



City of McKinney Manager's Notes

January 14, 2022

Administration:

Special Election:

As you know, the special election for the council at-large seat is this Saturday, Jan. 15th. If there is a clear winner and, thus, no need for a runoff election, it is expected that the election results will be shared with the city by the County elections office on Jan. 19th. The “canvassing” of the election can occur anytime after that. It would be expected that the winner will be sworn in at the council’s Jan. 25th work session meeting. If there is a runoff, that date will of course be later.

Liquor Election:

As of Friday, Jan. 14th, the Chamber anticipates that the signatures for the petition for a liquor election will be turned in Tuesday, Jan. 18th. This will mean that, if the requisite number of signatures is obtained and certified, then this ballot question would appear in the November 2022 general election.

Road Maintenance Policy Discussion:

As you know, several months ago staff brought to you a discussion in work session about our road maintenance strategy and the challenge of securing “firm” funding for a more robust program in the context of meeting and maintaining a target pavement condition index. One of the options that the council asked staff to further explore, among others, is a potential reallocation of a portion of 4A/4B sales tax revenues. We will be bringing a follow up discussion on the various options to the Feb. 1st council work session. In addition, we will be pre-briefing the finance sub-committees of the MEDC/MCDC jointly on Jan. 25th. We have taken the position to be as open and transparent about the options on which the council will be deliberating in an effort to mitigate any misunderstandings or misinformation that could arise on an important strategic topic such as this.

Building Inspections:

Attachment #1- Building Inspection Totals

Communications & Marketing:

- Website Redesign and Stats
 - The Communications and Marketing Department launched the McKinneyTexas.org redesigned website on Tuesday, Dec. 7. We analyze website stats monthly and

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noticed a shift to mobile traffic, so we began reformatting the website content to be more mobile and user-friendly in 2019. The current stats show the impact of the changes.

Year	Pages per Session	Avg. Session
2015	2.77	2:27
2019	2.22	1:53
2020	2.14	1:41
2021	1.98	1:36

Users find the content they are looking for less than two clicks which is below the industry standard of three clicks. Comparably they are spending less time finding what they are looking for, so the average time on a page is down, too. Valerie McKito, the website specialist, will share more details of the redesign and current website stats at the Feb. 15 City Council Work Session.

Development Services:

- December 2021 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
 - 83 permits issued in 2021 and total valuation of \$209 million compared to 69 permits issued in 2020 and total valuation of \$372.6 million.
 - The significant difference between the 2020 and 2021 construction valuations can be attributed to a number of large projects being permitted in 2020 including Encore Wire's Service Center (\$52M), Medical Center McKinney Expansion (\$47M), and DDX2 (a.k.a. Amazon Distribution Center) (\$35M).
 - Single Family Residential Permits
 - 133 single family permits issued and total valuation of \$38.3 million compared to 150 permits issued in December 2020 and total valuation of \$46.7 million.
 - Cumulatively through 2021, 1710 new single family permits issued and total valuation of \$507 million compared to 2020 with 1542 permits issued and total valuation of \$504.9 million.
 - Noteworthy Project Update



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- Fairfield Inn and Suites by Marriott (south of 380 and east of Hardin Boulevard)
 - Certificate of Occupancy issued for a 105 room, 4-story hotel and \$7.2 million total valuation.

Engineering:

The most recent Engineering CIP Report is **attached.**

Attachment #2- CIP Report

Fire:

Fire Station #11 will be open for business at 0630 hours on Wednesday, February 16, 2022. Engine 8 and Med 8 will become Engine 11 and Med 11, respectively. Station #8 will close until such a time as the station is razed and reconstructed. The Fleet side of Station #8 will remain in service until the new Fleet site is opened.

The February 16 opening will be considered a soft opening with the official grand opening and all associated fanfare for some time in March/April.

Housing Services Division:

There were four developers (Bonner-Carrington, GHD, Evergreen and Palladium) that contacted the Housing and Community Development Department requesting a Resolution of Support for 9% Low Income Housing Tax Credit (LIHTC) financing for multifamily developments within the City of McKinney. Letters on introduction were also sent by these developers to City Council members and other elected officials on these potential developments. Of these four projects, one (Palladium) is on track to have rezoning in place in order to have a hearing for a Resolution of Support by the TDHCA deadline of March 1, 2022. The issuance of a Resolution of Support does not guarantee funding for the development. The 9% LIHTC financing program is very competitive.

Palladium: (McKinney Virginia Parkway) – a General Population Housing Development

- The project contains 120 units and will be located at the NE corner of Virginia Parkway and Carlisle
- Financing for the project is being sought, in part, through a 9% Low Income Housing Tax Credit competitive application.
- Resolution of Support for the project has been requested from City Council. If rezoning is approved by P&Z and City Council, the request for a Resolution of Support will be heard February 22, 2022. ed.

Neighborhood Services Division:

- [North Collin County Neighborhood Conference](#) registration opens Feb. 1st

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- Sponsored by City of McKinney with the City of Anna and Bancorp South
- Saturday, March 26th from 7:45 am to 12:30 pm at Collin College Conf. Center
 - HOA Topics
 - Texas Law regarding HOAs
 - Managing Conflict
 - Planning a Neighborhood Event
 - HOA Leadership Panel
 - Tenant Topics
 - Credit Building and Recovery
 - Renter's Rights
 - Planning for the Future
 - Homeowner Topics
 - Home Safety
 - Maintaining Young Trees
 - McKinney Code Services 101
 - Anna Code Enforcement 101
 - General Topics
 - Economic Development and YOU
 - Utilizing City Services

Transit Services Division:

- New Transit Services with DART began on Sunday, January 2, 2022.
 - Staff is working with DART and existing riders to ensure that the transition to the new service goes as smoothly as possible.
 - Riders may contact DART Collin County Transit Customer Service at 214.749.2844 with any questions or concerns

MCDC:

- Project Grants
 - Applications were accepted for the first cycle of Project Grants through December 31, 2021. The table **attached** provides an overview of the applications submitted. Public hearings will be held on applications eligible for consideration during the January 27, 2022 board meeting. Board action will be scheduled for February 24, 2022.
- FY 21 Promotional and Community Event Grants – for promotion of events that showcase the city for the purposes of business development and/or tourism.
 - Applications for the first cycle of Promotional and Community Event grants were presented to the board at the December 16th meeting. The table **attached** provides a summary of the funding requests received.



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- The applications will be voted on at the January 27th meeting.

