



City of McKinney Manager's Notes

May 14, 2021

Administration:

Petoskey Plastics: Staff met with representatives of Petoskey Plastics, a Petoskey, Michigan-based company that manufactures plastic bags and similar extrusion materials. They held a reception Thursday evening, May 13th, to welcome their new employees. They will be retrofitting and moving into a facility on Couch Drive, south of Industrial, adjacent to Quikrete McKinney. They are very excited about expanding their presence in Texas and moving to McKinney.

Budget Update: Staff internal budget meetings continue. Approximately \$28M in supplemental requests have been made, and we currently estimate between \$6-7M available. As always, staff will be culling the list to meet the budget limits while meeting our service commitments. We do anticipate a mid-year budget amendment item being brought to the council at the June 15th or early-July meeting.

Airport:

- Airport and City staff met with Congressman Taylor's legislative assistant for transportation issues on May 5th
 - Two major projects were discussed
 - Runway 18-36 Extension
 - Taxilane A Rehabilitation and Realignment
 - Project funding sources, approval processes, and timelines were discussed
 - Support was requested to ensure these projects advance as planned
 - Legislative briefings with staff for Senator Cruz and Senator Cornyn are scheduled for May 21st

Building Inspections:

- Permits
 - Independent Financial Ph 2 office & garage - v3 revisions in review.
 - McKinney Corporate Center Ph 2 - awaiting revisions.
 - District 121 High Rise office & garage - payment pending
 - Encore Wire Plant 7 (finish out) - in review.
- Operations
 - TCO issued for the parking garage at 7830 Van Tuyl Pkwy (Byron Nelson Parking)



City of McKinney Manager's Notes

City Secretary

- General Election of May 1, 2021
 - **Election Calendar – Notable Events**
 - May 18** City Council Meeting - Installation of Elected Officials and Recognition of Outgoing Members
 - **Voter Turnout** – 2021 City voters turned out in record number of total votes cast and participation rate in a May General Election, nearly doubling the high-water mark established in 2017.

McKinney General Elections in May	2011	2013	2015	2017	2019	2021*
Total Votes Cast	5,925	2,920	4,767	11,376	7,087	22,604
Registered Voters	82,568	74,315	82,568	93,561	103,167	114,690
Voter Participation	7.18%	3.93%	5.77%	12.16%	6.87%	19.71%

- **Personal Financial Statements Deadline Extended to June 30** – At the recommendation of the Texas Ethics Commission (TEC) and in accordance with Texas Local Government Code, Ch. 145 and City Ordinance, Sec. 2-62, the deadline for non-Candidate Officials to submit a Personal Financial Statement has been extended from April 30 to Wednesday, June 30, 2021.

TEC Letter Regarding PFS Deadline Extensions

https://www.ethics.state.tx.us/data/filinginfo/deadlines/2021/Notice-PFS_Deadline-MovedToJune302021.pdf

- **2020 Census / City Redistricting**
 - The US Census confirmed on April 26 that 2020 Census Apportionment Results (for State allocations to the US House of Representatives) have been delivered to President Joe Biden.

Redistricting data is expected to be delivered to states by August 16, 2021. The full redistricting data with toolkits is expected by September 30, after which time the City of McKinney will begin its process of redistricting its City Council boundaries.

Press Release: [2020 Census Apportionment Results Delivered to the President](#)
2020 Census Data: [Apportionment Results \(for US House of Representatives\)](#)



City of McKinney Manager's Notes

- **Boards & Commissions**

- **McKinney Community Development Corporation** – on May 18, the City Council will consider memberships for the MCDC Regular and Alternate positions.
- **North Texas Municipal Water District Board of Directors** – on May 18, the City Council will consider an appointment to the NTMWD Board of Directors.

The term of the appointment will be June 1, 2021 to May 31, 2023.
- **Member Appointments** - The City Council will make appointments to the Boards & Commissions on Tuesday, August 24, 2021. Newly appointed members will begin service on October 1.

The deadline to apply is Friday, June 18. Apply online at <https://mckinney.granicus.com/boards/apply>

Eligible candidates reside within the city limits and are registered to vote.

The City Secretary Office will provide public announcements about the application process by addressing various Council and board meetings during the month of May. Information is available year-round at the [McKinney Boards & Commissions](#) webpage.

Development Services:

- April Interactive Development Snapshot Portal
 - View the interactive development related data at www.mckinneytexas.org/snapshot
 - The snapshot is best viewed on Google Chrome, Mozilla Firefox, Apple Safari, or Microsoft Edge.
 - New Commercial Permits
 - 23 issued through April 2021 and total valuation of \$48.4 million compared to 33 permits issued over the same time period in 2020 and total valuation of \$169.2 million
 - Single Family Residential Permits
 - 134 single family permits issued and total valuation of \$40 million compared to 92 permits issued in April 2020 and total valuation of \$31.9 million
 - Cumulatively through April 2021, 655 new single family permits issued and total valuation of \$190.2 million compared to 529 permits issued through April 2020 and total valuation of \$177 million



City of McKinney Manager's Notes

- Noteworthy Project Update
 - McKinney Trade Center (North of Wilmeth Rd. and 300' west of McDonald St.)
 - Certificate of Occupancy issued for three industrial buildings, totaling 367,455 square feet and \$25.5 total construction valuation

Engineering Department:

- Engineering CIP Project Summary (attached)
 - Light Up Louisiana Progress Report (attached)
- **East McKinney Mobility Study Public Meeting Update:** On Thursday, May 6, the Engineering department hosted a public input meeting at Old Settlers to present information and concepts related to the ongoing East McKinney Mobility Study which seeks to identify long-term street and traffic management improvements to East McKinney based on anticipated redevelopment in the area. A total of 35 residents and project stakeholders attended the meeting and had the opportunity to learn about the study goals/desired outcome and provide specific feedback related to concepts developed. Although written comments provided at the meeting are still being evaluated, we anticipate that sufficient feedback was provided for additional study area evaluation and development of a draft preferred alternative. In addition, a video recording of the meeting presentation along with exhibits and an opportunity for online feedback will be published on the city's East McKinney webpage (www.mckinneytexas.org/eastside).

General comments provided at the public meeting emphasized concern over additional traffic in the neighborhoods (resulting from redevelopment and improving mobility in the area) as well as impacts of gentrification. Over the next 4-6 weeks, the study team will continue evaluating stakeholder feedback and working to develop a preferred improvement plan which will be presented at a future city council work session meeting. At this time we do not anticipate a second in-person public input meeting.

