



# City of McKinney Manager's Notes

**October 29, 2021**

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## Administration

- **Tupps Brewery Expansion** – On Tuesday, MCDC President, Cindy Schneible and the MCDC Tupps Project Subcommittee will be attending executive session to confer with the Council on the status of the project and next steps. In light of this discussion, the Tuesday Work Session start time has been moved to 3:00pm from 4:00pm.
- **State of the City-** Just a reminder that the annual State of the City luncheon will be Thursday, November 4<sup>th</sup>. The event is hybrid in format, meaning that there are limited in-person seats, as well as live streaming access as well. Please contact Blanca Garcia or Amy Jeter ASAP if you haven't already stated if and how you wish to attend.

## Airport

- On 10/20/2021 at approximately 5:20am a Waste Collections truck struck the right wingtip of a DC-3 aircraft that was parked on our aircraft apron. No injuries occurred, but the aircraft sustained significant damage. The truck driver was driving back toward the FBO after picking up trash at the new CCHOA North hangars. The incident was captured on video surveillance. The video footage has been retained and forwarded to the city's risk department, along with the incident report and the appropriate contact information for Waste Connections and the aircraft owner.

## Building Inspections Department

**Attachment #1: Building Inspection Numbers**

## City Secretary

- **Special Election - January 15, 2022**
  - The City Council will consider items on November 2 to call for a Special Election to elect a new member to City Council At-Large #2, and to approve a contract with Collin County Elections Administration for election services
  - Early Voting & Election Day Voting will take place at
    - Collin County Elections Office
    - John & Judy Gay Library
    - McKinney Fire Station #5
    - McKinney Fire Station #7

Department updates for October 29, 2021



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- Old Settler's Recreation Center
  - Candidate Applications will be accepted Nov 3 through 5:00pm on Nov 12
  - The deadline to register to vote in this elect is December 16, 2021
- **Collin Central Appraisal District (CCAD) Nomination**
  - City of McKinney nominated current director Brian Mantzey in September
  - CCAD will mail out ballots mid-late October, and the McKinney City Council will have **199** votes to.
  - The newly elected board will be announced in December, and the term will commence January 1, 2022.
  - Current CCAD Board of Directors
    - Earnest R. Burke
    - Ron Carlisle
    - Brian Mantzey
    - Ken Maun
    - L. Wayne Mayo
    - Gary Rodenbaugh
  - **Attachment:** CCAD Notice - Number of Votes Allocated to City of McKinney
- **Boards & Commissions**
  - **Library Advisory Board Appointment** – The Council will consider appointing a Regular Member to this board due to Constance White resigning October 18.
    - The new member will serve a partial term, effective 10/19/21 to 09/30/23
    - **Attachment:** LAB Applicants Packet
  - **Boards & Commissions Information** - The Granicus Boards & Commissions Dashboard provides quick and easy access to real time information about applications, appointments, and rosters at <https://mckinney.granicus.com>

Council Members can use iLegislate credentials to login to the Granicus Boards & Commissions Dashboard. The City Secretary Office will send each member an email with a login reminder and instructions for viewing information.
  - **Public Meetings - Suspending COVID-related provisions**

**Effective September 1, 2021:** All public meetings will be conducted according to the Texas Open Meetings Act as written.

Public meetings will be conducted in person, as prior to COVID changes, including but not limited to



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- a. All meeting participants (governing body members, public speakers) must be physically present
  - b. The meeting location address must be included on the agenda
  - c. Public comments submitted online will not be included in the meeting record
- **2020 Census / Council Boundary Redistricting**
    - An Update on 2020 Census / Redistricting was provided at the City Council Work Session of Oct 26
    - The City of McKinney redistricting process is tentatively set to begin this Fall with an initial presentation to City Council, and additional public meetings to be conducted Spring / Summer 2022
    - The **Texas Demographic Center** has posted statewide Census 2020 information at <https://demographics.texas.gov/Data/Decennial/2020/#redistricting-tile> The website provides a variety of data tools for population growth and redistricting.

Attachment #2: Alcohol Permits

Attachment #3: LAB Applicants

## Communications & Marketing

- Sharable content featured on the website, social media channels and e-newsletters
  - Municipal Court Safety Fair, Wednesday, Nov. 3
  - Neighborhood Night at the Movies, Friday, Nov. 5
  - Diwali, Saturday, Nov. 6
  - Veterans Day Ceremony, Saturday, Nov. 6
  - Welcome to McKinney Workshop, Thursday, Nov. 11
- Working with the MCDC board, president and staff along with our website vendor Civic Plus we are excited to announce the launch of the MCDC Redesigned website on Thursday, Oct. 28. The new design incorporates a clean, mobile-friendly interface and MCDC's updated branding. [www.mckinneycdc.org](http://www.mckinneycdc.org).