Attachment #3- Project Grants

Attachment #4- Promotional & Community Event Grants

Planning:

- **Tivona Event and Retail Center (formerly known as McKinney Event Center)**
Case Number: 21-0002CP
Location: Southwest corner of Virginia Parkway and Lake Forest Drive
 - Planning Staff wanted to advise the Council that a Concept Plan for the above-referenced project is expected to be considered at the February 1, 2022 Council meeting.
 - As a reminder, this property is known as the McKinney Event Center site and was the subject of two rezoning requests back in 2020 (20-0004Z and 20-0074Z) seeking to allow for an indoor/outdoor wedding and event venue. The rezoning requests received significant public opposition and were ultimately withdrawn by the applicant.
 - Over the last year, the applicant has worked to develop their desired wedding and event venue under the existing zoning on the property, which requires consideration and approval of a Concept Plan by both the Planning and Zoning Commission and City Council prior to development.
 - The purpose of a Concept Plan is to set forth the development objectives allowed under the property's zoning in a graphic or specific written manner. They are considered ministerial in nature. As each site on the concept plan develops, a site plan will be required.
 - The proposed Concept Plan for Tivona illustrates that the subject property can be effectively developed as 3 lots, if basic access and circulation needs are planned for the overall parcel.
 - While the proposed Concept Plan lays out the anticipated use of all 3 lots, any future development of the subject property will be subject to all applicable City Ordinances, including but not limited to the Zoning Ordinance (i.e. land use and development regulations) and the Subdivision Ordinance (i.e. platting).
 - The Concept Plan was considered by the Planning and Zoning Commission at their January 11 meeting and was approved on the Consent Agenda in a vote of 7-0.
 - Staff is recommending approval of the Concept Plan, as it has met all of the necessary requirements of the property's zoning.



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- **2022 Population Estimate**

- The Planning Department has completed its annual population estimate for the City of McKinney. The official population estimate as of January 1, 2022 is 206,654. This represents a 4.0% increase in population from January 2021.
- Please see the **attached memo** for additional details.
- We also encourage you to visit <https://www.mckinneytexas.org/294/Demographics-Census-Reports> for more information about McKinney's population and demographics.

- **Historic Neighborhood Improvement Zone (HNIZ) Ordinance Update**

- In late 2021, Planning Staff presented information to the Historic Preservation Advisory Board (HPAB) and City Council regarding possible improvements to the Historic Neighborhood Improvement Zone (HNIZ).
- Based on the feedback and direction received, we anticipate presenting the draft changes and ordinance amendments to the HPAB at their February 3 meeting and to City Council for consideration and action in late February/early March.
- Pending Council action, we hope to begin accepting HNIZ tax exemption applications again on March 1, 2022.
- The pending amendments to the HNIZ ordinance are expected to include the following:
 - Increase aggregate cap to \$500,000 annually
 - Require properties receiving the HNIZ exemption to be owner-occupied
 - Require a minimum investment of \$10,000 for level 1 (100%) tax exemptions. The current minimum investments for Level 2 & 3 will not change.
 - Require houses to be a minimum of 40 years old to be eligible for level 2 or level 3 exemptions. Level 1 minimum age will remain 50 years.
 - Modify the exemption period from 7/15 years to a consistent 10 years
**homes with existing exemptions would not be impacted by these changes*

Attachment #5- Population Estimate

Public Works:

- Fleet Services
 - Each year the City evaluates its current fleet and makes recommendations for replacements based on the estimated useful life of the vehicle, current condition and expected maintenance. Vehicle additions are also included in the budgeting and procurement process based on operational needs for each department. For

Department updates for January 14, 2022



City of McKinney Manager's Notes

FY21, there were 100 pieces of equipment identified for purchase as either replacements or additions.

The pandemic and current supply chain challenges has caused delays in the manufacturing and delivery of vehicles. Typically, the City requires that vehicles be delivered within 120 to 180 days from the issuance of a purchase order. For FY21, the average delivery time for vehicles has been 255 days. This does not include 17 vehicles that were ordered in FY21 that still have not been delivered.

Manufacturers and dealers have indicated that the delay in vehicle delivery is largely the result of material shortages such as computer chips and tires, as well as staffing challenges due to COVID. For FY22, we expect that the vehicle deliveries will continue to be delayed until the global supply chain issues are resolved. For FY22, the City will be replacing approximately 90 pieces of equipment. The impact to operations resulting from these delays is typically minimal as departments continue to use the existing vehicle until the new vehicle arrives. While we have not seen significant increases in prices through our cooperative purchasing programs, we do anticipate that future purchase prices will reflect the global fleet supply and demand issues. Any pricing changes will be reflected in future budget requests. Fleet staff will continue to work with dealers, manufacturers, and departments to push delivery dates and limit the impacts from vehicle replacement delays.

- **Streets & Drainage Divisions**
 - Streets is working at the Lake Forest and Collin McKinney area replacing sidewalks for the next two weeks.
 - The Asphalt Streets crew is working on Gough St reconstructing the asphalt between Nelson and Wilson Streets for the next three weeks.

- **Facilities Construction Division**
 - AI2068 – Airport Executive Terminal: Construction continues with exterior stone and glazing being completed; current market material shortages and weather delays continue to affect the project; the projected project construction completion is now estimated to be April 2022.
 - FC1707 – Municipal Complex (City Hall): The project team continues with the design development phase of the project; cost estimating of various options is ongoing for budget alignment.
 - FC1729 – Public Safety Phase 5 Expansion and Renovations Project: Punch list work is complete for phase 1 of the project; phase 2 of construction is finishing up with renovation of existing vacated spaces and other areas; pricing for a separate parking lot for impounded vehicles has been received.
 - FC2117 – East Louisiana Parking Lot: The remaining structures have all been demolished and the request for competitive sealed proposals (RFCSP) for construction will be re-issued on Sunday, January 16, 2022.



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- FI1731 – Fire Station 11 (Craig Ranch): Construction is complete with a Temporary Certificate of Occupancy in hand; punch list work and final paperwork are ongoing for the full Certificate of Occupancy in February with operations beginning on February 16, 2022.
- FI2111 – Fire Department Headquarters: The design team has finalized schematic design for the administration building, the logistics building, and the replacement for Fire Station 2; design is moving into the design development phase of the project with estimates being prepared by the CMAR.

- Building & Equipment Division
 - Updates to the Texas Accessible parking laws were made by the Texas State Legislature on August 1, 2020. Staff is in the process of evaluating the impacts from the new rules including installing new signage and pavement striping.

- Water & Wastewater Divisions
 - Staff responded to the following service requests on January 2 related to the cold weather:
 - 3 calls due to frozen pipes
 - 9 broken water lines that needed water turned off
 - 2 broken fire hydrants

- Environmental Services Division
 - EO&E Upcoming Events
 - January 13 - Eddins Elementary STEAM Night: Environmental Outreach & Engagement Interim Coordinator will provide outreach and education material for the STEAM Night event hosted by Eddins Elementary School.
 - February (Date TBD) - Green Seminar: Partnership between Environmental Outreach & Engagement Interim Coordinator and the Outreach Librarian will develop, promote, and deliver a Green Seminar to build environmental awareness in the community.
 - March 10 - Kiwanis Club Presentation: Environmental Outreach & Engagement Interim Coordinator will discuss the city's solid waste, water conservation, etc. programs and volunteer opportunities.
 - April 22 - Earth Day Presentation in City Council Chambers: Environmental Outreach & Engagement Interim Coordinator will discuss the history, significance, and impact of Earth Day to commemorate the 51st anniversary.