Attachment #1: CIP Report

Attachment #2: Progress Report

McKinney Community Development Corporation:

- FY 21 Project Grants – remaining funding available FY21 = \$1,206,267
 - Public hearings were conducted on three grant requests at the April board meeting: McKinney Parks Foundation (\$15,599.98 requested); Heritage Guild of Collin County (\$137,500 requested); Habitat for Humanity of Collin County (\$200,000 requested)

Department updates for May 14, 2021



City of McKinney Manager's Notes

- An application submitted by Sanchez Charities, requesting \$343,917 for infrastructure support for the Mustard Seed Project was tabled indefinitely
- A request submitted by High Five Entertainment, in the amount of \$1.6 million for a parking structure has been withdrawn – they have announced that the facility will be located in The Farm development in Allen
- Application period for the third cycle of project grants will be open June 1-30
- FY 21 Promotional and Community Event Grants – remaining funding available = \$139,000
 - Applications will be accepted for Cycle II through May 31
 - Maximum award per grant is \$15,000
 - To be eligible, applicant must demonstrate the event will showcase McKinney for the purposes of business development and/or tourism
- TUPPS Brewery Expansion
 - Bi-weekly meetings with MCDC subcommittee to review/discuss plans for the project, including entertainment amenities are underway. Site plan was resubmitted on April 30; SUP resubmitted on May 3; 50% CD issued May 3
 - MCDC board approved extension of the deadline for approval of GMP to July 31, 2021
- MCDC Quality of Life Award
 - 30 nominations were submitted for the 2021 Quality of Life Award – including two for city employees: Amy Rosenthal and Shirletta Best
 - Awards were presented in the categories of Individual and Organization/Initiative at the McKinney Chamber's annual Community Award Celebration
 - Awardees: Kim Sanchez in the Individual Category; Feeding Friends and Family in the Initiative Category – Community Lifeline, Alliance of Elite Youth Leadership; Michael Redeker were recognized

MCVB:

- RFPs: 3
 - Corporate:
 - TAVA Lifestyle – 5/7 received an email from McKinney Sheraton requesting assistance in locating 20 overflow sleep rooms for this booked piece of business. Event booked for May 21 – 23, 2021 with room block of 75, overflow of 20 rooms. Booked
- Day Trip: 1
 - Jacobsen Tours-October 2021-Tour Chestnut Square
- Marketing/Communications

Department updates for May 14, 2021



City of McKinney Manager's Notes

- National Travel & Tourism Week featured a proclamation from Mayor Fuller, our 11th Annual Public Safety Appreciation Luncheon at the Public Safety Building, walking tours with Guy Giersch each Monday- Friday that week (May 3-7), and social media posts discussing things to do and places to go in McKinney. Special thanks to MCDC, Local Yocal, and Mary's Mountain Cookies for partnering with Visit McKinney on the luncheon. We fed a record 200 people.
- Created and submitted digital ads for the Courier-Gazette to run during National Travel & Tourism Week.
- Completed a new rack card to promote McKinney at Bryon Nelson and for some upcoming events. It features the new branding.
- Created new Zoom backgrounds with our new branding.
- Submitted promo materials for use at an upcoming Team Texas event.
- Working with a new influencer on a promotion for Texas Music Revolution.
- Planning for influencer visit the weekend of May 21-22.

Planning:

- **Verizon Wireless Tower Rezoning**

Case Number: 21-0041Z

Location: Northeast corner of S. Bluestem Dr and Hidden Haven Dr.
(Furr Elementary School– Prosper ISD)

Anticipated Public Hearing Date: 4/27/21 (PZ); 5/18/21 (CC)

Staff Recommendation: Approval

- This item was presented to the Planning and Zoning Commission at the April 27th meeting and received a favorable recommendation from the Commission in a 7-0 vote. The item is scheduled to be considered by City Council at the May 18 Regular Meeting.
- Given the amount of public engagement received with previous rezoning requests for cell towers and the letters of opposition that we have already received, we wanted to provide a brief summary of the request in advance of the Council meeting on May 18.
- The applicant is requesting to rezone the 10.77-acre property, which is currently developed as Furr Elementary School (Prosper ISD), generally to allow for an 80ft communications tower. The proposed tower would be of a monopole design and is immediately adjacent to the campus building, which is setback more than 2 times the height from any property line.



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- Given the proposed monopole design and its location near the building and away from property lines, Staff is comfortable supporting the request. A link to the
- Planning and Zoning Commission Meeting information is below and includes the staff report and video of the meeting.
<https://mckinneytx.new.swagit.com/videos/120079>
- **Storybook Ranch Multi-Family Rezoning**
Case Number: 20-137Z
Location: South of Stonebridge Drive and East of Custer Road
Anticipated Public Hearing Date: 2/23/21 (PZ); 5/18/21 (CC)
Staff Recommendation: Denial
 - This item was presented to the Planning and Zoning Commission at the February 23, 2021 meeting and received a favorable recommendation from the Commission in a 6-1 vote. The item is scheduled to be considered by the City Council at the May 18 regular meeting.
 - The rezoning was originally scheduled to be considered by the Council at the March 16, 2021 meeting; however, it was tabled to allow the applicant to continue to work with the parks department on items related to parkland dedication.
 - Given the amount of public engagement received with previous rezoning requests on this property, we wanted to provide a brief summary of the request in advance of the Council meeting on May 18.
 - The previous rezoning request (19-0072Z) for this tract was submitted in 2019 to allow for multi-family residential uses. With the 2019 request, the applicant was proposing traditional, 3-story multi-family uses on the tract with a small corner (approximately 2 acre) preserved for commercial uses along Custer Road. Staff recommended denial based on the fact that the city's comprehensive plan designates this area for office uses (professional center) and due to concerns with the introduction of more residential uses along this stretch of Custer Road, which is a principal arterial. The 2019 case received a tremendous amount of public and political interest and the applicant ultimately withdrew request.
 - As part of the new rezoning request (20-137Z), a new applicant is again requesting a rezoning of the property for multi-family uses. However, this request is slightly different than the 2019 case because it calls for a 'cottage-style' multi-family product which has become more prevalent in today's market. The new request would allow for the development of multi-family uses in a 'single unit' format (similar to Avilla



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Northside). The new applicant is also proposing to preserve approximately 2 acres along Custer for commercial uses.

