



City of McKinney Manager's Notes

October 1, 2021

Administration

87th Legislative Session – 3rd Special Session: Yesterday, September 30th, 2021, the State made information and a map available regarding the Texas House's redistricting efforts. The referenced map can be found at this [link](#). A key item to note is McKinney will likely be represented by up to four house members; HD60, HD66, HD67, and HD70, which will be an increase from the current number of members that represent McKinney. Furthermore, the House Redistricting Committee will hold a public hearing on House Bill 1 (Redistricting) Monday, October 4th, 2021. The hearing posted is available at this [link](#), and the hearing can be viewed at this [link](#) once it begins. Note that information as of Oct. 1st indicated that a revised map is likely to emerge based on initial feedback to the redistricting committee.

ICMA Annual Conference: A reminder that the city manager, Assistant Manager Tilton, Trevor Minyard, and Joe Mazzola will all be in Portland, OR early next week. Mr. Mazzola is receiving a well-deserved national award from the ICMA on Monday. I will return to the area Tuesday afternoon, Oct. 5th.

National Night Out: National Night Out is scheduled to resume (after skipping last year due to the pandemic) Tuesday evening, Oct. 5th. If you are interested in participating in the block party visits, please let Blanca Garcia know ASAP, if you haven't already.

Communications & Marketing

- Santa's Helpers
 - WFAA Channel 8 Santa's Helpers returns to downtown McKinney on Thursday, Dec. 9 from 5 – 8:30 p.m. Last year, the McKinney drive thru collected a record-setting 3,100 items for Collin County children.
 - This marks the 7th year McKinney has served as a drop-off location.
 - Several live shots will occur in downtown McKinney throughout the evening.
- Sharable content featured on the website, social media channels and e-newsletters
 - Sewer rate increase effect Friday, Oct. 1
 - National Night Out Tuesday, Oct. 5
 - Drug Take-back event Saturday, Oct. 23
 - Share the Shade Saturday, Oct. 23
 - McKinneytexas.org website redesign focus group and user testing registration

Department updates for October 1, 2021



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- Trick or Treat Trail, Saturday, Oct. 23
- Read Across McKinney
- Omaggio Oct. 14-17
- Partnering with Environmental Services, Parks & Recreation, Stormwater, McKinney Parks Foundation, The North Texas Municipal Water District and Texas A&M Forest Service to organize and recruit volunteers to Restore the Canopy at Wilson Creek for a Tree Planting Event on Saturday, Nov. 6.

Engineering Department

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

Attachment #1: CIP Report

Finance

Attachment #2: Finance Report

Housing & Community Development

Community Services Division

- Community Support Grant: Recommendations for the FY 2022 Community Support Grant (CSG) will be presented October 4, 2021, during the regular City Council Meeting. The program is under the Consolidated Grants application process and is funded under the General Fund.

**Community Support Grant –
Recommendations FY 2022**

ORG	AWARD
Assistance League of Greater Collin Co.	\$4,657.00
Brain Injury Network of Dallas (BIND)	\$5,386.00
Community Health Clinic	\$11,643.00
Community Lifeline	\$9,829.00
Habitat for Humanity of Collin County	\$9,614.00
Hugs Café	\$3,714.00
Journey of Hope	\$8,643.00
Meals on Wheels Collin County	\$12,871.00
Prelude Clubhouse	\$6,000.00

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Rosa es Rojo	\$5,786.00
Salvation Army	\$4,529.00
Texas Muslim Women's Foundation	\$6,000.00
The Turning Point	\$10,571.00
Trusted World	\$5,143.00
Veteran's Center of N. TX	\$7,600.00
Wellness Center for Older Adults-Gatekeeper	\$7,714.00
City of McKinney - Emergency Water Asst.	\$20,000.00
McKinney LIFT (Landlord Individual and Family Tenant Program)	\$20,000.00
	\$159,700.00

Transit Services

- The DART Board approved the MUTD and GoPass Interlocal Agreements at their meeting on September 28, 2021. This solidifies DART as the new transit provider for the MUTD starting January 1, 2022. Staff will be working with DART over the next few months in order to coordinate with appropriate departments and business partners in order to ensure a smooth transition and exceptional service. Many thanks to the MUTD Board members and their willingness to gather for emergency meetings in order to move this project forward.
- \$55,610 in FTA 5339 grant funds approved by MUTD board in April 2020 has been accepted as allocated. FTA 5339 funds can be used for the purchase of a new fleet vehicle.

