

CITY COUNCIL SPECIAL MEETING

APRIL 28, 2014

The City Council of the City of McKinney, Texas met in special session in the Council Chambers of the Municipal Building on April 28, 2014 at 5:30 p.m.

Council Present: Mayor Brian Loughmiller, Mayor Pro Tem Travis Ussery, Council members: Geralyn Kever, Don Day, Ray Ricchi, Roger Harris, and Randy P. Pogue.

Mayor Loughmiller called the meeting to order at 5:38 p.m. after determining a quorum was present.

Staff Present: Deputy City Manager Jose Madrigal; Interim Deputy City Manager Barry Shelton; City Attorney Mark Houser; City Secretary Sandy Hart; Director of Planning Michael Quint; Director of Engineering Mark Hines; McKinney Economic Development Corporation President Jim Wehmeier; Interim Parks, Recreation, and Open Space Director Ryan Mullins; Assistant to the City Manager Darrek Ferrell; Director of Water Utilities and Infrastructure Chris Browning; Assistant Director of Water Utilities and Infrastructure Paul Sparkman; McKinney Community Development Corporation President Cindy Schneible; Airport Executive Director Ken Wiegand; CIP and Traffic Engineer Gary Graham; Chief Information Officer Chris Chiancone; Assistant Director of Engineering Michael Hebert; Interim Human Resources Director Kathrine Usrey; Engineering - Kyle Odom, Lisa Shepard, and Anita McCormick; McKinney Economic Development Corporation - Connie Gibson, Abby Liu, John Valencia, Chad Walker, and Cayti Stein; and Communications and Media Manager Anna Clark.

There were 12 guests present.

14-420 Welcome New Corporate Partner to McKinney

Mayor Loughmiller and City Council members welcomed new Hisun Corporation representatives Jason Sun, President of Hisun Motors Corporation USA, Hanna You, Finance Manager, and King Dai, Vice President. Mr. Loughmiller welcomed and expressed his appreciation to Hisun for locating in McKinney. He stated that Hisun is the sixth largest provider of utility vehicles in the United States and Canada. They will be assembling and testing products here in McKinney. They have purchased the

Emerson Process Management facility in east McKinney. Mr. Sun spoke on behalf of Hisun USA. As a member of the City of McKinney, Hisun will contribute efforts to support the City and its activities and help the City of McKinney become the number one place to live in America. MEDC President Jim Wehmeier thanked the MEDC Board, City Council, and Abby Liu for helping to make this happen. Mr. Sun spoke on behalf of Hisun USA. Hisun is honored to become a part of the City. In 2006, the HISUN USA branch was founded with customer service and assembly areas. HISUN prides itself in supplying customers with quick parts shipments and expert technical assistance.

14-421 Mayor Loughmiller called for Consideration/Discussion/Action on a Sister City Relationship with Wenjiang China. MEDC President Jim Wehmeier stated that through the Mayor's International Committee, James Chen has spearheaded a Sister City relationship with mainland China. Wenjiang China has agreed and welcomes the opportunity to enter a Sister City opportunity with McKinney. Wenjiang has asked that Council formally accept them as a Sister City. They will visit our community this summer, sponsored by MEDC as a business exchange mission. At a future date, we will visit them and they will host us. Mayor Loughmiller: As we compete with neighboring cities for businesses nationally as well as internationally, this type of relationship will help us compete for international companies that look to relocate to our area. Council unanimously approved the motion by Mayor Pro Tem Ussery, seconded by Council member Pogue, to approve a Sister City Relationship with Wenjiang China.

Mayor Loughmiller called for discussion on the following items with no action taken:

14-422 Discuss the Proposed Revisions to the Drainage Policy. Assistant Director of Engineering Michael Hebert reported on the update to the proposed revisions to the Drainage Policy. Mr. Hebert presented a list of recommendations that Council had previously approved. Mr. Hebert stated that the current fees collected are allocated to personnel, materials

and contracted services. Mr. Hebert stated that there was significant impact to the fund this year with the clearing of debris out of the creeks after the ice storms. The new fees are projected to generate about \$1.1 million per year. The current fee is based on single-family living unit equivalent which is based on the impervious area of a single-family lot. It is \$2.75 per one SFLUE. The plan is to leave the SFLUE in place but charge more if there's more impervious area. For 2,000 square feet of impervious area, the rate will remain the same. Between 2,000 and 5,000 square feet, the fee will bump up to \$5.00 per month and if it is over 5,000 square feet, the fee will bump up to \$7.50 per month. Commercial properties would be assessed in the same manner except that there would be a cap of \$500 per month. Mr. Hebert stated that the committee came up with the three-tier structure. Councilmember Kever stated when looking at the three proposed tiers for fee structure, there is obviously no change for less than 2,000 square feet. The middle range has a potential for an 81% increase. The \$7.50 fee for greater than 3,500 square feet has a potential for a 172% increase. Council requested to see a comparison on the commercial side with Frisco, Plano and Allen, and the revenue generated in McKinney under the existing fee structure and the proposed compared to our neighbors.

14-423 Mayor Loughmiller called for Consideration and Discussion on Council Input to the Dallas Regional Mobility Coalition. Council member Kever stated that she has provided Council with a draft copy of priorities as a starting point for discussion this evening. The second request is for input on the Proposition 1 position. The Dallas Regional Mobility Coalition is to consider a resolution in support of Proposition 1 either at this coming meeting or shortly thereafter. Proposition 1 has to do with the allocation of funds for transportation including use of rainy day fund money, similar to what they did with Proposition 6 with the water. It sets a floor to the amount of money they pull out of the fund so that they do not pull out and

overabundance of dollars for transportation or water. Mayor Loughmiller stated that to provide guidance to Council, he would be comfortable taking a position that we support Proposition 1 provided that we have a firm understanding how the funds are allocated and what the limitations are. There is a way to communicate to both DRMC and our representatives that there is a concern about supporting the use of rainy day funds for transportation. Ms. Kever stated that she is also soliciting input from Council on TxDOT's request for input on nine priority projects through the DRMC. The only project in Collin County is US 75 north of Melissa Road to the Grayson County line.

Mayor Loughmiller called for Council Liaison Updates

Mayor Loughmiller recessed the meeting into executive session at 6:43 p.m. per Texas Government Code Section 551.071 (2) Consultation with City Attorney on any Work Session, Special or Regular Session agenda item requiring confidential, attorney/client advice necessitated by the deliberation or discussion of said items (as needed), Section 551.071(1) (A). Litigation / Anticipated Litigation, Section 551.074 Personnel Matters, Section 551.072 Discuss Real Property, and Section 551.087 Discuss Economic Development Matter as listed on the posted agenda. Mayor Loughmiller recessed to the open session at 7:05 p.m. Mayor Loughmiller reconvened into Executive Session at 7:06 p.m. and recessed to open session at 7:50 p.m.

Mayor Loughmiller called for Action on Executive Session Items. Council unanimously approved the motion by Council member Kever, seconded by Council member Pogue, to approve Economic Development Proposal No. 14-09 (Project Brown) as discussed in Executive Session.

Council unanimously approved the motion by Council member Pogue, seconded by Mayor Pro Tem Ussery, to adjourn. Mayor Loughmiller adjourned the meeting at 7:50 p.m.

BRIAN LOUGHMILLER
Mayor

ATTEST:

SANDY HART, TRMC, MMC
City Secretary