- Although Staff appreciates the attempt to develop a multi-family product that fills a new and unique niche in the residential market, we continue to have concerns with the large amount of residential uses proposed on a tract designated for office uses (professional center) on the city's comprehensive plan.
- **Mill Stream (Pedcor) Multi-Family Rezoning**
Case Number: 20-141Z
Location: Northeast Corner of Wilmeth Rd and Community Dr
Anticipated Public Hearing Date: 5/25/21 (PZ); 6/15/21 (CC)
Staff Recommendation: Approval
 - Earlier this year, the above-reference rezoning request was placed on the Planning and Zoning Commission meeting agenda (January 26 and February 9) and the City Council meeting agenda (February 23 and March 2) but was tabled for a variety of reasons. However, the rezoning request is now anticipated to be considered later this month.

Procurement Services:

- Professional Development
 - Congratulations to Mindy Smith, Buyer II on achieving the Construction Procurement Specialization Certificate from NIGP, the Institute for Public Procurement. Great job, Mindy!

Public Works:

- Environmental Services – Upcoming “green” seminars and outreach events:
 - Byron Nelson Golf Tournament – May 13-16
 - McKinney Shred Event – May 22 (Hosted by IT)
- Streets and Drainage Division – Roadway Repairs
 - Virginia Parkway Street Rehabilitation (East of Custer)
 - Completion of concrete roadway repairs by June 4
 - Bois D’Arc Road from Jordan Road to Community Avenue
 - Completion of concrete roadway repairs by June 25
 - Tennessee St. Sidewalk Rehabilitation from Wilson Creek to Davis Street
 - Expected completion by June 18
 - Airport Road from Enloe Street to Greenville Street
 - Work started on May 17
 - Expected completion by June 25



City of McKinney Manager's Notes

- Cityworks Implementation
 - Kickoff for the implementation of the work order and asset management Cityworks software is scheduled for June 15.

- Wastewater Division
 - Annual Sanitary Sewer Overflow report submitted in accordance with City's agreement with TCEQ
 - Milestones include 704,571 linear feet (133 miles) of sanitary sewer and 1,542 manholes inspected in 2020

- Facilities Construction
 - McKinney Municipal Service Center – North Campus (formerly John Deere)
 - Tenant has vacated building
 - Working with CMAR on GMP
 - McKinney Municipal Complex – City Hall
 - Schematic design presentation to City Council on May 18

Utility Customer Operations:

- Water Bill Due Date Change
 - Due dates for approx. 19,000 customers will change effective June 1
 - Improves meter reading efficiencies due to city growth
 - Notification letters mailed advising new due date. Some customers will receive credit if change negatively impacts their account
 - \$25 due to longer reading period & possible higher water rate tier
 - \$40 due to monthly base fee overlap
 - [Cycle Maps](#) (current & post realignment)

- Advanced Metering Infrastructure (AMI) RFP
 - Received 7 proposals
 - AMI will advance water conservation goals
 - Customers can set leak & high usage alerts
 - Phase 1 (proof-of-concept period) to commence early Q4 2021
 - Craig Ranch selected as test area to identify any density & distance limitations



ENGINEERING CAPITAL IMPROVEMENTS PROJECT SUMMARY

[View the Interactive CIP Webmap Portal at www.mckinneytexas.org/ProjectStatus](http://www.mckinneytexas.org/ProjectStatus)

Report Date: 5/12/2021

CIP PROJECT	PROJECT NAME	PROJECT DESCRIPTION	STATUS	PROJECT PHASE TRACKER						KEY MILESTONE DATES		PROJECT BUDGET SNAPSHOT	
				SCOPING	DESIGN/STUDY	FRANCHISE UTIL	LAND ACQ	BID PHASE	CONSTRUCTION	CONSTRUCTION START	PROJECT COMPLETE	CURRENT BUDGET	BUDGET ENCUMBERED
COMBINED INFRASTRUCTURE PROJECTS (16 Projects, \$74,584,593 Overall FY Budget)													
CO1633	SH 5 Utility Relocations - Phase 1	Relocation and betterment of existing water and wastewater mains in advance of the planned reconstruction of SH 5 by the Texas Department of Transportation (TxDOT).	ACTIVE PROJECT	100%	55%					Sep 2022	Nov 2023	\$23,315,000	\$1,830,000
CO1704	Substandard Utility & Street Rehab (East of SH 5)	Various replacement of previously identified substandard water/wastewater mains and failed pavement generally located east of SH 5, north of Industrial, south of US 380.	PROJECT COMPLETE	100%	100%	100%	100%	100%	100%	Jan 2019	Aug 2020	\$8,395,000	\$8,380,590
CO1705	Substandard Utility & Street Rehab (South of Virginia)	Various replacement of previously identified substandard water/wastewater mains and failing pavement generally located south of Virginia, north of Eldorado, west of SH 5.	PROJECT COMPLETE	100%	100%	N/A	N/A	100%	100%	Oct 2018	Jun 2020	\$3,265,000	\$3,249,263
CO1706	Substandard Utility & Street Rehab (North of Virginia)	Various replacement of previously identified substandard water/wastewater mains and failed pavement generally located north of Virginia, south of Bray Central, west of SH 5, east of Community.	PROJECT COMPLETE	100%	100%	100%	100%	100%	100%	Sep 2018	Jun 2020	\$5,158,694	\$5,111,268
CO1817	East Louisiana Infrastructure Improvements	Comprehensive infrastructure improvements (paving, drainage, utilities, pedestrian, hardscape) along East Louisiana Street.	ACTIVE PROJECT	100%	57%		64%			Feb 2022	Feb 2023	\$5,452,800	\$550,000
CO1902	Main Replacements & Street Rehab (Northwood Park / Westwood Park Area)	Various replacement of previously identified substandard water/wastewater mains and failed pavement generally located north of Rockhill Rd, south of Bois D Arc, east of Dogwood, and west of US 75.	CONSTRUCTION UNDERWAY	100%	100%	100%	100%	100%	88%	May 2020	Jun 2021	\$6,488,099	\$6,090,000
CO2006	Griffin St and Pine St Infrastructure Improvements	Complete reconstruction including utilities, drainage, and paving.	ACTIVE PROJECT	100%	100%	82%	N/A			Aug 2021	Aug 2022	\$2,660,000	\$295,000