Library

- September 21st-24th, the Library partnered with MPAC to host the National Koha-US Conference. This conference brought over 50 in person attendees from all over the country to share improvements and best practices in dealing with open source library catalog software. Video recordings and slides of the presentations can be found [HERE](#).
- On Saturday, October 2nd at 1:30 PM, Roy and Helen Hall Memorial Library will host our second monthly "Coding Carnival" of the fall. This program is a partnership with a local nonprofit "Briidge the Gap" (yes, 2 "i"s!) that aims to teach introductory computer programming skills and logical problem solving while creating fun projects with "drag and



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drop” workspaces and basic graphic design. More information about this and all other upcoming library programs can be found [HERE](#).

Read Across McKinney

- Read Across McKinney is a month-long initiative in October to bring people together over a great book. The library holds themed events and programs, book discussions and author talks to complement the book selection and encourage individuals to make new connections in the community.

Join the community-wide read of this year's captivating thriller *If We Were Villians* by M.L. Rio.

- Special events help bring the story to life:

Wednesday, Oct. 6 • 12 p.m. - Virtual Book Discussion on Zoom

Thursday, Oct. 7 • 7 p.m. - CSI Panel at Hall Library

Wednesday, Oct. 13 • 6:30 p.m. - Behind the Scenes at McKinney Performing Arts Center

Saturday, Oct. 16 • 10:30 a.m.-5:30 p.m. - Pop Culture Movie Marathon at John & Judy Gay Library

Saturday, Oct. 23 • 12 p.m. - Picnic at John & Judy Gay Library

Saturday, Oct. 23 • 1:30 p.m. - Author Interview at John & Judy Gay Library

Friday, Oct. 29 • 6:30 p.m. - Murder Mystery Adventure at Roy & Helen Hall Memorial Library

MEDC

- Announcements
 - Raytheon Intelligence & Space announced on September 23rd plans to construct a 400,000 square-foot lab, factory, and office space at the McKinney campus. The manufacturing facility is set to open in 2025 and is estimated to generate 700 new jobs. Raytheon I&S will also add a new 250,000 square-foot leased space in North Texas to house its technology programs.
 - SRS Distribution had their Grand Opening for their Corporate Campus on September 24th. The Corporate Campus is a 4 story, 100,000 square-foot, class A building and the expansion will allow SRS Distribution to add 150 new jobs to McKinney.
- Staff

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- The Marketing Manager position was posted on Monday, September 20, 2021. We hope to have the position filled by early November.
- Operations
 - Staff is working with McKinney Chamber/McKinney Community Development Corporation (MCDC) leaders to plan and design the new office space at District 121. We hope to have a draft lease by October 1, 2021.

MPAC/Main Street

- Last weekend, we welcomed over 67,000 visitors for the 14th Annual McKinney Oktoberfest 2021. This event continues to help promote McKinney and attract visitors to enjoy the festivities. Highlights include a keg tapping with a ceremonial keg from Tupps Brewery by Mayor Fuller. At the tapping, we honored Wiltrude and Dan Prescott as the first ever McKinney Oktoberfest “Honorary Burgermiesters” for their special contribution to the festival through the years. Other highpoints include the McKinney Police v McKinney Fire stein holding competition in addition to the brat eating competition, dog races, carnival, sports zone and three stages of music. McKinney Oktoberfest relies on support for departments across the city.
- Main Street staff have recently fielded a few questions and request about political representation at City festivals. While political organizations are welcome to have floats in the Red White and Boom parade, we do not permit booths at downtown festivals. This policy has been in place since 2016 in order to strive for a community focused apolitical atmosphere. Political organizations seeking to register voters are welcome to set up near the courthouse any other time than a festival weekend.