## Engineering Department

- **Engineering Updates**
  - **White Avenue Update** – The FY21 CIP budget included funding for various infrastructure improvements along White Avenue between Graves Street and N. Tennessee Street including both water and wastewater main/service line replacements followed by major concrete street paving improvements. In order to phase these improvements with minimal impacts to the traveling public and

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adjacent residents/businesses, utility main improvements were performed using trenchless, pipe-bursting technology and are substantially complete as of this month. Due to the condition of the existing concrete street, Engineering and Public Works staff have identified approximately \$1.6 million in major concrete pavement replacement, which is estimated to begin no later than December 2021 and will require 5-6 months to complete. Message boards will be placed along the corridor in November to advise the traveling public of upcoming major street repairs. Although sidewalk improvements have been identified along this corridor, those will be incorporated as a separate project at a later date due to significant coordination efforts required for necessary additional right-of-way and relocation of existing franchise utilities.

- **North Tennessee Street Update** – The FY21 CIP budget included funding for various infrastructure improvements along North Tennessee Street between Lamar Street and US 380 including major underground utility (wastewater) improvements, street paving improvements, and sidewalk improvements where possible without impacting existing business function. Construction of these improvements began in November 2020 and work performed under this contract has been substantially completed as of October 22, 2021. In lieu of the traditional design/bid/build process, staff managed multiple “Buyboard” contractors to complete this work. Minor project delays did occur in 2021 due to unforeseen utility complications, as well as supply chain shortages for concrete, but construction efforts were successful.

## Attachment #4: CIP Report

## Finance

## Attachment #5: Finance Report

## Parks and Recreation

- Annual Parks & Recreation Board Fall Tour
  - Please join us on Saturday, Nov 13<sup>th</sup>, from 8am – noon, for our annual tour of our parks system.
  - This year’s theme is open space and trails.
  - Anticipated stops: Douglas/Bolin Tract (380 & Airport), Gray Branch, Erwin Park and spots along Wilson Creek.
  - The tour is open to senior staff, the Parks & Recreation Board, MCDC and City Council.
  - We will be departing from Parks Admin and travel in our new MCDC-funded bus.



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- Texas Recreation & Parks Society (TRAPS) North Region Awards
  - On Nov 5<sup>th</sup>, staff will receive 5 awards at this year's annual conference.
  - Details and photos will be shared in the next edition of Manager's Notes.
- *Local Profile* Best Playgrounds in Collin County
  - The 15 best playgrounds in Collin County were selected, and 2 of them are located in McKinney.
  - Selected: Bonnie Wenk All-Abilities play area and our brand-new collection of playgrounds at Gabe Nesbitt Park.
- Wilson Creek Tree Planting Event "Restore the Canopy"
  - The Parks & Recreation Department will be hosting a tree planting event at the former McKinney Greens golf course.
  - Saturday, November 6<sup>th</sup>
  - 8am – noon
  - Rain date: November 13<sup>th</sup>
  - The goal is to plant 1,600 trees during this half-day event.
  - Our project partners include: the Heard Museum, McKinney Parks Foundation, North Texas Municipal Water District, Texas A&M, the surrounding McKinney Green HOA, and various City Departments.
  - See the attached flyer and register here: [registration link](#)
- Bonnie Wenk Dog Park Closure
  - The dog park will close Nov 8<sup>th</sup> – 12<sup>th</sup> for yearly maintenance. The park will get new mulch & any repairs needed will get done. A new dog tunnel will be added to the small dog side

## Planning

- **Arbor Day – Share the Shade Event**
  - Saturday, October 23<sup>rd</sup> was the annual Share the Shade event in McKinney! The citizen turnout was great, and Planning Department staff had a great time educating residents on how important our urban canopy tree is. We were also pleased to give away all 100 trees to the residents that stopped by to visit with us. A few pictures from the event are below:



- **Best Price Auto Group**

Case Number: 21-0007SUP

Location: 751 North Central Expressway

- City Staff has received a specific use permit (SUP) request on behalf of Best Price Auto Group seeking approval for an automobile sales dealership located at 751 North Central Expressway.
- Given concerns raised by City Council in 2018 regarding the prevalence of auto-related uses along many of the city's major corridors, Staff has paid special attention to this request. In our research, we have found that there are seven existing car dealerships less than a mile away from the proposed subject property.
- With these things in mind, Staff is unable to support the SUP request.
- The request was considered by the Planning and Zoning Commission on October 26. The commission has recommended denial in a vote of 5-1-1. As a result, a supermajority vote (6 of 7) by City Council would be required for approval of the proposed SUP.