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CO2009	Infrastructure Asset Management Planning	Initial implementation of an asset management program relating to existing street, water, and wastewater CIP infrastructure.	ACTIVE PROJECT	100%	91%	N/A	N/A	N/A	N/A	TBD	Jul 2021	\$200,000	\$195,000
CO2067	Green and Andrews Infrastructure Improvements	Comprehensive infrastructure improvements (paving, drainage, utilities, pedestrian).	ACTIVE PROJECT	100%	53%		32%			Mar 2022	Mar 2023	\$700,000	\$580,195
CO2133	N Tennessee Infrastructure Improvements (Lamar - US 380)	Rehabilitation of street paving including minor utility and sidewalk improvements.	CONSTRUCTION UNDERWAY	100%	100%	N/A	N/A	N/A	62%	Nov 2020	Aug 2021	\$3,200,000	\$1,126,376
CO2134	Lela Jones Foote Bradley Infrastructure Improvements	Renewal of substandard infrastructure including streets, drainage and utilities	PLANNED IMPROVEMENT	97%					100%	Aug 2022	Aug 2022	\$2,750,000	\$0
CO2135	Municipal Complex Area Infrastructure Improvements (Phase 1)	Various infrastructure improvements in the vicinity of a future municipal complex utilizing TIRZ funding.	PLANNED IMPROVEMENT							TBD	TBD	\$0	\$0
CO2136	SH 5 TxDOT Local Contribution (Frisco Rd - Powerhouse)	Local contribution for land acquisition (by TxDOT) and supplemental drainage design.	ACTIVE PROJECT	100%	89%	11%	11%			Sep 2023	Sep 2025	\$450,000	\$50,978
CO2137	White Ave Infrastructure Improvements	Reconstruction of street paving including complete replacement of water & wastewater mains	CONSTRUCTION UNDERWAY	100%	N/A	N/A	N/A	N/A	49%	Dec 2020	Oct 2021	\$4,400,000	\$1,951,826
CO2138	Public Works Utility Main Improvements	Renewal of water and wastewater mains by Public Works utilizing available buyoard contracts	CONSTRUCTION UNDERWAY	100%	N/A	N/A	N/A	N/A	58%	Nov 2020	Sep 2021	\$1,650,000	\$1,550,155



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CO4238	Town Center Infrastructure Improvements	Various improvements to existing street infrastructure in the McKinney Town Center	CONSTRUCTION UNDERWAY	100%	100%	100%	N/A	100%	81%	May 2020	Aug 2021	\$6,500,000	\$6,481,115
DRAINAGE INFRASTRUCTURE PROJECTS (8 Projects, \$18,818,529 Overall FY Budget)													
DR1646	Glenwood Estates Erosion Study	Study to determine potential improvements to address creek erosion through Glenwood Estates.	CONSTRUCTION UNDERWAY	100%	100%	N/A	N/A	N/A	7%	May 2021	Sep 2021	\$550,000	\$93,182
DR1808	Warden Creek Drainage Improvements	2D study of upper Warden Creek watershed to analyze existing infrastructure to determine the need for improvements and, if needed, come up with improvement alternatives.	PROJECT COMPLETE	100%	100%	N/A	N/A	N/A	N/A	TBD	Dec 2020	\$250,000	\$119,950
DR1809	Finch Creek Drainage Improvements	1D and 2D study of the Finch Creek watershed to analyze existing infrastructure to determine the need for improvements and, if needed, come up with improvement alternatives.	ACTIVE PROJECT	100%	57%					Jul 2022	Mar 2023	\$650,000	\$140,000
DR2028	Mallard Lakes Dr Headwall Repair	Culvert headwall repair	PLANNED IMPROVEMENT	88%	N/A	N/A	N/A	N/A		Aug 2021	Sep 2021	\$100,000	\$0
DR2118	Wattley Park Drainage & Erosion Improvements	Drainage & Erosion Improvements.	ACTIVE PROJECT	100%	47%	N/A	N/A	N/A		Aug 2021	Dec 2021	\$300,000	\$2,800
DR3251	Cottonwood Creek Unnamed Tributary Improvements	Creek improvements downstream of Village Park in lieu of on-site stormwater detention.	PROJECT COMPLETE	100%	100%	N/A	N/A	N/A	100%	Nov 2020	Nov 2020	\$18,529	\$18,520



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DR4319	NRCS Lake 15 & 16 Dam Rehabilitation	Upgrade principal spillway pipes, upgrade auxiliary spillways, and reshape both dams.	ACTIVE PROJECT	100%	100%	N/A	29%			Jun 2022	Dec 2023	\$11,100,000	\$0
DR5093	Dam Rehabilitation NRCS Lake 4	Replace principal spillway pipe, replace existing earthen emergency spillway with new RCC spillway over center of dam, flatten front and back slopes of dam.		100%	100%	N/A	100%	100%	100%	Jul 2018	Apr 2021	\$5,850,000	\$5,560,483
FACILITY AGREEMENT INFRASTRUCTURE PROJECTS (2 Projects, \$5,494,643 Overall FY Budget)													
FA0000	Miscellaneous Facility Agreements	Executed facility agreements for future deferred infrastructure.	PLANNED IMPROVEMENT	61%	N/A	N/A	N/A	N/A	N/A	TBD	TBD	\$1,894,643	\$0
FA4320	Trinity Falls Parkway (FM 543)	City contribution to MUD for additional construction of Trinity Falls Parkway.	PROJECT COMPLETE	100%	N/A	N/A	N/A	N/A	100%	Jan 2019	Oct 2020	\$3,600,000	\$3,600,000
STREET INFRASTRUCTURE PROJECTS (26 Projects, \$140,792,531 Overall FY Budget)													
ST1219	Virginia Parkway Lanes 5 & 6 (Bellegrove - US 75)	Widen Virginia Parkway from 4-lanes to 6-lanes, including the bridge over Wilson Creek. Right-of-way acquisition, utility adjustments, water and wastewater line construction are also included within the scope of the project.	CONSTRUCTION UNDERWAY	100%	100%	100%	100%	100%	99%	Feb 2017	May 2021	\$11,861,420	\$11,861,032
ST1231	Virginia Parkway Lanes 5 & 6 (Ridge – Bellegrove)	Widen Virginia Parkway from 4-lanes to 6-lanes from just east of Ridge Road to Bellegrove. Traffic signals will be added at the Virginia Parkway intersections with Crutcher Crossing and Mallard Lakes.	CONSTRUCTION UNDERWAY	100%	100%	100%	100%	100%	99%	Feb 2017	May 2021	\$4,991,254	\$4,990,960
ST1617	Ridge Rd (US 380 - Wilmeth)	Construct Ridge Road from its current terminus at US 380 to Wilmeth Road.	ACTIVE PROJECT	100%	100%	90%	97%	66%		Jun 2021	Oct 2022	\$22,131,900	\$3,747,938



