste Solutions for the Collection of Solid Waste and Recycling

Council unanimously approved the motion by Council member Charlie Philips, seconded by Council member Rick Franklin, to approve the resolution, caption reading as follows:

RESOLUTION NO. 2023-05-064 (R)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS,
AUTHORIZING THE CITY MANAGER TO NEGOTIATE AN AGREEMENT WITH**

**BALCONES RECYCLING, INC. FOR RECYCLING PROCESSING SERVICES AND
FRONTIER TEXAS VENTURES I, LLC dba FRONTIER WASTE SOLUTIONS FOR
THE COLLECTION OF SOLID WASTE AND RECYCLING**

Council unanimously approved the motion by Council member Geré Feltus,
seconded by Council member Charlie Philips, to adjourn the meeting at 6:00 p.m.

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

SIGNED:

GEORGE C. FULLER, Mayor

ATTEST:

EMPRESS DRANE, City Secretary
TENITRUS BETHEL, Deputy City Secretary

City of McKinney, Texas

Appendix A: Airport Presentation

Appendix B: Waste Hauling Presentation

McKINNEY NATIONAL AIRPORT COMMERCIAL SERVICE OVERVIEW AND ASSESSMENT POST-MAY 6 UPDATE TO CITY COUNCIL

05.23.2023



SLIDE 1

McKINNEY FIRST CITY COUNCIL GOALS & STRATEGIES FISCAL YEAR 2023



CITY OF McKINNEY
www.McKinneyTexas.org



SLIDE 2

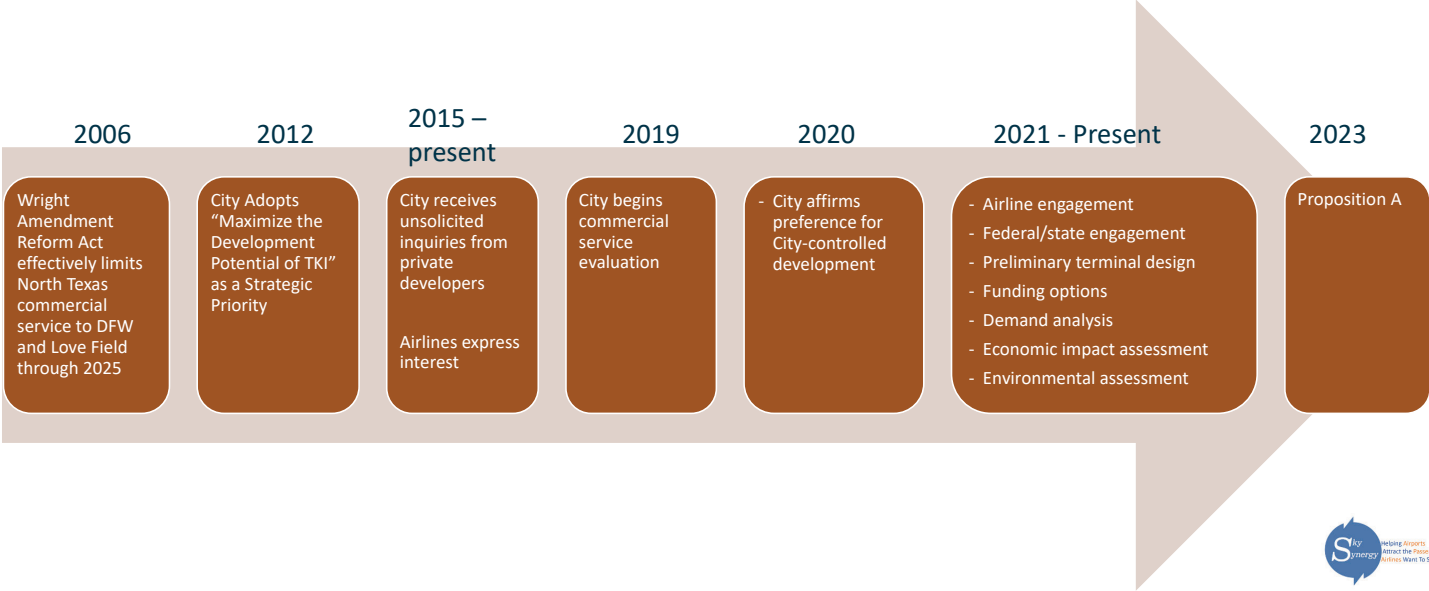
FOUNDATION OF TKI COMMERCIAL SERVICE ASSESSMENT

- North Texas is an outlier among its peers in having only two commercial airports