- **Tree Reforestation Fund Update**

*Per Section 146-136(g) of the Zoning Ordinance, the Landscape Administer shall provide periodic updates on the summary of activity within the City's Reforestation Fund.*

Since 2008, the City of McKinney has maintained a Reforestation Fund that is used for reforestation activities such as the purchase, planting, growing and/or irrigation of trees in the City of McKinney. Funding for these activities comes from mitigation fees paid for by development applicants who are not able to meet the tree replacement



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requirements of Section 146-136(g) of the Zoning Ordinance (*Tree Preservation – Tree Replacement*). Instead, these applicants can pay into the Reforestation Fund and the monies collected are then used by the city to carry out reforestation activities.

Per the requirements of Section 146-136(g) of the Zoning Ordinance, reforestation funds collected shall be expended within 3 years of receiving payment and the City's landscape administrator shall submit periodic reports to the City Council of the fund's activities.

Staff has established a schedule of presenting the Reforestation Fund Activity Summary on an annual basis each fiscal year (the fiscal year being October to September). As such, the information below is a summary of the activity within the Reforestation Fund for Fiscal Year 2019.

**FY2021 Reforestation Fund Activity:**

Beginning FY2021 Balance	Fees Collected FY2021	Transfers out to Projects	Available Funds FY2022
\$290,491.18	\$87,600.00	\$144,290.72	\$213,800.46

**FY2021 Reforestation Fund Expenditures:**

Project	Amount
Share the Shade Event (October 2020)	\$1,275.00
Virginia Street Widening Tree Planting	\$120,395.00
Al Ruschhaupt Park Restroom Renovation Tree Planting	\$6,000.00
Gabe Nesbitt Baseball Field Tree Plantings	\$15,828.72
Historic District Row Tree Plantings	\$792.00
<b>Total Expenditures</b>	<b>\$144,290.72</b>

**Description of Expenditures:**

Three projects were completed with funds from the Reforestation Fund during 2021 and two project were funded for tree plantings. The projects completed includes planting of 4 canopy trees on the backside of field #2 at Gabe Nesbitt Park, two Crape Myrtles were planted in the Rights-of-Way along Lamar Street to replace trees that were removed, and last year's annual Share the Shade event where 40 trees were delivered to residents during Covid-19. The projects funded and under construction includes the restroom facility at Al Ruschhaupt Park where trees will be planted around the facility and the Virginia Street Widening Project where trees will be planted in the medians to replace trees removed during construction of the additional lanes.

**Public Library**

- McKinney Public Library System will launch a new public catalog interface 11/01/21. The new interface provides:

- Faster and more accurate search results.
- Personalized reading recommendations.
- Linked accounts.
- A Child centric catalog that excludes adult level items in search results.
- Predictive search and spelling correction.
- Integration of local and statewide digital archives.
- Digital Library Cards- no need to have a physical card to check out, just your phone.
- An app for iPhone and Android (currently in beta testing).

The existing catalog will remain functional for patrons who prefer to keep what they know. The new interface can be found at <https://mckinney.aspendiscovery.org/> and the children's version can be found at <https://mckinneykidscat.aspendiscovery.org> .

## Public Works

- Streets & Drainage Division
  - At the recent Texas American Public Works Association's 2021 Annual Conference & Exhibition, the public works team was recognized and awarded the **APWA Texas Chapter 2021 In-House Project of the Year** for their design and implementation of a Public Works Drying Area (internally and affectionately named the "Slop Drop"). This new area allows crews to dispose of excavated material into a large drying concrete pad with concrete walls that allows for proper disposal. This project has helped the city comply with TCEQ requirements for proper discharge of water to local waterways. The city was selected for the award because of the innovation and teamwork involved in the project.