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ST1649	PROW ADA (Eastside)	Accessibility Improvements within the Downtown Area: Hunt St (Board to SH 5), Lamar St (Sherman to SH 5), Davis St (Church to SH 5), Church St (Walker to Davis), Kentucky St (Walker to Hunt), Tennessee St (Walker to Herndon), and area surrounding Mitchell Park.	PROJECT COMPLETE	100%	100%	100%	N/A	100%	100%	Jun 2019	Nov 2020	\$2,534,057	\$2,520,352
ST1719	Wilmeth (Hardin to Lake Forest)	Construction of Wilmeth Rd (G4D) from Hardin to Lake Forest, including roundabouts at Hardin, CR 943, and Lake Forest.	ACTIVE PROJECT	100%	100%	64%	58%			Jul 2021	Jan 2023	\$27,823,930	\$2,291,000
ST1723	Wilmeth (East of Redbud to SH 5)	Construction of Lanes 3 & 4 West of SH 5 and construction of median lighting between US 75 and SH 5.	ACTIVE PROJECT	100%	100%	100%	100%	100%		May 2021	Apr 2022	\$4,064,681	\$3,979,313
ST1834	Accessibility Improvements (Eastside Phase 2)	Various pedestrian improvements (sidewalk, curb ramps, and intersections) in the Downtown McKinney area. Continuation of improvements for Phase 1 (ST1649).	CONSTRUCTION UNDERWAY	100%	100%	N/A	N/A	N/A	35%	Jan 2021	Jan 2022	\$1,970,000	\$933,910
ST1835	Arterial Intersection Capacity Improvements (FY19)	McKinney Ranch @ Lake Forest, Alma @ Eldorado, Virginia @ Stonebridge, Hardin @ White	CONSTRUCTION UNDERWAY	100%	100%	100%	100%	100%	49%	Dec 2020	Oct 2021	\$2,600,000	\$2,548,858
ST1838	Eldorado and Custer Intersection / Bridge Improvements	Widening of existing bridge over Rowlett Creek to include lanes 5 & 6 including various intersection capacity improvements.	ACTIVE PROJECT	100%	80%		87%			Dec 2021	Oct 2022	\$2,600,000	\$490,000
ST1839	Virginia Parkway Lanes 5 & 6 (Custer - Virginia Parklands)	Addition of Lanes 5 & 6	ACTIVE PROJECT	100%	100%	100%	N/A	66%		Jun 2021	Mar 2022	\$3,780,000	\$459,791
ST1841	Collin McKinney Pkwy (Lake Forest - Hardin)	Construction of remaining lanes 1 & 2 (westbound), lanes 3 & 4 (eastbound) including signal improvements at Lake Forest and Hardin.	ACTIVE PROJECT	100%	90%		26%			Jan 2022	Jan 2023	\$13,018,589	\$1,014,750



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				SCOPING	DESIGN/STUDY	FRANCHISE UTIL	LAND ACQ	BID PHASE	CONSTRUCTION	CONSTRUCTION START	PROJECT COMPLETE	CURRENT BUDGET	BUDGET ENCUMBERED
ST1911	Rockhill Rd Improvements (Rockhill Development)	Construction of a mini roundabout at the intersection of Rockhill Road and Graves Street.	PROJECT COMPLETE	100%	100%	100%	100%	100%	100%	Jun 2020	Sep 2020	\$745,000	\$697,168
ST2011	Intersection Capacity Improvements (US 380 & Community Ave)	Construction of intersection capacity improvements at US 380 & Community.	PLANNED IMPROVEMENT	57%						Aug 2023	Aug 2024	\$1,594,706	\$0
ST2102	Citywide Street Rehabilitation (FY21)	Replacement / Renewal of street pavement	CONSTRUCTION UNDERWAY	100%	N/A	N/A	N/A	N/A	61%	Oct 2020	Sep 2021	\$4,500,000	\$2,638,500
ST2103	FM 1461 TxDOT Local Contribution (Custer - Bloomdale)	Local contribution for land acquisition (by TxDOT) associated with TxDOT reconstruction of FM1461	ACTIVE PROJECT	100%	90%	72%	72%			May 2024	May 2026	\$300,000	\$188,808
ST2106	Stonebridge Drive (US 380 - Wilson Creek)	Construction of NB lanes 1 & 2 of Stonebridge Dr adjacent to Tucker Hill	PLANNED IMPROVEMENT	61%						TBD	TBD	\$2,000,000	\$0
ST2107	East McKinney Mobility Alignment Study	Mobility and alignment study to determine feasible mobility and roadway improvements including connection(s) to Airport Drive.	ACTIVE PROJECT	100%	67%	N/A	N/A	N/A	N/A	TBD	Aug 2021	\$120,000	\$120,000
ST2121	Citywide Sidewalk Condition Assessment	Citywide condition assessment of existing sidewalks and curb ramps utilizing imagery and data processing.	ACTIVE PROJECT	100%	45%	N/A	N/A	N/A	N/A	TBD	Jul 2021	\$50,000	\$50,000
ST3212	Stacy Rd Lanes 5 & 6 (Custer - Ridge)	Construction of Lanes 5 & 6 including signaliziton of Stacy Rd at McKinney Ranch Pkwy	CONSTRUCTION UNDERWAY	100%	100%	100%	100%	100%	47%	Nov 2020	Dec 2021	\$8,203,803	\$8,122,325



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ST4227	Bloomdale Road Extension - Community to Hardin	Extension of Bloomdale from Hardin Blvd to Community Ave with a 4 lane divided roadway.	CONSTRUCTION UNDERWAY	100%	100%	100%	100%	100%	75%	Feb 2020	Oct 2021	\$13,798,344	\$13,171,163
ST4229	Bloomdale Road and FM 543 Realignment	Construct remaining planned lanes along Bloomdale (West of SH 5) and establish new planned intersection of Bloomdale/FM543	PLANNED IMPROVEMENT	62%						TBD	TBD	\$2,161,523	\$0
ST4231	Roadway Impact Fee Update	Update to roadway impact fee report and establishment of revised impact fees.	ACTIVE PROJECT	100%	82%	N/A	N/A	N/A	N/A	TBD	Sep 2021	\$187,500	\$180,000
ST4372	Country Ln Extension & Airport Dr Improvements	Extend Country Lane from its current southern terminus to FM 546. Includes reconstruction of Airport/Country and existing FM 546 intersection, and design of SB right turn lane and intersection reconstruction at Airport/Industrial intersection.	PROJECT COMPLETE	100%	100%	100%	100%	100%	100%	Apr 2020	May 2021	\$2,400,000	\$2,329,925
ST4375	Transportation Development Catalyst	Umbrella funding source for transportation development catalyst projects	PLANNED IMPROVEMENT	61%	N/A	N/A	N/A	N/A	N/A	TBD	TBD	\$920,000	\$40,000
ST4422	Trinity Falls Parkway Link	Design lanes 3&4 for Trinity Falls Parkway from Laud Howell Parkway to the north/south section of Trinity Falls Parkway	PROJECT COMPLETE	100%	N/A	N/A	N/A	N/A	100%	Jan 2019	Oct 2020	\$1,635,000	\$1,557,603
ST9115	Custer Road Design & ROW (US 380 – FM 1461)	Preliminary and Final engineering for the widening of Custer Road (FM 2478) from 380 to 1461. Ultimate road will be six-lanes, but current PS&E will include only four lanes.	PROJECT COMPLETE	100%	100%	N/A	N/A	N/A	N/A	Jan 2021	Oct 2020	\$4,800,824	\$4,614,228
TRAFFIC INFRASTRUCTURE PROJECTS (18 Projects, \$10,238,893 Overall FY Budget)													