Row Labels	Daily #Inspections	Daily Stops
12/27/2021	250	209
12/28/2021	238	206
12/29/2021	205	182
12/30/2021	186	152
Grand Total	879	749

Row Labels	Daily #Inspections	Daily Stops
1/3/2022	166	147
1/4/2022	164	114
1/5/2022	183	141
1/6/2022	188	140
1/7/2022	195	148
Grand Total	896	690

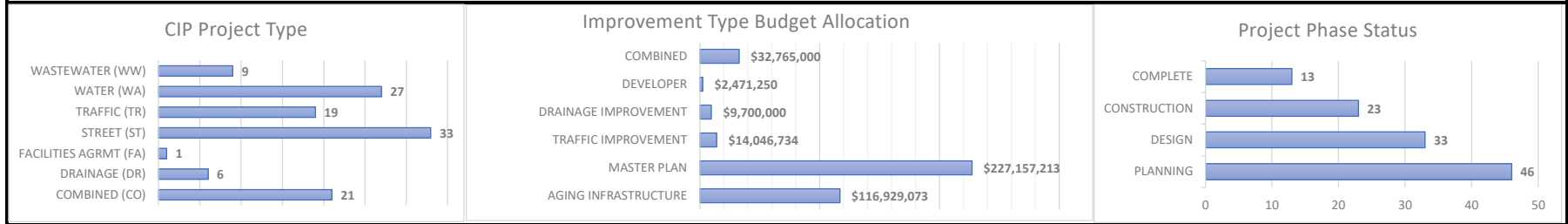
- Plan Review numbers

Row Labels	Residential	Commercial
12/27/2021	18	5
12/28/2021	17	15
12/29/2021	21	6
12/30/2021	21	7
Grand Total	77	33
Row Labels	Residential	Commercial
1/3/2022	23	13
1/4/2022	23	11
1/5/2022	26	16
1/6/2022	42	19
1/7/2022	32	23
Grand Total	146	82

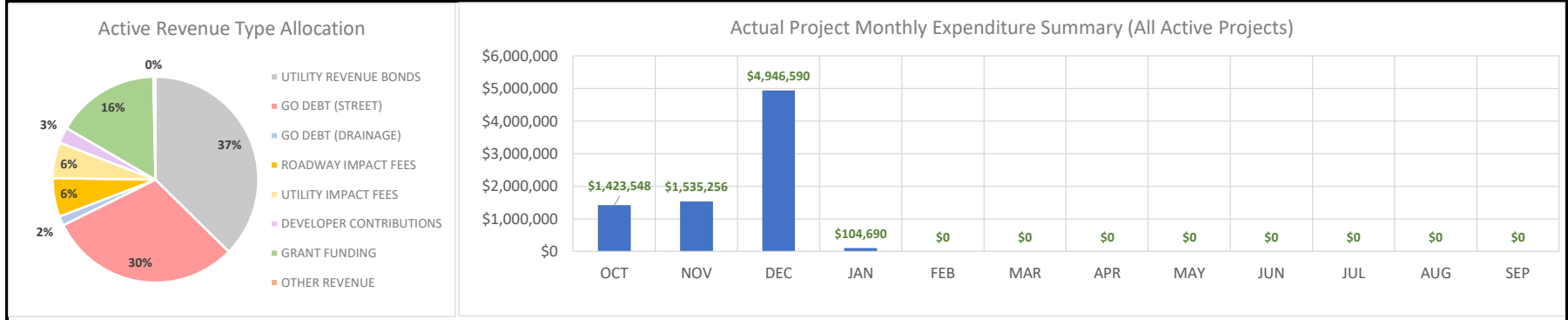


FY22 ENGINEERING CIP DASHBOARD SUMMARY

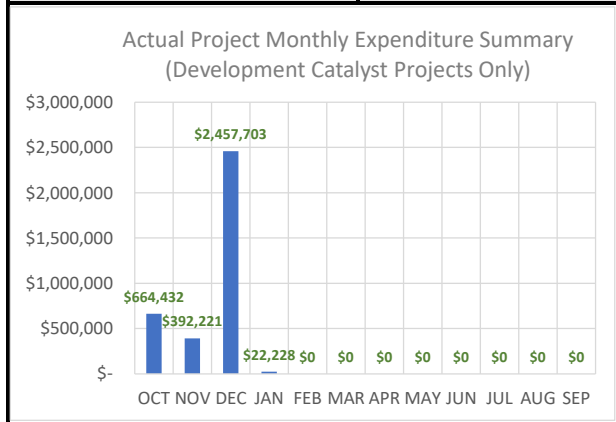
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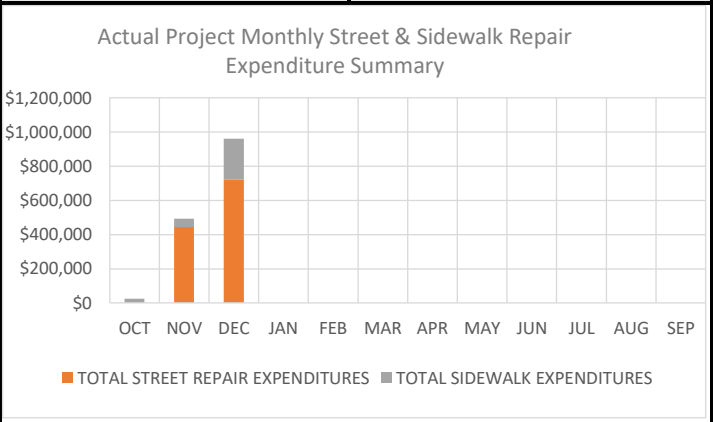
TOTAL FUNDED PROJECTS 116	CURRENT PROJECT REVENUE TOTAL \$403,069,270	CURRENT PROJECT ENCUMBRANCE TOTAL \$194,057,839
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TOTAL EXPENDITURES TO DATE \$8,010,084	DEVELOPMENT CATALYST EXPENDITURE (% OF TOTAL) 44.2%	PROJECTED FY EXPENDITURES \$28,385,250	STREET REPAIR EXPENDITURES TO DATE \$1,166,562	SIDEWALK EXPENDITURES TO DATE \$312,477
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TOP 5 FY PROJECT EXPENDITURES		
1	Stacy Rd Lanes 5 & 6 (Custer - Ridge)	\$1,487,400
2	Ridge Rd (US 380 - Wilmeth)	\$1,311,367
3	Wilmeth (East of Redbud to SH 5)	\$1,029,971
4	SH 5 TxDOT Local Contribution (Frisco Rd - Powerhouse)	\$628,031
5	Citywide street rehabilitation (FY21)	\$618,496