City of McKinney PW Conference attendees w/ the APWA award (from left to right): Christian Fredriksen, Mike Davis, Eddie Lydon, Michael George, Eddie Garcia & Jeff Moody





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- Building & Equipment Division
  - John Judy Gay Library
    - Install chain link fencing around chiller – received quotes.
  - The Courts at Gabe Nesbitt Park
    - Replace deteriorated wood doors at front entry - receiving estimates.
  - Equipment Replacement
    - Bay Door Opener [receiving estimates]
      - Fire Stations 3, 4 & 6
    - Water Heaters [future]
      - Fire Stations 3 & 4
      - Old Settlers Rec Center
      - Airport Control Tower
    - Ice Machines [future]
      - City Hall
      - Fire Station 4
      - PSB
    - HVAC [future]
      - County Communication Tower
      - PSB
      - AP-Monarch Hanger
      - Hall Library
  
- Water & Wastewater Divisions
  - We are pleased to announce the promotion of Michael George to the position of Water Superintendent reporting to Gabriel Bowden. Michael joined the City in 2007 and has served in a number of positions within the Public Works department in both the water and wastewater divisions. Most recently Michael served as the supervisor responsible for the water service line replacement program. During his tenure in this position, he has overseen the team responsible for the replacement of over 5,500 water service lines in less than four years.
  - In November 2020, the City Council passed Ordinance No 2020-11-074, which established regulations governing accumulation, production, transportation, and disposal of liquid waste such as grease. The ordinance also established regulations governing discharges to the wastewater system to comply with standards promulgated by the EPA and TCEQ. The Wastewater division began a soft implementation of the program to allow affected property and business owners time to prepare for compliance with the new ordinance. Communications were sent thru e-mail and a call campaign in March to help communicate the changes. As a result, the city now has 22 liquid waste hauler companies with a total of 55 trucks permitted to haul grease trap waste. While we still have some work to do before we achieve 100% pumping compliance, the city is much closer to this goal. The new ordinance has been very effective to date in communicating the importance and in achieving compliance with proper waste disposal. The impacts to the sewer system by these improved procedures means less fat, oil and grease entering the



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- wastewater collection system resulting in fewer sanitary sewer backups and customer complaints.
- Water service leaks were identified and repaired at the following locations:
  - 2609 Oakland Way
  - 10209 Matador Drive
- Two water main breaks were reported and repaired in the last two weeks at the following locations:
  - 5001 W University Drive
- Facilities Construction Division
  - Airport Executive Terminal: Construction continues with exterior stone and glazing being installed; current market material shortages and weather delays continue to affect the project; the projected project construction completion is now December.
  - Municipal Complex (City Hall): The project team has issued the Design Development progress set of documents and the CMAR is working on preliminary cost estimates; discussions are ongoing with the various city departments for layouts.
  - McKinney Municipal Service Center – North Campus (formerly John Deere Facility): Construction continues with both new site work development and existing interior renovations; the new structures on the west side of the site are in process.
  - The Courts Indoor Tennis Expansion Project: The design team has issued 100% construction documents and the CMAR is finalizing the guaranteed maximum price for this 6-court indoor facility with fitness and exercise rooms and offices for City Council review and approval.
  - Silos Project: Initial structural investigation of the concrete silos has been completed; budget figures for remediation procedures are being estimated along with gathering of demolition costs for decisions to be made; a design / build RFQ is in development.
- Environmental Services & Environmental Outreach & Engagement Divisions
  - Office of Environmental Outreach & Engagement participated in McKinney Baptist Church's "Touch A Truck" Halloween event on Sep 24 with nearly 1,500 attendees.



Environmental Outreach & Engagement's booth was run by Annie Mattia and Wendy Blanco.



Police, Fire, and Environmental Services (Jeremy Knoch) had trucks on site.

## Visit McKinney

- **Education:**
  - MPI THCC Education Conference 10/17-18/21 – Austin
- **Marketing & Communications:**
  - Secured contract for El Paso newspaper for full page ad – co-op in holiday section
  - Working with the NCAA Marketing committee to contract ads with Fort Worth Weekly and Community Impact for November and December
  - Contracted for ad in Our Community Dallas – an LGBTQ publication
  - Contracted ad in Authentic Texas Magazine for Winter issue – focus on cocktails/speakeasy/pubs
  - Planner quarterly newsletter to go out Nov. 1



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- Submitted request for cooperative marketing effort with Travel Texas (state travel office) for Influencer program participation – will work with Main Street for this.
- Submitted request for social media cooperative efforts with Travel Texas in 2022. Awaiting final word on the month in which they'll schedule us.
- Website set for "official" launch - Facebook Live streaming on Friday, Oct. 29
- Staff went through website and identified items to review/change prior to be complete prior to launch. Finalizing now.
- Secured free holiday feature story in circular to be distributed throughout Texas (via State Point Media) – ad value = \$695, PR value = \$2,085
- **Events:**
  - Free Historic Walking Tours:
    - Saturday, 11/20/21, Visit McKinney Office, 11 am
    - Saturday, 12/18/21, Visit McKinney Office, 11 am