



NOTICE OF MEETING

COLLIN COUNTY PLANNING BOARD

*Collin County Clerk's
official date/time stamp*

FILED

4/17/2023 3:21:31 PM

STACEY KEMP
COUNTY CLERK
COLLIN COUNTY, TEXAS
BY : BR DEPUTY

Notice is hereby given that the Collin County Planning Board will meet on **Thursday, April 20, 2023 at 6:00 p.m.** at the **Collin County Commissioners Courtroom, 2300 Bloomdale Road, 4th Floor, McKinney TX 75071** for the purpose of:

AGENDA

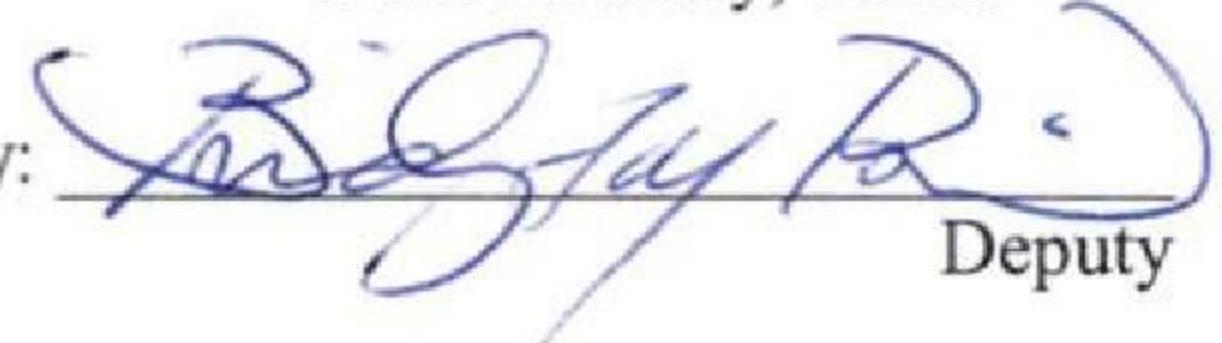
1. Call Meeting to Order;
2. Approval of April 5, 2023 minutes;
3. Report about the McKinney Airport;
4. 2023 Bond Program Discussion and Possible Action;
5. Future Agenda Items;
6. Date Of Next Meeting;
7. Adjourn.