McKinney Oktoberfest 2021 Overview:

- Attendance - 2021 – 67K customers & 77.1K visits (2019 – 65.2K customers & 75.5K visits and 2018 – 50.3K customers & 75.3K visits)
- \$50,000 increase in ticket sales in 2021 over 2019
- 40,000+ Beers Served
- 5,000 Steins
- 10 Tons of Trash
- 100+ Trolley Trips
- 40 Stein Holding Competitors
- 9,127 individuals registered with 42,000 entries for McKinney to Munich
- 56 dogs in the Weenie Dog & Wanna Races
- 8,200 bratwursts
- 4,500 corndogs

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Parks:

- Trails Grant Awarded
 - The Collin County Parks Foundation Advisory Board has awarded us \$396,000 via a competitive grant process.
 - This project that will link Towne Lake Park's trails to the former McKinney Greens golf course through constructing trails and bridges under Eldorado.
 - Design work will now commence, and construction will be funded using this grant and MDCDC funds already allocated for the project.

- New Neighborhood Park Public Input – Greens of McKinney *UPDATE*
 - We are pleased to commence with the process to deliver a new 4.7-acre neighborhood park east of Hwy 75 in the Greens of McKinney & Coventry Point area (near Hwy 5 and Stewart Road, former golf course property).
 - The link to the public input survey closed on Friday, September 24th, and we had a total of 755 people participate.
 - We will now move into the design phase based upon the feedback received.
 - This project is fully funded for design and construction via MDCDC funds.

- Courts of McKinney – International Tennis Tournament



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- Between September 20th and 25th, we played host to an International Tennis Federation (ITF) tournament.
- 32 players competed, including international players from Thailand, Israel, Sweden, Brazil, Great Britain, Canada, and Ecuador.
- We continue to attract great interest from tournament organizers due to the size and quality of our facility, and we look forward to adding the six indoor courts to increase our capacity to host larger events and provide our local daily players with more available courts and a world-class experience.
- McKinney Splash Pads
 - People across the metroplex and beyond were saddened to learn this week of the death of a child from a rare brain-eating amoeba contracted at a City of Arlington splash pad.
 - For your knowledge, McKinney's splash pads do not recirculate water like those in Arlington. Recirculating systems require daily inspection of filtration/pump equipment and chemical checks since they rely on chlorine and other measures to clean the water before reuse in spray elements. Much like a pool, they are required to maintain a minimum chlorine level and stay within a certain pH range.
 - McKinney's splash pads use potable water that is not recirculated. Thus, we do not anticipate any changes to our current inspection and maintenance process, but we will continue to watch for any new information or guidance that is released by state or federal health agencies.
 - Note that our splash pads will close for the season on November 1st and reopen next year on May 1st.

Planning

- **CR 317 Industrial Annexation and Zoning**
Case Number: 21-0008A / 21-00087Z
Location: Generally South of Harry McKillop (FM 546) and East of County Road 317

As of September 14, Staff received an official written protest for the zoning request associated with this subject property. At this time, the submitted protest includes validated signatures from property owners representing 47% of the total area within 200' of the subject property. As such, a supermajority vote of the Council (6 of 7) will be required for approval of the zoning request.

- The applicant requests to annex and zone a 54-acre tract located generally south of Harry McKillop Boulevard and east of CR 317. The property is currently located within McKinney's ETJ and is subject to a pre-annexation agreement.



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- The proposed annexation and zoning requests were originally scheduled for consideration by the Council at the September 21 meeting; however, the items were tabled to October 4.
- Given the recent uptick in emails that you may have recently received regarding this request, we wanted to provide you a brief summary in advance of the October 4 Public Hearing.

Case Background and Details

- The 54-acre tract is currently located within McKinney's ETJ and it is subject to a pre-annexation agreement that requires annexation and zoning before any development can commence.
 - As part of the original application, the applicant was proposing to zone the property "PD" – Planned Development District with a base zoning of "LI" – Light Industrial District. The applicant was also seeking additional permitted uses that included a rock, concrete and construction materials recycling center, a dirt and topsoil storage, and a concrete batch plant.
 - Since being considered by the Planning and Zoning Commission on August 24, the applicant has modified their zoning request and has removed the concrete batch plant from their proposed uses. The applicant is also proposing to provide a 6-ft berm with cedar trees planted at a spacing of 1 per 40 along the southern property line.
 - Although a variety of different uses, developments and undeveloped properties exist in this area today, the ONE McKinney 2040 Comprehensive Plan has identified this area as the Business and Aviation District, which is intended to provide for a variety of aviation, industrial and commercial uses for McKinney's future. The 54-acre tract is specifically designated as the Employment Mix and Manufacturing + Warehouse placetypes, which are considered industrial in nature.
 - Staff feels that the proposed annexation and zoning request aligns with the Comprehensive Plan and we are recommending approval. At the August 24 Planning and Zoning Commission meeting, the Commission voted to recommend approval of the proposed zoning request in a 7-0-0 vote. A more detailed summary of the request will be included in our Staff Report for Council's consideration.
- **New Code McKinney – Development Regulations Update**
 - As part of the initiative to update the city's development ordinances (known as New Code McKinney), the project team presented an update to a joint meeting of the City



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Council and Planning and Zoning Commission on September 28, 2021. The focus of this meeting was to highlight proposed improvements to the city's development standards. This includes things like, parking, lighting, and landscaping standards.

