



Town Update

Heritage Ranch Democrat Club

April 5, 2017

Town Update

- **Discussion Topics**

- McKinney National Airport
- Fairview Town Center
- Road Infrastructure Projects
- Town Growth & Financial Trends
- Town Top 5 Initiatives
- Up-Coming Events

- **Q&A Session**





McKinney National Airport

McKinney National Airport

- McKinney National is updating their 20-Year Master and Capital Plan
- Councilman Paul Hendricks appointed as a member of the Planning Advisory Committee
- The clear objective is to expand the use and reach of the Airport
- What does it mean to Fairview and what are our options?



McKinney National Airport Observations

- Assigned Aircraft:
 - 2016: 286
 - 2036: 460 (projected)
- Annual Operations:
 - 2016: 120,470
 - 2036: 178,300
- 65% of Operations are Flight Training from Addison and other Schools
- There are currently no restrictions, curfews or noise abatements – last noise Study 2004



McKinney National Airport Observations

- Commercial Operations – Highly Unlikely
 - Expanded Gates at Love Field
 - Capacity expansion and competition at DFW
- Cargo Shipments – Highly Unlikely
 - FedEx and UPS are expanding ground transportation
- Commuter Flights to Love Field or DFW
 - Sam Rayburn Toll Road, expansion of North Dallas Toll Road and the expansion Cotton Belt Rail Line – Not cost effective



McKinney National Airport Opportunities

- Update the Noise Study to determine base line
- Investigate the use of other area Airports for “Touch & Go” training (e.g. Grayson County)
- Be more prescriptive regarding Flight path noise
- Expand the Tent – This is not just a Fairview Issue
- Develop Community coordination Team





Fairview Town Center

Fairview Town Center

- Purchased in December by Dallas based Lincoln Property Company.
- LP plans to invest about \$50MM for..
 - New signage and lighting
 - Deconstruction of approx. 50,000 sq. ft.
- Construction slated to start this summer and expect announcement of new restaurants and new retail partners soon...
- Noah's Fairview sold to Noah's Corp for a profit and Noah Corp takes over 100% of debt.





Road Infrastructure Projects

Infrastructure Improvements

Town Roads and Stacy Road

- **Expansion of Stacy Road**

- Entering the Concrete Placement Phase on the north side
- Anticipate construction on the south side will begin late May
- We have another 13-15 months before construction completed

- **East Stacy Improvements**

- Thompson Springs to CR317 – Concrete
- Engineering is complete and anticipate work will begin inQ3 and will take about 12-months for completion
- Great example of win/win Agreement with North Texas Municipal Water District!





Town Growth & Financial Trends

Demographics and Growth

- **Population Trends**

- Current population approximately 9,000
- Projected to growth about 15% between 2017-2020
- Buildout projected between 16,000-18,000 estimated by 2030-2035
- 80% of growth will be West of HWY 5

- **Demographics**

- Median Age = 52.2
- Average Household income = \$112K
- College Degree = 42%
- Average Home Value = \$424,559



Financial Trends & Assessments

*The town continues to maintain a **strong financial base.***

- **Strong reserve funds** currently equate to **68%** of the town's general fund expenditures
- **AA+ rating** strong management practices and a strong economy
 - Long-term capital planning
 - Budget tied to strategic initiatives
 - Healthy growth in property tax base
 - 2016 Annual Clean Audit



Property Taxes

- **FY 2017 Property Tax Rate** - .359999% per \$100 of assessed value
- **FY 2018 Property Tax Rates (?)**
 - New Building for Fire Station #1
 - Bond Package on November 2017 Ballot
 - If approved, Property Tax Rate will increase
- **Senate Bill 2 / House Bill 15**
 - Property Tax Reformation?
 - Loss of Local Control?





Top-5 Town Initiatives

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- Execution of 10-Year Capital Improvement Plan
- Continued Focus on the Commercial Planned Development District
- Improve Town Communication Tools
- Wilson Creek Drainage Plan
- Update Park and Trail Plan





Upcoming Events

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- **Annual Art Show**
 - April 21st – 23rd
 - Inaugural event was a great success!
- **National Pharmacy Take-Back Day**
 - April 29th 10am:2pm – Station #1
 - Surrender (Anonymously) Expired, Unwanted, Used Pharmaceuticals
- **Household Hazardous Waste Disposal**
 - April 29th – 9am:2pm Station #1
 - Chemicals, Fuels, Oils, Paint Disposal
- **Free Water Efficiency Irrigation Course**
 - May 23rd 10am – Town Hall
 - Sponsored by North Texas Municipal Water District
- **DART Taxi-Cab Voucher Program**
 - Over 65 or Disabled
 - Subsidized by Town





Q & A Session



Supplementary Schedules

Top-5 Town Initiatives

- **Execution of 10-Year Capital Improvement Plan**
 - Facilities Plan – New Fire Station #1
 - Sewer/Drainage Plan
 - Street/Thoroughfare Plan
- **Continued Focus on the Commercial Planned Development District (CPDD)**
 - Partnering with Lincoln Properties on Improvements to Fairview Town Center
 - Design and engineering of Fairview Parkway underway
 - EDC Board has updated Strategic Development Plan



Top-5 Town Initiatives

- **Improve Town Communication Tools**
 - Web-site will be renovated and refashioned
 - New on-line Finance/Budget review tool
 - Newsletter Improvements
- **Wilson Creek Drainage Plan**
 - Impacted by 67 Sq. miles from “up-stream”
 - Expense should **NOT** be fully borne by residents
 - Anticipate Wilson Creek improvement will benefit Sloan Creek



Top-5 Town Initiatives

Update Park and Trail Plan

- New Trails are coming...
 - Thompson Springs – Complete
 - Chamberlain Place / Sloan Creek – Complete
 - Oak Meadows – Under Construction
 - Stacy Road – New Trail With Expanded Stacy Road
- Park Board's top priority is the review and update of Trail Plan