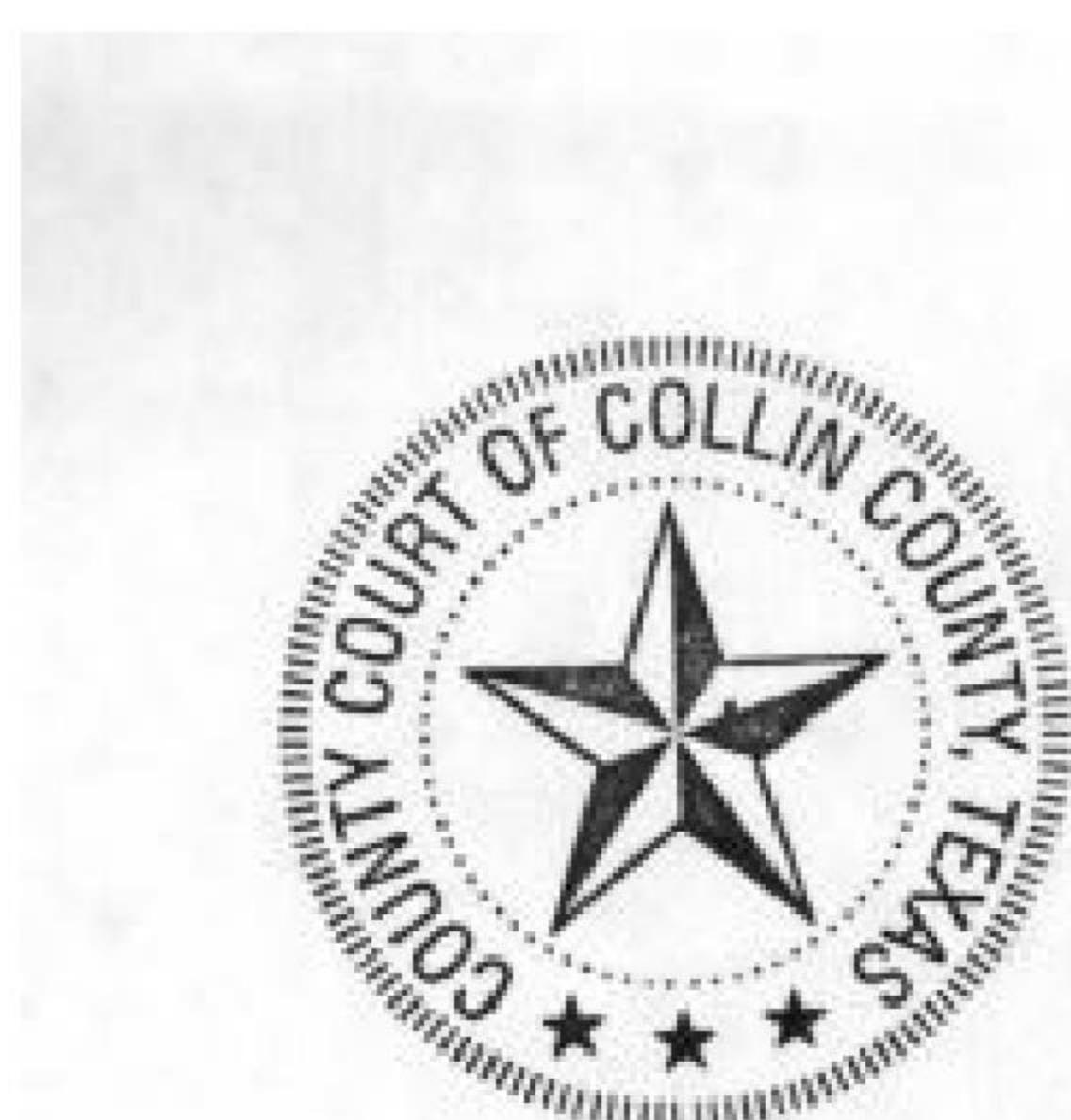
CERTIFICATE

I certify that the above notice of meeting was filed and posted with the County Clerk at the Collin County Jack Hatchell Administration Building, McKinney, Texas on the 17th day of April 2023, per the official time/date stamp of the County Clerk's Office.

Dawn Redwine
Planning Board

Stacey Kemp, County Clerk
Collin County, Texas

By: 
Deputy



Note: The Collin County Planning Board complies with A.D.A. requirements. If you have impairment and wish to appear at a meeting, please telephone (972) 548-3727 to make arrangements.

COLLIN COUNTY PLANNING BOARD
April 5, 2023 – 6:00PM
COLLIN COUNTY COMMISSIONERS COURTROOM, MCKINNEY, TX

1. Call Meeting to Order

Meeting was called to order at 6:06 pm by Rusty Glover. The following members were present: Brian Reinhardt, Rusty Glover, Ben Hangartner, Steve Terrell, Shep Stahel, Bill Mills, Tim Bennett, Doug Reece, Sammy Yang, Bill Moore, Scott Manis and Mark Quinn. The following members were not present: Steven Wright, Joe Helmberger and Terrie O'Donnell. Collin County staff present: Bill Bilyeu, Clarence Daugherty, Dawn Redwine and Bridell Miers. Guests: William Schultz

2. Approval of March 9, 2023 Minutes

Mark Quinn made a motion to approve, second by Scott Manis, which passed unanimously.

3. 2023 Bond Program Discussion and Possible Action

Bill Bilyeu started the conversation by giving a summary of what the board members had been tasked with at the previous meeting. They were to meet with the member of the Commissioners Court that appointed them to get direction on the upcoming bond details. They were to find out:

1. What types of things that member wants to see in the bond program
2. Any items they do not want in the bond program
3. How much money the bond should be for.
4. The breakdown of how to spend the funds.
5. Specify which type of roads should receive funds.
6. Overall direction of the way the bond should go.

Following this, the board members gave brief summaries of information they received back from the Judge and Commissioners while meeting with them.

Comm. Fletcher:

- Facilities should receive \$220M.
- Roads need to be funded based on mobility, safety and convenience. Suggested amount was \$400M.
- Open Space should get \$7M, and that should include maintenance for Myers Park.
- Cities need to be more responsible for their own Open Space funding.
- Consider selling County owned parks and use the funds for other projects.