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				SCOPING	DESIGN/STUDY	FRANCHISE UTL	LAND ACQ	BID PHASE	CONSTRUCTION	CONSTRUCTION START	PROJECT COMPLETE	CURRENT BUDGET	BUDGET ENCUMBERED
TR1843	Traffic Signalization (FY19)	Construction of permanent traffic signals (See TR1845, TR1846)	CONSTRUCTION UNDERWAY	100%	100%	N/A	N/A	N/A	82%	Aug 2019	Sep 2021	\$1,178,650	\$1,082,901
TR1845	Traffic Signalization (FY19) - RIF Zone H	Construction of permanent traffic signals at Alma Drive at Henneman and Stacy at Collin McKinney.	CONSTRUCTION UNDERWAY	100%	100%	N/A	N/A	N/A	32%	Mar 2021	Sep 2021	\$500,000	\$200,359
TR1846	Traffic Signalization (FY19) - RIF Zone I	Construction of permanent traffic signals at Lake Forest at Collin McKinney and Stacy at Collin McKinney	PROJECT COMPLETE	100%	100%	N/A	N/A	N/A	100%	Apr 2020	Mar 2021	\$400,000	\$393,403
TR1847	US 380 Illumination (Coit - Custer)	ILA for installation of median illumination	CONSTRUCTION UNDERWAY	100%	100%	N/A	N/A	N/A	97%	Oct 2019	May 2021	\$150,000	\$2,412
TR1848	US 380 Illumination (Bois D Arc - US 75)	Installation of median illumination utilizing TxDOT HSIP funding for construction.	CONSTRUCTION UNDERWAY	100%	100%	N/A	N/A	100%	93%	Aug 2020	May 2021	\$85,000	\$70,705
TR1849	Traffic Signal Detection Upgrades	Various traffic signal detection upgrades.	ACTIVE PROJECT	100%	85%	N/A	N/A	N/A	N/A	TBD	Sep 2021	\$350,000	\$95,605
TR1850	Citywide Future Roundabout Planning & Evaluation	Initial feasibility study of citywide roundabout installations including review of City roundabout policies. Detailed roundabout feasibility study at Ridge Road and Glen Oaks.	ACTIVE PROJECT	100%	87%	N/A	N/A	N/A	N/A	TBD	Sep 2021	\$100,000	\$72,200
TR2020	SH 5 Illumination (Stewart - US 380)	Installation of continuous median illumination (construction to occur concurrent with TxDOT reconstruction of SH 5).	PLANNED IMPROVEMENT	68%		N/A	N/A			Jun 2023	Jun 2026	\$0	\$0



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TR2021	Harry McKillop Illumination (SH 5 - Airport)	Installation of continuous median illumination.	ACTIVE PROJECT	100%	87%	N/A	N/A			Aug 2021	Jan 2022	\$840,000	\$135,000
TR2022	Traffic Signalization (FY20)	Installation of new traffic signals at Airport & Harry McKillop, Ridge & Berkshire, and McKinney Ranch & Silverado.	CONSTRUCTION UNDERWAY	100%	80%	N/A	N/A	N/A	27%	Dec 2020	Jun 2022	\$1,240,000	\$411,227
TR2023	Traffic Signal Detection Upgrades (TxDOT HSIP)	Upgrade of traffic signal vehicle detection equipment.	ACTIVE PROJECT	100%	100%	N/A	N/A	N/A		Nov 2021	Mar 2022	\$956,863	\$726,704
TR2024	US 380 Illumination (Custer - Bois D Arc)	Installation of new median illumination along US 380	PLANNED IMPROVEMENT							TBD	TBD	\$2,000,000	\$0
TR2025	Citywide Wayfinding Planning	Planning and implementation for enhanced citywide wayfinding.	ACTIVE PROJECT	100%	21%	N/A	N/A	N/A	N/A	TBD	Feb 2022	\$300,000	\$279,800
TR2026	US 75 Lighting Upgrades	Long-term rolling replacement of high mast lighting with LED ballast.	CONSTRUCTION UNDERWAY	100%	100%	N/A	N/A	N/A	61%	Oct 2020	Sep 2021	\$450,000	\$171,573
TR2115	Auburn Hills Pkwy / US 380 Traffic Signal Installation	Installation of a new traffic signal.	CONSTRUCTION UNDERWAY	100%	N/A	N/A	N/A		2%	May 2021	Sep 2021	\$296,752	\$263,268
TR2123	US 380 at C&D Landfill Traffic Signal Installation	Installation of a new traffic signal.	PLANNED IMPROVEMENT	9%	N/A	N/A	N/A			Oct 2021	Jan 2022	\$160,000	\$0