ENGINEERING CAPITAL IMPROVEMENTS PROJECT SUMMARY (FY22)

[VIEW THE INTERACTIVE CIP WEBMAP AT WWW.MCKINNEYTEXAS.ORG/PROJECTSTATUS](http://www.mckinneytexas.org/projectstatus)

Report Date: 1/12/2022

CIP PROJECT	PROJECT NAME	PROJECT DESCRIPTION	CURRENT STATUS	CURRENT PROJECT REVENUE	PROJECT START	PLANNING	DESIGN OR STUDY	FRANCHISE UTILITY	LAND ACQUISITION	BID PHASE	CONSTRUCTION	PROJECT COMPLETE
COMBINED INFRASTRUCTURE PROJECTS (21 PROJECTS)												
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).	DESIGN	\$ 27,415,000	12/4/2019	100%	81%	16%	6%	0%	0%	11/20/2023
CO1817	East Louisiana Infrastructure Improvements	Comprehensive infrastructure improvements (paving, drainage, utilities, pedestrian, hardscape) along East Louisiana Street.	DESIGN	\$ 6,552,800	10/1/2020	100%	96%	91%	90%	0%	0%	6/25/2023
CO1902	Main Replacements & Street Rehab (Northwood Park / Westwood Park Area)	Replacement of water/wastewater mains including associated street pavement.	CONSTRUCTION	\$ 6,021,684	2/24/2019	100%	100%	100%	100%	100%	97%	1/31/2022
CO2006	Griffin St and Pine St Infrastructure Improvements	Complete reconstruction including utilities, drainage, and paving.	CONSTRUCTION	\$ 2,160,000	1/13/2020	100%	100%	100%	N/A	100%	39%	7/4/2022
CO2007	McKinney Infrastructure Initiative (Programmed)	Programmed improvements to substandard residential streets including paving, utilities, drainage, and sidewalk.	PLANNING	\$ -	TBD	0%	0%	0%	0%	0%	0%	TBD
CO2009	Infrastructure Asset Management Planning	Initial implementation of an asset management and project prioritization strategy utilizing existing street, water, and wastewater asset data.	DESIGN	\$ 170,000	1/8/2020	100%	94%	0%	0%	0%	0%	3/1/2022
CO2067	Green and Andrews Infrastructure Improvements	Comprehensive infrastructure improvements (paving, drainage, utilities, pedestrian).	DESIGN	\$ 5,400,000	10/1/2020	100%	96%	65%	93%	0%	0%	6/25/2023
CO2133	N Tennessee Infrastructure Improvements (Lamar - US 380)	Rehabilitation of street paving including minor utility and sidewalk improvements.	COMPLETE	\$ 1,400,000	10/16/2020	100%	100%	N/A	N/A	N/A	100%	11/30/2021
CO2134	Lela Jones Foote Bradley Infrastructure Improvements	Renewal of substandard infrastructure including streets, drainage and utilities	DESIGN	\$ 4,150,000	1/17/2021	100%	67%	63%	63%	0%	0%	8/9/2023
CO2135	Municipal Complex Area Infrastructure Improvements (Phase 1)	Various infrastructure improvements in the vicinity of a future municipal complex utilizing TIRZ funding.	PLANNING	\$ -	1/26/2022	89%	0%	N/A	N/A	0%	0%	4/1/2024
CO2136	SH 5 TxDOT Local Contribution (Frisco Rd Powerhouse)	Local contribution for land acquisition (by TxDOT) and supplemental drainage design.	DESIGN	\$ 950,000	8/1/2019	100%	84%	31%	31%	0%	0%	6/3/2027
CO2137	White Ave Infrastructure Improvements	Reconstruction of street paving including complete replacement of water & wastewater mains	CONSTRUCTION	\$ 4,400,000	12/1/2020	100%	N/A	N/A	N/A	N/A	73%	6/15/2022
CO2138	Public Works Utility Main Improvements	Renewal of water and wastewater mains by public works utilizing available buyboard contracts.	CONSTRUCTION	\$ 3,950,000	11/1/2020	100%	N/A	N/A	N/A	N/A	63%	9/30/2022
CO2213	Church, Henry, McKinney Infrastructure Improvements	Replacement of aging street, utility and drainage infrastructure	PLANNING	\$ 700,000	TBD	0%	0%	0%	0%	0%	0%	TBD
CO2214	Water & Wastewater Master Plan (2023)	Required update to Water and Wastewater Master Plan	PLANNING	\$ 800,000	TBD	0%	0%	0%	0%	0%	0%	TBD
CO2215	Water & Wastewater Main Capacity Improvements (Programmed)	Programming source for construction of water/wastewater master plan improvements in areas of existing development	PLANNING	\$ -	TBD	0%	0%	0%	0%	0%	0%	TBD
CO2216	Industrial Blvd Utility Improvements	Various utility improvements required by the master plan and/or based on identified replacement need	PLANNING	\$ -	TBD	0%	0%	0%	0%	0%	0%	TBD
CO2222	Main Replacement & Street Rehab (FY22)	Replacement of water mains, wastewater mains, street paving and sidewalks	PLANNING	\$ 4,000,000	TBD	0%	0%	0%	0%	0%	0%	TBD
CO2223	Main Replacement & Street Rehab (Programmed)	New combined programming source for annual main replacement and street repair projects	PLANNING	\$ -	TBD	0%	0%	0%	0%	0%	0%	TBD
CO2266	SH 5 Utility Relocations - Phase 2	Relocation and betterment of water and wastewater mains along State Highway 5 in advance of the planned reconstruction by TxDOT	PLANNING	\$ 3,600,000	TBD	0%	0%	0%	0%	0%	0%	TBD



ENGINEERING CAPITAL IMPROVEMENTS PROJECT SUMMARY (FY22)

[VIEW THE INTERACTIVE CIP WEBMAP AT WWW.MCKINNEYTEXAS.ORG/PROJECTSTATUS](http://WWW.MCKINNEYTEXAS.ORG/PROJECTSTATUS)