 - Airlines and passengers agreed
- Airports are economic engines
- TKI already has the runway to accommodate commercial aircraft
- Collin County and North Texas demographics and trends point to success
- Worsening regional surface traffic will only increase drive times to DFW and Love



SLIDE 3

HISTORY OF TKI COMMERCIAL SERVICE ASSESSMENT



WHAT WAS PROPOSITION A?

“THE ISSUANCE OF \$200,000,000 GENERAL OBLIGATION BONDS FOR A COMMERCIAL AIR SERVICE TERMINAL AND RELATED IMPROVEMENTS AT THE CITY’ S AIRPORT AND THE IMPOSITION OF A TAX SUFFICIENT TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS.”

TYPICAL WAYS TO FUND AIRPORT CAPACITY PROJECTS

- Some combination of
- Federal and State funds
 - Bonds backed by
 - General Airport Revenues (GARBs)
 - PFC Revenues
 - ~~City Tax Revenues (G.O. Bonds)~~
 - Cash reserves on hand
 - Airline development
 - P3 (public-private partnership) development

NEXT STEPS

1. Evaluate
 - Implications of the referendum
 - Alternate development options
 - Feasibility of remaining funding options
2. Decide - decision based on evaluation

Meanwhile, maintain contact with airlines



SLIDE 7

THANK YOU FOR YOUR TIME

QUESTIONS?



SLIDE 8

(End of Appendix A: Airport Presentation)

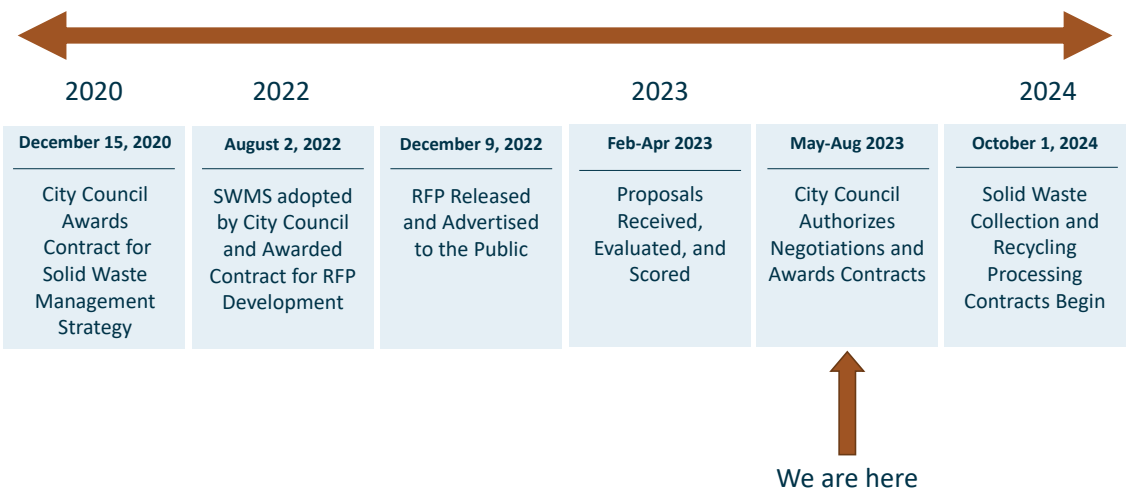
Solid Waste Collection and Recycling Processing Services Procurement