Comm. Williams:

- Had no objections to Facilities, but thought the estimates were a big number.
- No specific number for roads, but need to consider how long out to build them for...5,10,20 years?
- Need to improve narrow roads in rural areas near schools and need to get ROW now for 6 lanes.
- How do the courtrooms and Juvenile facilities fit into the long-range plan?
- Does every Judge need their own courtroom?
- Invest in more foundation to go up instead of out for expansions.
- In favor of expanding the animal shelter. The suggested amount was only 1% of the \$627M and more revenue will come in by making it larger.
- Should the County even be in the parks business?
- Should the County parks be under facilities?
- Should we get rid of the County parks?

Comm. Hale

- Need to take care of County facilities here in McKinney.

- County Road connections at the city and unincorporated areas need attention.
- Focus is on roads. Suggested amount was \$750M.
- Present to voters what is needed, not just the amount that will not make the tax rate increase.
- Need both city and county roads and let the Commissioners decide how much goes to each.
- \$220M to complete all facilities projects on the list.
- Facilities and Open Space take back seat to roads.
- Open Space is important. \$25M towards that.

Comm. Webb

- Supports the \$627M or whatever amount will not increase the tax rate.
- Waiting to see what the Planning Board recommends for how to divide out the funding.
- Supportive of roads.
- Won't be enough funds to complete all of the facilities projects and doesn't think that there will be concrete on ground in the next 5 years so funding should be for design only.
- Arterial roads need attention.
- MUDS are adding too much stress to the minor roads, but the cities or the MUDS aren't improving them so it is up to the County to do so.
- He was generally supportive of parks.
- With regards to Myers Park, he doesn't think we are competing with other venues and doesn't see that as a problem.
- MUDs are developing a lot of land, so more open space is needed.

Judge Hill

- Facilities should receive \$20M to finish out existing projects, the rest are not priorities, but would consider up to \$50M.
- Give as much as possible to county roads. Consider \$560M.
- Funding is needed for dedication of ROW for TxDOT.
- \$50M to finish out facilities projects, as much as possible to roads and whatever is left over to Parks and Open Space.
- Generally in support of Open Space. Consider \$10M-\$20M.
- There should not be a wedding venue offered at Myers Park.

Bill Bilyeu then continued the meeting with passing out a handout of the *Collin County Justice Center Site Plan Buildout*. He stated that as of June 1, all of the current courtrooms will be taken and that there is room to build at the back of the Courthouse. We typically try to have a bond election every 5 years, and the County can only take on a certain number of projects at one time. The proposed courtroom project will take 5 years to complete, so the board will need to consider if the proposed Juvenile project will need to be completed in the same 5 years.

Bill then explained the new verbiage that has to be added to the ballot per state law that states that the bond proposition will result in a tax increase. Since property continues to increase in value every year, even though the tax rate is kept the same, the increase in value will cause an increase in the amount of taxes due. However, the intent with the Bond will be to keep the current tax rate the same.

Bill stated that inflation has gone up at least 25% in 1 year and the \$220M in projected facilities projects does not account for that.

The Adventure Camp was brought up by a board member, so Bill gave an overview of why it was purchased, how it is used and that it is run by the YMCA. This led to more conversations about Myers Park as well. If the County decided to no longer run Myers Park, the land with the buildings would go to TCU per the deed. However, the land that the County purchased could be sold. It is estimated that \$2M-

\$3M would be needed to complete repairs at Myers Park. The board requested a list of projects and estimated costs for both Myers Park and the YMCA camp.

Staff was asked if the County has any control over MUDs and a brief discussion was had as to what the County can and cannot control when approving a MUD.

4. Future Agenda Items

- Transportation and Facilities to come to next two meetings. Each will likely last 1.5-2 hours during their prospective meeting time.
- At the April 20th meeting, Doug Reese will have a 3-4 minute report about the McKinney Airport.
- Board was reminded that the County can only give information about the bond and that the planning of how to spread the word and promote the bond has to be done on their own time. The Board will need to set up committees to advertise outside of the Board meetings.

5. Date of Next Meeting

April 20, 2023 @6PM

May 4, 2023 @6PM

6. Adjourn

Bill Mills made a motion to adjourn meeting at 7:34, second by Doug Reece, which passed unanimously.

Action Items

- Bill Bilyeu to send Facilities Slide Show to the board.
- Bill Bilyeu encouraged Board members to go look at Courthouse on their own. He also told them that if they want a Judge or the Juvenile Director to come to a meeting to discuss their needs, that could be done.
- Bill Bilyeu to provide the Board a list of projects and cost estimates for repairs at Myers Park and the YMCA camp.