Report Date: 1/12/2022

CIP PROJECT	PROJECT NAME	PROJECT DESCRIPTION	CURRENT STATUS	CURRENT PROJECT REVENUE	PROJECT START	PLANNING	DESIGN OR STUDY	FRANCHISE UTILITY	LAND ACQUISITION	BID PHASE	CONSTRUCTION	PROJECT COMPLETE
CO4238	Town Center Infrastructure Improvements	Various improvements to existing infrastructure along Louisiana Street.	CONSTRUCTION	\$ 6,500,000	3/18/2019	100%	100%	100%	N/A	100%	75%	3/31/2022
DRAINAGE INFRASTRUCTURE PROJECTS (6 PROJECTS)												
DR1646	Glenwood Estates Erosion Study	Study to determine potential improvements to address creek erosion through Glenwood Estates	DESIGN	\$ 550,000	9/30/2021	100%	49%	N/A	N/A	N/A	0%	9/30/2022
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	DESIGN	\$ 550,000	7/1/2020	100%	100%	57%	57%	0%	0%	3/1/2023
DR2028	Mallard Lakes Dr Headwall Repair	Culvert headwall repair	DESIGN	\$ 100,000	2/1/2022	100%	0%	N/A	N/A	N/A	0%	9/1/2022
DR2118	Wattley Park Drainage & Erosion Improvements	Drainage & Erosion Improvements	DESIGN	\$ 300,000	3/1/2021	100%	100%	N/A	N/A	N/A	0%	8/1/2022
DR2224	East McKinney Drainage Study	Drainage study to include recommendations for future drainage improvements in East McKinney	PLANNING	\$ 200,000	TBD	0%	0%	0%	0%	0%	0%	TBD
DR4319	NRCS Lake 15 & 16 Dam Rehabilitation	Upgrade principal spillway pipes, upgrade auxiliary spillways, and reshape both dams.	DESIGN	\$ 8,000,000	11/20/2020	100%	100%	N/A	83%	0%	0%	12/31/2023
FACILITY AGREEMENT INFRASTRUCTURE PROJECTS (1 PROJECTS)												
FA0000	Miscellaneous Facility Agreements	Executed facility agreements for future deferred infrastructure.	PLANNING	\$ 2,188,044	TBD	28%	N/A	N/A	N/A	N/A	N/A	TBD
STREET INFRASTRUCTURE PROJECTS (33 PROJECTS)												
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	CONSTRUCTION	\$ 11,861,032	10/17/2013	100%	100%	100%	100%	100%	99%	1/31/2022
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	CONSTRUCTION	\$ 4,980,737	8/17/2014	100%	100%	100%	100%	100%	99%	1/31/2022
ST1617	Ridge Rd (US 380 - Wilmeth)	Construct Ridge Road from its current terminus at US 380 to Wilmeth Road	CONSTRUCTION	\$ 23,931,900	10/10/2017	100%	100%	100%	100%	100%	25%	1/28/2023
ST1622	Citywide Street Rehab (Programmed)	Programming project for replacement of streets as needed to keep up standards	PLANNING	\$ 4,643,730	TBD	0%	0%	0%	0%	0%	0%	TBD
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.	DESIGN	\$ 25,623,930	10/14/2019	100%	100%	100%	100%	74%	0%	1/18/2024
ST1722	Ridge Road (Wilmeth to Bloomdale)	Construction of Ridge Road (M6D) lanes 1 & 2 of ultimate planned 6-lane arterial.	PLANNING	\$ 758,934	TBD	0%	0%	0%	0%	0%	0%	TBD
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.	CONSTRUCTION	\$ 4,064,681	5/14/2019	100%	100%	100%	100%	100%	59%	6/9/2022
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	\$ 2,470,000	7/1/2019	100%	100%	N/A	N/A	N/A	65%	8/1/2022
ST1835	Arterial Intersection Capacity Improvements (FY19)	McKinney Ranch @ Lake Forest, Alma @ Eldorado, Virginia @ Stonebridge, Hardin @ White	CONSTRUCTION	\$ 2,600,000	4/3/2019	100%	100%	100%	100%	100%	95%	1/31/2022
ST1838	Eldorado and Custer Intersection / Bridge Improvements	Widening of existing bridge over Rowlett Creek to include lanes 5 & 6 including various intersection capacity improvements.	DESIGN	\$ 2,600,000	5/4/2020	100%	93%	61%	N/A	0%	0%	5/15/2023
ST1839	Virginia Parkway Lanes 5 & 6 (Custer - Virginia Parklands)	Addition of Lanes 5 & 6	CONSTRUCTION	\$ 3,900,395	3/15/2019	100%	100%	100%	N/A	100%	64%	4/19/2022



ENGINEERING CAPITAL IMPROVEMENTS PROJECT SUMMARY (FY22)