- The draft of the Development Standards is now available online for public review, along with an online survey at www.newcodemckinney.com. The survey will be available to the public until October 24.
- Additionally, the project team also met with the McKinney Development Committee on September 22 to provide an update of the proposed Development Standards. Following the meeting, we are also hosting an online, interactive document for committee members to provide detailed edits, questions, and comments on the proposed draft. The interactive document will be available for their review and comments through the end of October.
- Following our outreach efforts and work on the draft Development Standards, Staff and the consultant team will begin creating the consolidated code for review. As part of this, the team will be consolidating all of the individual draft section(s) created as part of the New Code McKinney Initiative (Task 4 below) into a complete Unified Development Code document.
- **BACKGROUND:**
City Staff began working with Clarion and Associates in the Spring of 2019 to complete the New Code McKinney initiative. The major project tasks and milestones for the project are as follows:

Task 1. Project Orientation and Management (*launched Summer 2019*)

Task 2. Short-Term Priority Amendments (*completed March 2021*)

Task 3. Code Assessment (*completed February 2020*)

Task 4. Prepare Draft Development Code

4a. Administration and Procedures (*draft complete*)

4b. Zoning Districts and Uses (*draft complete*)

4c. Development and Design Standards (*draft complete*)

4d. Consolidated Code

Task 5. Adoption

- **Monthly Population Estimate**

- The estimated population as of September 1, 2021 is 203,342.
- The estimated population as of August 1, 2021 was 202,909.



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Public Works

- Public Works
 - Over the past several weeks many members of the Public Works team were involved with the annual Oktoberfest event. Work included preparing roadways for closures and re-openings, and assisting with setup and breakdown of tents, vendors, signage, and clean-up.

- Building & Equipment Division
 - Municipal Courts Remodel
 - Flooring (carpet/VCT) replacement - Completion date will be set once material is received.
 - HVAC Equipment Replacement is in progress
 - Development Services
 - Inspection and repair of 30 zone controls is complete
 - 2 air condition split system units (conference room) are on order.
 - Reseal duct work on rooftop is in progress and scheduled for after hours.
 - Parking Lot Striping
 - Municipal Courts (2 lots) are complete.
 - Senior Rec Center
 - Roof replacement project started on Sep 15 and estimated completion is Sep 30.
 - Front door replacement (4 automatic doors) is complete.
 - Roof top fixed ladders (multiple locations). Start date to be scheduled.
 - City Hall
 - Development Services
 - Old Settlers

- Facilities Construction Division
 - McKinney Municipal Complex: The design team is about to issue the 50% Design Development set of documents and discussions are ongoing with the various city departments for layouts; the project team is investigating the Ice House for structural integrity and potential uses.
 - East Louisiana Parking Lot: Asbestos testing has been completed for the final 3 residential properties; discussions are ongoing with Oncor for the removal of the overhead high voltage lines and with Atmos for the removal of the high pressure gas lines; engineering plans are being finalized.
 - The Courts Indoor Tennis Expansion Project: The design team has issued 100% construction documents for bidding and the construction manager is receiving bids this week for this 6 court indoor facility with fitness and exercise rooms and offices.
 - Fire Station 11 (Craig Ranch): Construction continues with interior and exterior finishes; final mechanical, electrical and plumbing systems installations are in process; project completion is scheduled for the end of this year.