City Council Work Session
May 23, 2023

Agenda

- Background
- Procurement Process
- RFP Responses
- Scoring & Ranking
- Analysis
- Recommendations
- Next Steps

Solid Waste Management Timeline



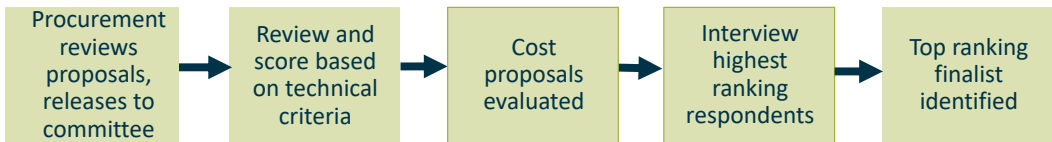
Solid Waste Procurement Timeline



Procurement Process

- Develop scope of work and technical requirements
- Advertise RFP to the public
- Receive, review, and score proposals
- Conduct interviews and verification
- Proposer Confidentiality (Tex. Loc. Gov’t Code 252.049 / McKinney Procurement Policy Chapter 16)
- City Council authorizes staff to negotiate
- Negotiations
- City Council awards contract

Selection Process



Selection Committee

Steve Tilton <i>Assistant City Manager</i>	Ryan Gillingham <i>Public Works Director</i>	Shonna Parsons <i>Utility Customer Operations Manager</i>
Mark Houser <i>City Attorney</i>	Eric Hopes <i>Environmental Services Manager</i>	Ian Coubrough <i>Assistant Procurement Manager (Non-scoring member)</i>
Burns McDonnell <i>Solid Waste Consulting (Non-scoring member)</i>		

RFP Scoring Criteria

SCORING CRITERIA	POINTS
Minimum RFP Requirements	10 Points
Experience & Qualifications	10 Points
Proposed Approach	15 Points
Deviation & Compliance	5 Points
Financial & Litigation History	5 Points
Cost of Collection/Processing	55 Points
Total: 100 Points	

Collection Services

		Total
1	Frontier Waste Solutions	90.2
2	Waste Connections of Texas	82.8
3	Republic Services	76.1

RFP Final Scoring

Recycling Processing

		Total
1	Balcones Recycling, Inc.	94.8
2	Republic Services	85.7
3	Waste Connections of Texas	77.9

Tax Analysis

- Property Tax
 - Highest ranked collection proposer expected to purchase property in McKinney for permanent facility
 - Existing property and facility/service center expected to remain as taxable property
 - City would not receive taxes from the proposed regional recycling facility
- BPP (Business Personal Property)
 - Highest ranked collection proposer’s equipment will be located at permanent facility in McKinney

Highest Ranked Vendor Highlights
Solid Waste Collection - Frontier Waste Solutions

- Headquarters in Dallas, Texas
- 14 facilities from Lake Texoma to the Gulf Coast
- 30 Texas cities including the City of Pearland with 37,000 single family homes
- Significant capital investment to include:
 - Multiple potential properties under consideration for permanent facility in McKinney
 - Purchase all new equipment for McKinney

Highest Ranked Vendor Highlights
Recycling Processing - Balcones Recycling, Inc.

- Headquarters in Austin, Texas
- Built and operate MRFs in Arizona, Florida, Texas
- Finalizing property purchase in Collin County
- 120,000 sq ft MRF will process 190,000 tons annually
- Dedicated lane/acceptance for City vehicles
- Monitored residential recycling drop-off location

Staff Recommendations

Staff recommends City Council authorize the City Manager to enter into exclusive negotiations with:

- **Balcones Recycling, Inc.** for recycling processing services
- **Frontier Waste Solutions** for the collection of solid waste and recycling

Next Steps

- City Council Authorization to Negotiate
- Continue Due Diligence
 - Financials
 - Site Visits
- Contract Negotiations
 - Proposals good for 180 days (Aug 15, 2023)
- City Council Awards Contracts
- Contracts begin October 1, 2024

Questions & Discussions

(End of Appendix B: Waste Hauling Presentation)