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Report Date: 1/12/2022

CIP PROJECT	PROJECT NAME	PROJECT DESCRIPTION	CURRENT STATUS	CURRENT PROJECT REVENUE	PROJECT START	PLANNING	DESIGN OR STUDY	FRANCHISE UTILITY	LAND ACQUISITION	BID PHASE	CONSTRUCTION	PROJECT COMPLETE
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.	DESIGN	\$ 14,018,589	7/1/2019	100%	95%	80%	100%	0%	0%	5/1/2023
ST2011	Intersection Capacity Improvements (US 380 & Community Ave)	Construction of intersection capacity improvements at US 380 & Community.	PLANNING	\$ 2,000,000	3/1/2022	88%	0%	0%	0%	0%	0%	12/31/2023
ST2012	Intersection Capacity Improvements (Programmed)	Programming source for future intersection capacity improvements.	PLANNING	\$ -	TBD	0%	0%	0%	0%	0%	0%	TBD
ST2102	Citywide street rehabilitation (FY21)	Replacement/renewal of street pavement	COMPLETE	\$ 4,500,000	10/1/2020	100%	100%	N/A	N/A	N/A	100%	11/30/2021
ST2103	FM 1461 TxDOT Local Contribution (Custer - Bloomdale)	Local contribution for land acquisition (by TxDOT) associated with TxDOT reconstruction of FM1461	COMPLETE	\$ 300,000	10/15/2020	100%	100%	N/A	N/A	N/A	N/A	10/31/2021
ST2105	Medical Center Drive Improvements (Frisco - Spur 399)	Widening to a 4 lane undivided roadway including connection to new Frisco Road alignment	PLANNING	\$ 1,000,000	TBD	0%	0%	0%	0%	0%	0%	TBD
ST2106	Stonebrige Drive (US 380 - Tucker Hill)	Construction of NB lanes 1 & 2 of Stonebridge to Tucker Hill southern boundary; full intersection construction at US 380	PLANNING	\$ 2,000,000	TBD	64%	0%	0%	0%	0%	0%	TBD
ST2107	East McKinney mobility alignment studies	Mobility and alignment study to determine feasible mobility and roadway improvements including connection(s) to Airport	DESIGN	\$ 120,000	12/2/2020	100%	87%	N/A	N/A	N/A	N/A	3/15/2022
ST2124	Craig Ranch Intersection Improvements	Removal and/or reconstruction of intersection bump outs to improve area mobility and traffic flow.	DESIGN	\$ 300,000	10/2/2021	100%	100%	N/A	N/A	48%	0%	5/1/2022
ST2225	US 380 East TxDOT Local Contribution	Local match required in advance of TxDOT improvements to US 380.	COMPLETE	\$ 91,411	10/2/2021	100%	100%	N/A	N/A	N/A	N/A	10/10/2021
ST2226	Citywide Street Rehabilitation (FY22)	Concrete and asphal street repair and/or reconstruction	DESIGN	\$ 4,000,000	12/1/2021	100%	93%	N/A	N/A	0%	0%	12/31/2022
ST2227	Taylor Burk Lanes 1 & 2 (South of Bloomdale)	Construction of master planned roadway	PLANNING	\$ 500,000	TBD	0%	0%	0%	0%	0%	0%	TBD
ST2228	Wilmeth Road Extension (East of SH 5)	Construction of master planned roadway	PLANNING	\$ 2,200,000	TBD	0%	0%	0%	0%	0%	0%	TBD
ST2230	Glen Oaks & Ridge Road Roundabout	Reconstruction of intersection from all-way stop to multi-lane roundabout	PLANNING	\$ 400,000	TBD	0%	0%	0%	0%	0%	0%	TBD
ST2233	James Pitts Realignment	Proposed realignment and construction of James Pitts as a collector roadway into Bloomdale Road	PLANNING	\$ 300,000	TBD	0%	0%	0%	0%	0%	0%	TBD
ST2234	SH 5 Deck Park Feasibility Study (NCTCOG)	Feasibility study funded through NCTCOG for possible construction of a deck park over SH5 adjacent to downtown	DESIGN	\$ 2,400,000	11/17/2021	100%	25%	N/A	N/A	N/A	N/A	6/30/2022
ST3212	Stacy Rd Lanes 5 & 6 (Custer - Ridge)	Construction of Lanes 5 & 6 including signalization of Stacy Rd at McKinney Ranch Pkwy	CONSTRUCTION	\$ 8,203,803	9/9/2019	100%	100%	100%	100%	100%	89%	3/4/2022
ST4215	Accessibility improvements for PROW (Programmed)	Accessibility improvements for PROW (Programmed)	PLANNING	\$ -	TBD	0%	0%	0%	0%	0%	0%	TBD
ST4227	Bloomdale Road Extension - Community to Hardin	Extension of Bloomdale from Hardin Blvd to Community Ave with a 4 lane divided roadway.	CONSTRUCTION	\$ 13,498,343	3/9/2017	100%	100%	100%	100%	100%	100%	1/15/2022
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	PLANNING	\$ 2,161,523	1/19/2022	98%	0%	N/A	N/A	N/A	N/A	5/31/2022
ST4375	Transportation development catalyst (umbrella)	Projects to provide infrastructure to help with economic development and/or contribute towards additional master-planned infrastructure adjacent to planned development.	PLANNING	\$ 2,358,538	TBD	28%	N/A	N/A	N/A	N/A	N/A	TBD



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ST9115	Custer Road (US 380 - FM 1461) design & ROW	Design of 4 lane (ultimate 6) arterial roadway	CONSTRUCTION	\$ 4,625,403	2/2/2009	100%	100%	N/A	N/A	100%	41%	7/1/2023
TRAFFIC INFRASTRUCTURE PROJECTS (19 PROJECTS)												
TR0220	Traffic signalization (programmed)	Funding to construction traffic signals as they are warranted by traffic conditions	PLANNING	\$ 4,480	TBD	0%	0%	0%	0%	0%	0%	TBD
TR1843	Traffic Signalization (FY19)	Construction of permanent traffic signals (See TR1845, TR1846)	CONSTRUCTION	\$ 1,178,650	12/3/2018	100%	100%	N/A	N/A	N/A	90%	4/19/2022
TR1845	Traffic Signalization (FY19) - RIF Zone H	Construction of permanent traffic signals at Alma Drive at Henneman and Stacy at Collin McKinney.	CONSTRUCTION	\$ 500,000	2/28/2019	100%	100%	N/A	N/A	N/A	46%	4/19/2022
TR1849	Traffic signal detection upgrades	Upgrades to signal controllers based on new technology	COMPLETE	\$ 350,000	2/28/2019	100%	100%	N/A	N/A	N/A	N/A	11/15/2021
TR1850	Citywide future roundabout planning and evaluation	Evaluation, planning and assessment of future roundabout intersection construction	COMPLETE	\$ 100,000	11/12/2018	100%	100%	N/A	N/A	N/A	N/A	10/31/2021
TR2020	SH 5 Illumination (Stewart - US 380)	Installation of continuous median illumination (construction to occur concurrent with TxDOT reconstruction of SH 5).	DESIGN	\$ 250,000	6/24/2021	100%	33%	N/A	N/A	0%	0%	6/3/2027
TR2021	Harry McKillop Illumination (SH 5 - Airport)	Installation of continuous median illumination.	DESIGN	\$ 1,340,000	6/9/2020	100%	100%	N/A	N/A	76%	0%	8/30/2022
TR2022	Traffic Signalization (FY20)	Installation of new traffic signals at Airport & Harry McKillop, Ridge & Berkshire, and McKinney Ranch & Silverado.	DESIGN	\$ 1,290,000	3/2/2020	100%	80%	N/A	92%	N/A	53%	12/30/2022
TR2023	Traffic Signal Detection Upgrades (TxDOT HSIP)	Upgrade of traffic signal vehicle detection equipment.	DESIGN	\$ 956,863	8/3/2020	100%	100%	N/A	N/A	N/A	0%	6/1/2022
TR2024	US 380 Illumination (Custer - Bois D Arc)	Installation of new median illumination along US 380	DESIGN	\$ 150,000	6/18/2021	100%	73%	N/A	N/A	0%	0%	9/1/2025
TR2025	Citywide Wayfinding Planning	Planning and implementation for enhanced citywide wayfinding.	DESIGN	\$ 300,000	2/22/2021	100%	81%	N/A	N/A	N/A	N/A	3/31/2022
TR2026	US 75 Lighting Upgrades	Replace high mast lighting with LED ballasts; improve lighting at bridge overpass locations	CONSTRUCTION	\$ 270,000	10/1/2019	100%	100%	N/A	N/A	N/A	26%	9/30/2025
TR2027	Industrial Blvd Illumination (SH 5 - Airport)	Installation of new median illumination along Industrial Blvd	PLANNING	\$ 250,000	TBD	0%	0%	0%	0%	0%	0%	TBD
TR2115	Auburn Hills Pkwy / US 380 traffic signal installation	Developer-funded construction of a new traffic signal	COMPLETE	\$ 296,752	5/10/2021	100%	N/A	N/A	N/A	N/A	100%	8/24/2021
TR2123	US 380 at C&D Landfill Traffic Signal Installation	Installation of a new traffic signal.	DESIGN	\$ 317,800	6/15/2021	100%	100%	N/A	N/A	N/A	0%	8/1/2022
TR2125	Downtown Lighting Study	Data collection of existing downtown lighting and photometric study of the downtown lighting infrastructure.	DESIGN	\$ 250,000	8/25/2021	100%	76%	N/A	N/A	N/A	N/A	2/25/2022
TR2237	Wayfinding Implementation	Implementation / Construction of wayfinding citywide	PLANNING	\$ 500,000	5/2/2022	0%	0%	N/A	N/A	0%	0%	12/31/2024
TR4235	Traffic Signal Controller Upgrade	Various upgrades to existing traffic signal controllers	ERROR	\$ 442,189	1/30/2018	100%	N/A	N/A	N/A	N/A	100%	11/30/2021
TR9127	Fiber Optic / Intelligent transportation systems	Update ITS master plan and implementation of some projects	DESIGN	\$ 631,628	9/20/2017	100%	100%	N/A	N/A	N/A	0%	9/30/2020
WATER INFRASTRUCTURE PROJECTS (27 PROJECTS)												