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- Tups Brewery Project: FC is working with MCDC, MCDC's owner's rep and Tups along with their consultants; 95% construction documents have been issued and the CMAR has accepted bids; budget alignment is challenging.
- Environmental Services Division
 - The consulting team developing the City's solid waste management strategy conducted two of the three virtual 'Think Tank' workshops on Thursday, September 9 and 16. The remaining workshop is scheduled for Thursday, September 30.
 - Waste Connections' newly renovated recycling drop-off open date has been pushed to mid-October due to delays in receiving final materials. Residents will continue to drop-off their recyclables at Frisco's Environmental Collection Center until reopening. Additional information may be found on the McKinney website.
- Water & Wastewater Services
 - Service leaks were identified and repaired at the following locations:
 - 601 Sienna Ct.
 - 10109 Ransom Ridge
 - Two main breaks were reported and repaired in the last two weeks at the following locations:
 - 8881 Twin Mallet-12" PVC
 - 1415 N Waddill St-2" Galvanized
 - Service line replacement will be working in the Eagles Nest neighborhood over the next couple of weeks.
 - On September 28 we were notified by TCEQ of a potential illegal discharge into Wilson Creek. Upon investigation, we determined that the discharge is from Nature Nates, which is outside of the City limits. TCEQ will be following up on this matter with the business and county.

Visit McKinney

- **Board:**
 - Visit McKinney Board met on 9/28/21, they approved the Visit McKinney FY 21-22 Strategic Plan & KPIs.
 - Promotional Grants: \$15,000:
 - Application Deadline
 - Presentation to October 4, 2021
 - VM Board Board October 26, 2021
 - Vote on Awards CYCLE 1 November 30, 2021
- **Staff:**
 - Association/Corporate:
 - RFPs: 2
 - Takeda Pharmaceuticals -. Dates of Event: January 10-14, 2022 / 300-350 attendees for a total of 1,464 sleep

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- rooms / under 1-roof / Meeting space for 5-days with General Session for 300-350, 13 breakout rooms of 500 sf minimum each + 4 offices + Board Room / 5 Breakfasts, Lunches & Dinners in FOYER / First time for this event to occur. Based on size requirements and sleep rooms under 1-roof, declined to bid. **LOST**
- Meetings & Incentives Worldwide –Dates of Event: January 10-14, 2022 / 300 attendees for a total of 1,467 sleep rooms / under 1-roof / Meeting space for 5-days includes General Session for 300, 13-15 breakout rooms / 4 Breakfast, 5 Lunches, no Dinners. Based on size requirements, declined to bid. **LOST**
- McKinney Corporate: 3
 - Simpson Strongtie-Assisted meeting planner with new restaurants in and around McKinney.
 - McKinney Fire Dept./OSU ethics workshop: assisted w/ catering venues & hotel rooms.
 - MEDC- Assisted Admin w/ venues for their annual Christmas party.
- SMERF:
 - Site Visits: 1
 - STEP – Annual Conference March 6-7, 2022 – Visited The Grand, MPAC, & Gather in Downtown McKinney – Est 30 Rooms at The Grand
 - RFPs: 3
 - Nina Sosa (Bride) – Wedding May 5, 2022 – Est 10 Rooms at The Grand
 - Mendy Renteria (MOB) – Wedding July 23, 2022 – Est 30 Rooms
 - Texas Police Games – In the works to bid on 2024 Games
- **Marketing & Communications:**
 - McKinney to Munich Oktoberfest Giveaway, Sponsored by Visit McKinney.
 - Details: Round Trip Airfare for 2 to Munich 2022. -Hotel Accommodations for two, for three days in Munich -Hofbrau Brewery Tour for 2 -McKinney 2022 Oktoberfest Package for two.
 - Unique entries: 9,000
 - Total entries: 41,000
 - Winner: Chuck Magness
 - Events:
 - Free Historic Walking Tours:
 - Tuesday, 10/12/21, 9:30 am
 - Saturday, 10/23/21, 11 am
 - Saturday, 11/20/21, 11 am



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- Saturday, 12/18/21, 11 am
- Other Events:
 - 10/16/21-Dia De Los Muertos at Mitchell Park 12-9 pm
 - 10/16/21-McKinney Wine & Music Festival
 - October 16th Noon - 7 pm
 - October 17th Noon - 5 pm
 - 10/23/21 - Trick or Treat Trail @ Towne Lake 3-9 pm (McKinney Philharmonic will play from 7 - 9 pm)
 - 10/30/21-Spooktacular Beerwalk in Downtown Mckinney 11 am - 6 pm
 - 11/4/21-Chamber will have State of the City on 11/4/21
 - 11/19-21/21-Vintage Market Day- Candy Cane Wishes is out at Myers Park