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TR4235	Traffic Signal Controller Upgrade	Various upgrades to existing traffic signal controllers.	CONSTRUCTION UNDERWAY	100%	N/A	N/A	N/A	N/A	89%	Jan 2018	Sep 2021	\$600,000	\$353,189
TR9127	Fiber Optic / Intelligent Transportation Systems	Update ITS Master Plan and Various Project Implementation		100%	100%	N/A	N/A	N/A		Jun 2021	Sep 2022	\$631,628	\$473,055
WATER INFRASTRUCTURE PROJECTS (19 Projects, \$84,693,936 Overall FY Budget)													
WA0210	Independence Parkway 24 Inch Waterline	Installation of master-planned 24" water main.	ACTIVE PROJECT	100%	3%					Apr 2022	Jan 2023	\$2,500,000	\$280,000
WA1610	Service Line Replacement - Residential 10 Year	Replacement of water service lines as identified by Public Works (ongoing).	CONSTRUCTION UNDERWAY	100%	N/A	N/A	N/A	N/A	44%	Dec 2016	Dec 2026	\$1,500,000	\$375,881
WA1625	University Pump Station - 920 PP Pump	Various pump and electrical improvements at the University Pump Station facility.	CONSTRUCTION UNDERWAY	100%	100%	N/A	N/A	100%	93%	Aug 2019	Jun 2021	\$2,815,000	\$2,730,000
WA1626	McKinney Ranch Pump Station Improvements	Various pump, facility, and electrical improvements at the McKinney Ranch Pump Station facility.	ACTIVE PROJECT	100%	95%	N/A	N/A			Aug 2021	Feb 2023	\$13,750,000	\$1,735,785
WA1630	Custer Road Utility Relocations (US 380 to FM 1461)	Custer Road Utility Relocations from US380 to FM1461: Relocate existing water lines including 8-inch and smaller and Replace with a Master Planned 24-inch water line	CONSTRUCTION UNDERWAY	100%	100%	N/A	100%	100%	96%	Mar 2020	May 2021	\$10,673,240	\$10,227,535



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				SCOPING	DESIGN/STUDY	FRANCHISE UTIL	LAND ACQ	BID PHASE	CONSTRUCTION	CONSTRUCTION START	PROJECT COMPLETE	CURRENT BUDGET	BUDGET ENCUMBERED
WA1713	Miscellaneous Water Facility Improvements	Miscellaneous annual capital improvements to water facilities citywide as determined by the Public Works Department.	PLANNED IMPROVEMENT	81%			N/A			TBD	TBD	\$691,446	\$350,136
WA1810	NTMWD Meter Vault - Redbud Pump Station	Construction costs associated with the NTMWD meter vault located at the Redbud Pump Station facility.	PROJECT COMPLETE	100%	100%	N/A	N/A	100%	100%	Mar 2018	Apr 2021	\$2,471,250	\$2,471,250
WA1851	Elevated Storage Tank Maintenance	Routine evaluation and required maintenance for the existing elevated storage tank.	ACTIVE PROJECT	100%	99%	N/A	N/A			Jul 2021	Jan 2022	\$1,400,000	\$150,000
WA2052	McLary 36 Inch Water Line (Trinity Falls East Feed)	City obligation of master planned water infrastructure to connect to Trinity Falls East Feed distribution line.	ACTIVE PROJECT	100%	100%	N/A	87%	100%		Jun 2021	Apr 2022	\$3,200,000	\$275,200
WA2053	New Water Pressure Plane Study (West of Independence)	Study to determine interim and long term improvements related to water pressures generally in the western portion of the 950 water service area.	ACTIVE PROJECT	100%	56%	N/A	N/A			TBD	Sep 2021	\$150,000	\$50,000
WA2108	Water System SCADA Upgrades	Redundency and security improvements to SCADA system requested by Public Works	PLANNED IMPROVEMENT							TBD	TBD	\$1,000,000	\$0
WA4202	Water Master Plan 2018	Water Master Plan and Utility Impact Fee Updates	PROJECT COMPLETE	100%	100%	N/A	N/A	N/A	N/A	TBD	Dec 2020	\$178,000	\$178,000
WA4337	Undesignated Oversize Participation (Water)	Undesignated oversize participation (wastewater infrastructure) for development projects.	PLANNED IMPROVEMENT	61%			N/A			TBD	TBD	\$300,000	\$0



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WA4339	Airport South & Harry McKillop Water Mains	Master planned 24" water mains along Airport Boulevard (Industrial to Harry McKillop/FM546) & Harry McKillop/FM 546 (SH 5 to Airport)	ACTIVE PROJECT	100%	93%	9%				Dec 2021	Dec 2022	\$8,635,000	\$650,000
WA4340	Redbud Pump Station Transmission Line (850 PP)	Design and construct the master planned 850 PP discharge line for Redbud Pump Station project.	CONSTRUCTION UNDERWAY	100%	100%	N/A	100%	100%	90%	Feb 2020	Jun 2021	\$7,735,000	\$7,196,150
WA4371	Willowood Easement/ROW	Easements & ROW	PROJECT COMPLETE	100%	100%	N/A	100%	N/A	N/A	TBD	Dec 2020	\$450,000	\$173,907
WA4402	Water Development Catalyst	Provide catalyst for future development related to water infrastructure	PLANNED IMPROVEMENT	61%						TBD	TBD	\$1,000,000	\$0
WA8132	Redbud Pump Station Site Development	Design and construction of the pump station facility (pumps and ground storage tank) to serve the 850 and 794 pressure planes of the water distribution system.	CONSTRUCTION UNDERWAY	100%	100%	N/A	N/A	100%	92%	Mar 2018	Aug 2021	\$25,200,000	\$25,100,030
WA9145	Virginia Water Main (Dogwood Trail - US 75)	2,600 LF of 12 inch water line along Virginia Parkway	CONSTRUCTION UNDERWAY	100%	100%	100%	100%	100%	99%	Feb 2017	May 2021	\$1,045,000	\$1,039,000
WASTEWATER INFRASTRUCTURE PROJECTS (10 Projects, \$27,856,749 Overall FY Budget)													
WW1638	Honey Creek SS Trunk Main to MH-HC124	Construction of master planned 36" to 48" wastewater trunk main along Honey Creek.	ACTIVE PROJECT	100%	74%					Jan 2022	Nov 2022	\$10,550,000	\$960,000



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WW1853	Lift Station Improvements	Planned improvements to six (6) existing lift stations to increase capacity and service life.	ACTIVE PROJECT	100%	100%		N/A	100%		May 2021	Dec 2021	\$6,850,000	\$286,187
WW1855	Wastewater Main CIPP Lining	Cured-In-Place-Pipe (CIPP) lining of existing large diameter wastewater trunk mains identified by Public Works as being in substandard condition.	CONSTRUCTION UNDERWAY	100%	N/A	N/A	N/A	N/A	30%	Dec 2019	Sep 2024	\$7,200,306	\$7,198,610
WW1858	Old Mill Road Wastewater Main	Design and construction of a master-planned wastewater main.	PLANNED IMPROVEMENT	80%		N/A	N/A	N/A	N/A	TBD	TBD	\$0	\$0
WW2245	Aerial Wastewater Crossing Improvements – Erwin Avenue	Replace existing 8-inch sanitary sewer crossing.	PROJECT COMPLETE	100%	100%	N/A	N/A	100%	100%	Mar 2019	Nov 2019	\$438,806	\$433,191
WW4209	Wastewater Master Plan 2018	Wastewater Master Plan and Utility Impact Fee Updates	PROJECT COMPLETE	100%	100%	N/A	N/A	N/A	N/A	TBD	Mar 2021	\$344,000	\$344,000
WW4348	Aerial Wastewater Crossing Improvements	Improvement / Reconstruction of existing wastewater aerial main crossings as identified by Public Works as being in substandard condition.	PLANNED IMPROVEMENT							TBD	TBD	\$80,000	\$29,865
WW4354	Undesignated Oversize Participation (Wastewater)	Undesignated oversize participation (wastewater infrastructure) for development projects.	PLANNED IMPROVEMENT	61%			N/A			TBD	TBD	\$447,269	\$447,269
WW4404	Sanitary Sewer Line Condition Assessments	Ongoing condition assessments of existing large diameter wastewater mains	PLANNED IMPROVEMENT							TBD	TBD	\$946,368	\$909,109