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WA0210	Independence Parkway 24 Inch Waterline	Installation of master-planned 24" water main.	DESIGN	\$ 2,500,000	5/3/2021	100%	60%	N/A	N/A	0%	0%	4/19/2023
WA1610	Service Line Replacement - Residential 10 Year	Replacement of water service lines as identified by Public Works (ongoing).	CONSTRUCTION	\$ 1,500,000	12/1/2016	100%	N/A	N/A	N/A	N/A	51%	12/1/2026
WA1626	McKinney Ranch Pump Station Improvements	Various pump, facility, and electrical improvements at the McKinney Ranch Pump Station facility.	DESIGN	\$ 20,250,000	11/1/2018	100%	100%	N/A	N/A	96%	0%	9/15/2024
WA1629	Water storage tank maintenance (programmed)	Repainting of elevated storage tanks as determined by yearly inspections by Public Works	PLANNING	\$ -	TBD	0%	0%	0%	0%	0%	0%	TBD
WA1630	Custer Road utility relocations	Water line relocations for the Custer Road widening project	COMPLETE	\$ 10,673,240	1/23/2018	100%	100%	N/A	100%	100%	100%	11/30/2021
WA1631	Stonebridge water line from US 380 to Bloomdale 920 PP	11,000 LF of 42 inch water main	PLANNING	\$ -	TBD	0%	0%	0%	0%	0%	0%	TBD
WA1632	Stonebridge water line from Tucker Hill to Bloomdale - 850 PP	7,000 LF of 12 inch water main	PLANNING	\$ -	TBD	0%	0%	0%	0%	0%	0%	TBD
WA1713	Misc. water facility improvements (Umbrella)	Various annual improvements as determined by Public Works (beyond scope of O&M budgets)	PLANNING	\$ 691,445	TBD	28%	N/A	N/A	N/A	0%	0%	TBD
WA1714	Stacy Road elevated storage tank	Proposed 3 MG elevated water storage tank in the 920 PP	PLANNING	\$ 3,000,000	TBD	75%	0%	0%	0%	0%	0%	TBD
WA1810	NTMWD Meter Vault	Construction of a NTMWD meter vault	COMPLETE	\$ 2,471,250	6/23/2016	100%	100%	N/A	N/A	100%	100%	12/21/2021
WA1851	Elevated Storage Tank Maintenance (Wilmeth / Independence)	Routine evaluation and required maintenance for the existing elevated storage tank.	CONSTRUCTION	\$ 1,400,000	9/15/2020	100%	100%	N/A	N/A	100%	17%	6/18/2022
WA1852	FM 1461 utility relocations (TxDOT roadway construction)	Relocation and betterment (per water master plan) of city water mains in advance of TxDOT reconstruction of FM 1461	DESIGN	\$ 13,600,000	12/7/2021	100%	25%	0%	0%	0%	0%	5/1/2022
WA2051	AMI Meter Replacements	Automated water meter infrastructure	PLANNING	\$ 11,260,000	TBD	0%	0%	0%	0%	0%	0%	TBD
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.	CONSTRUCTION	\$ 2,700,000	12/3/2019	100%	100%	N/A	100%	100%	49%	5/28/2022
WA2053	New water pressure plan study west of Independence Parkway	Study to determine need for a new water pressure plane or improvements to infrastructure in the existing 920 pressure plane	DESIGN	\$ 150,000	11/16/2020	100%	90%	N/A	N/A	0%	0%	2/28/2022
WA2108	Water System SCADA Upgrades	Redundency and security improvements to SCADA system requested by Public Works	PLANNING	\$ -	TBD	0%	0%	0%	0%	0%	0%	TBD
WA2238	Elevated Storage Tank Maintenance (Industrial)	Major planned maintenance to existing elevated water storage tank	PLANNING	\$ -	TBD	0%	0%	0%	0%	0%	0%	TBD
WA2240	Chestnut Tank Improvements	Rehab and formal decommissioning of old water tower including re-painting and site improvements	PLANNING	\$ 1,400,000	2/15/2022	74%	0%	0%	N/A	0%	0%	12/11/2023
WA2241	University Pump Station No 1 - VFD Replacement	Replacement of variable frequency drive pump components per Public Works priority	PLANNING	\$ 900,000	TBD	93%	0%	0%	0%	0%	0%	TBD
WA4202	Water Master Plan	Water Master Plan and Utility Impact Fee Update	COMPLETE	\$ 178,000	1/16/2018	100%	100%	N/A	N/A	N/A	N/A	12/31/2020
WA4337	Undesigned oversize participation	Oversize participation with developers for non-impact fee projects	PLANNING	\$ 300,000	TBD	64%	0%	0%	N/A	0%	0%	TBD



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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)	DESIGN	\$ 8,635,000	7/17/2019	100%	100%	100%	82%	0%	0%	2/27/2023
WA4340	Redbud Pump Station 850PP Discharge Water Line	Construction of master-planned water lines.	COMPLETE	\$ 7,235,000	2/21/2017	100%	100%	N/A	100%	100%	100%	11/30/2021
WA4401	Water line condition assessments	Provide condition assessments based on list provided by Public Works	PLANNING	\$ -	TBD	0%	0%	0%	0%	0%	0%	TBD
WA4402	Water Development Catalyst (Umbrella)	Provide catalyst for future development related to water infrastructure	PLANNING	\$ -	TBD	0%	0%	0%	0%	0%	0%	TBD
WA8132	Redbud Pump Station Site Development	Water pump station and ground storage facility serving the 794 and 850 service areas	COMPLETE	\$ 25,200,000	6/23/2016	100%	100%	N/A	N/A	100%	100%	12/21/2021
WA9145	Virginia Water Main (Dogwood Trail - US 75)	2,600 LF of 12 inch water line along Virginia Parkway	COMPLETE	\$ 1,045,000	6/1/2014	100%	100%	100%	100%	100%	100%	11/15/2021
WASTEWATER INFRASTRUCTURE PROJECTS (9 PROJECTS)												
WW1638	Honey Creek SS Trunk Main to MH-HC124	Construction of master planned 36" to 48" wastewater trunk main along Honey Creek.	DESIGN	\$ 15,650,000	10/16/2019	100%	84%	N/A	5%	0%	0%	6/4/2023
WW1853	Lift Station Improvements	Planned improvements to six (6) existing lift stations to increase capacity and service life.	CONSTRUCTION	\$ 6,850,000	7/16/2020	100%	100%	N/A	100%	100%	42%	6/20/2022
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	\$ 10,200,306	12/1/2019	100%	N/A	N/A	N/A	N/A	44%	9/30/2024
WW4209	Wastewater Master Plan	Update the wastewater master plan	PLANNING	\$ 344,000	TBD	0%	0%	0%	0%	0%	0%	TBD
WW4348	Aerial Wastewater Crossing Improvements	Improvement / Reconstruction of existing wastewater aerial main crossings as identified by Public Works as being in substandard condition.	PLANNING	\$ 400,000	TBD	0%	0%	0%	0%	0%	0%	TBD
WW4354	Undesigned oversize participation	Oversized participation with developers for non-impact fee projects	PLANNING	\$ 778,082	TBD	64%	0%	0%	N/A	0%	0%	TBD
WW4359	Stonebridge Lift Station Abandonment	Abandon existing life station and install 24 inch sanitary sewer trunk main from Stonebridge LS to existing 24 inch ss trunk main	PLANNING	\$ -	TBD	0%	0%	0%	0%	0%	0%	TBD
WW4404	Sanitary Sewer Line Condition Assessments	Ongoing condition assessments of existing large diameter wastewater mains	PLANNING	\$ 909,108	TBD	0%	0%	0%	0%	0%	0%	TBD
WW4405	Wastewater Development Catalyst (Umbrella)	Provide catalyst for future development	PLANNING	\$ 1,000,000	TBD	64%	0%	0%	0%	0%	0%	TBD

**2022 Project Grants
Cycle I Applications**

			Requested
22-01	Heard Wildlife Museum	Updates and expansion to ropes course to provide additional program offerings and improve accessibility	\$30,000.00
22-02	McKinney Parks Foundation	Purchase of Bad Boy Renegade Zero Turn Mower for Trail Maintenance	\$15,599.98
22-03	City of McKinney - Engineering Department	Expand Eldorado from 4-lane to 6-lane to accommodate anticipated traffic generated with the HEB development	\$400,000.00
22-04	Housing & Community Development	Property Maintenance Program - Assist low-income families with exterior repairs to prevent code violations.	\$160,000.00
22-05	ManeGait Therapeutic Horsemanship	Site work and construction of riding arena, community event courtyard and riding trail -- all part of Beacon Project	\$500,000.00
22-06	Project Shuttle	38,000 square foot badminton facility to include 22 courts, coach offices, locker rooms, restrooms & showers, pro shop, dining area and open exercise space	\$1,500,000.00
22-07	Boys & Girls Club of Collin County	Restroom renovations, remodeling to create additional classroom space and updates to outdoor sport court.	\$120,797.00

2,726,396.98

Promotional & Community Event Grants -- 2022 Cycle I			
	Applicant	Event(s)	Requested
22-01	25 Revolutions	Full-length documentary set in McKinney	\$15,000
22-02	Heritage Guild of CC	Chestnut Square events to include but not limited to Farmers Market, Education, Murder Mystery, Farm to Table Dinner	\$13,865
22-03	SBG Hospitality	2022 Sip & Stroll Series to include: St. Pat's Beer Walk (3/15), Craft Beer Walk (6/18), Margarita Stroll (7/9), Halloween Beer Walk (10/29)	\$15,000
22-04	Ovation Academy of Performing Arts	2022 Spring/Summer Productions	\$12,000
22-05	Kiwanis Club of McKinney	2022 Triathlon	\$3,000
22-06	Millhouse Foundation	2022 Arts Festivals	\$5,005 (reduced from \$13,505 – VM grant)
22-07	St. Peter's Episcopal Church	2022 Empty Bowls	\$9,500
22-08	DFW Series	2022 off-road race series (17 events)	\$3,000
22-09	ManeGait	2022 Country Fair	\$10,000
22-10	McKinney Restaurant Council	2022 McKinney Made	\$15,000
22-11	CC History Museum	2022 Then & Now (exhibit and 12 events)	\$10,000
22-12	Holy Family School (w/ Legacy Keepers)	Black History Month Education Program Pop-up Museum at Doty Elementary and Shuttle Tours through Finch Park, Ross Cemetery and Doty HS	\$7,100
22-13	Main Street	Arts in Bloom & Juneteenth	\$12,000
			\$130,470

Memorandum



TO: City Manager's Office; City Attorney's Office; City Secretary's Office; Executive Directors; Directors; Dr. Rick McDaniel, Superintendent, McKinney Independent School District; Peter Tokar III, President and CEO, McKinney Economic Development Corporation; Cindy Schneible, Executive Director, McKinney Community Development Corporation; Lisa Hermes, President, McKinney Chamber of Commerce

THROUGH: Jennifer Arnold, AICP, Director of Planning

FROM: Aaron Bloxham, Planner Manager

DATE: January 13, 2022

SUBJECT: City of McKinney Population Estimate (as of January 1, 2022)

CITY OF MCKINNEY: POPULATION ESTIMATE AS OF JANUARY 1, 2022

Dwelling Unit Type	Estimated Units	Estimated Occupancy Rate ¹	Estimated Occupied Dwelling Units	Estimated Persons per Dwelling Unit ²	Estimated Population (Est. Occupied Dwelling Units x Est. Persons per Dwelling Unit)
Single family	54,928				
Single family Demolitions	-24				
Net Single family	54,904	95.02%	52,170	3.08	160,615
Multi-family	20,251				
Multi-family Demolitions	0				
Net Multi-family	20,251	96.30%	19,502	2.17	42,260
Mobile Home	422	85.70%	362	3.96	1,434
Population in Group Quarters on January 1, 2022:					2,345
City of McKinney Population (as of January 1, 2022)					206,654

¹ Estimated Occupancy Rate for single family units based on information obtained from the North Central Texas Council of Governments. Estimated Occupancy Rate for multi-family units based on information obtained from the CBRE Dallas/Fort Worth Multifamily MarketView Reports.

² Estimated Persons per Dwelling Unit based on information obtained from the North Central Texas Council of Governments.

Population Estimates (2000-2022)