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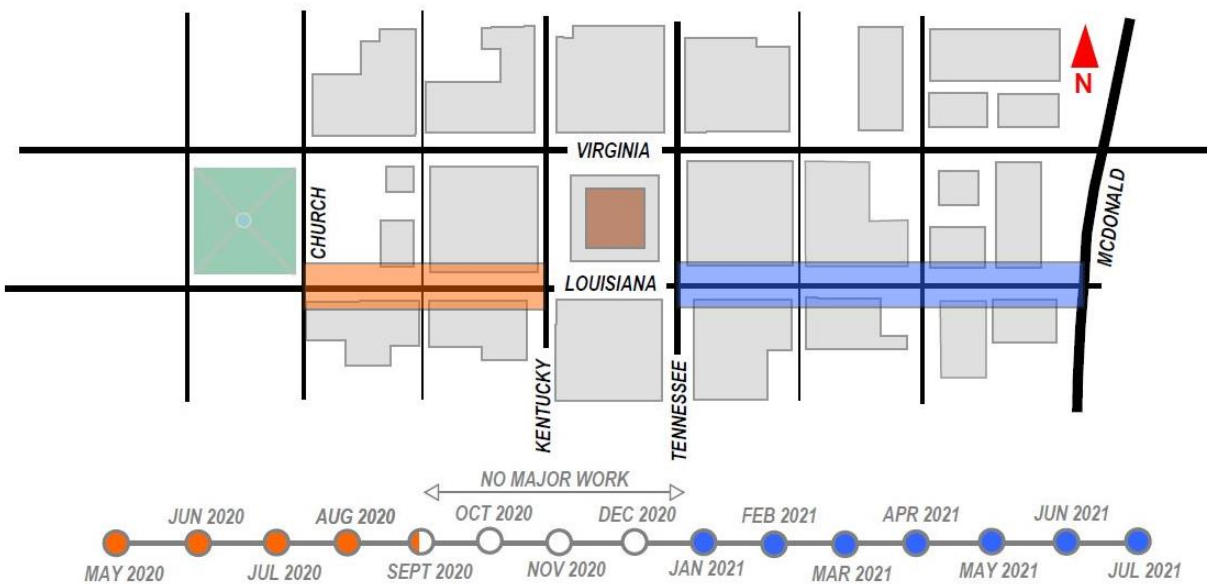
CIP PROJECT	PROJECT NAME	PROJECT DESCRIPTION	STATUS	PROJECT PHASE TRACKER						KEY MILESTONE DATES		PROJECT BUDGET SNAPSHOT		
				SCOPING	DESIGN/STUDY	FRANCHISE UTL	LAND ACQ	BID PHASE	CONSTRUCTION	CONSTRUCTION START	PROJECT COMPLETE	CURRENT BUDGET	BUDGET ENCUMBERED	
WW4405	Wastewater Development Catalyst	Provide catalyst for future development	PLANNED IMPROVEMENT	61%							TBD	TBD	\$1,000,000	\$0

Town Center Improvements Project – Louisiana Street

Status Update – May 3, 2021

The City of McKinney began construction of the Town Center Improvements project on May 18, 2020. This project along Louisiana Street includes necessary utility, drainage and pedestrian improvements and will also include upgrades to paving, landscape and lighting.

Work will occur in two separate phases, from Church Street to Kentucky Street, and from Tennessee Street to McDonald Street. Axis Contracting, Inc are constructing the project.



East Louisiana Construction Status

Sidewalk construction has been completed on the northern half of the roadway between Johnson Street and McDonald Street. Construction of sidewalk between Tennessee Street and Johnson Street is expected to be completed this week.

Pedestrians will utilize the new street pavement while sidewalk construction is ongoing. Temporary boardwalks will be installed from the street paving to business entrances to maintain access during construction.

Demolition is expected to begin on the southern half of the roadway between Chestnut Street and McDonald Street this week. Traffic will transition from the southern lane of traffic to the newly constructed northern lane at a location west of Chestnut to allow for this work.

The waterline construction by bore under McDonald Street is expected to begin next week. Intermittent lane closures will occur on Louisiana Street east of McDonald Street to allow for this work. This work is expected to be complete by the end of May.

Traffic Status

A lane closure is currently in place on the northern half of the roadway from Tennessee Street to McDonald Street. Johnson Street is closed to traffic between Virginia Street and Louisiana Street.



“Coffee with the Contractor” – East Louisiana

The next bi-weekly “Coffee with the Contractor” meeting is scheduled for Friday, May 7 at 9:30 a.m. This meeting is the best opportunity to get your questions answered directly by the contractor and hear the schedule for the next couple of weeks.

Overall Project Schedule

West Louisiana (Church – Kentucky)

West Louisiana project portion was substantially completed on September 30, 2020.

East Louisiana (Tennessee – McDonald)

	2021																															
	January				February				March				April				May				June				July							
Phase 1 - Waterline Construction	█	█	█	█																												
Phase 2, Step 1 - Chestnut to McDonald (northern half of roadway)					█	█	█	█	█	█	█	█																				
Phase 2, Step 2 - Tennessee to Chestnut (northern half of roadway)									█	█	█	█	█	█	█	█																
Phase 3, Step 1 - Chestnut to McDonald (southern half of roadway)																	█	█	█	█	█	█	█	█								
Phase 3, Step 2 - Tennessee to Chestnut (southern half of roadway)																					█	█	█	█	█	█	█	█				
Phase 4 - final clean-up																													█	█	█	█

East Louisiana is expected to be substantially complete by late June 2021.

How to Stay Informed

View regular updates on our website at www.mckinneytexas.org/louisiana

Email project questions to louisiana@mckinneytexas.org