



City of McKinney Manager's Notes

February 25, 2022

Administration:

- The follow-up Prioritization Work Session to continue working on the City Council's Strategic Goals and Priorities for FY2023 is scheduled for March 11th, 2022 from 8:30am to 12:30pm with Mr. Doug Thomas with SGR facilitating. The City Council will be receiving a survey instrument to rank the current strategic priorities, as well as the various projects and objectives that were mentioned in the February 11th, 2022 Work Session. Please note that this survey will only be completed by council members and is only intended to serve as data points to inform the council and executive staff for the March 11th workshop. The survey will be anonymous.
- 2021-2026 North Central Texas Regional Comprehensive Economic Development Strategy (CEDs) will be discussed on March 3, 7, and 8, 2022.
- Road maintenance funding scenarios. Staff is planning to bring the funding scenarios to the council work session on March 15th. Prior to that, staff will also review the scenarios with MEDC/MCDC staff for their input.
- The information gathering period for the Guido van Helten silo mural is open. The public survey can be found here: <https://www.mckinneytexas.org/926/Silo-Mural-Project>. The Arts Commission will review the survey in order to curate a short list of McKinney experiences for Mr. Helten that will be used to inspire the design. The list of experiences will be shared with Council before they are given to the artist.

Attachment #1- NCTCOG Public Notice

Building Inspections:

Storybook Ranch:

- Building Inspections staff has been monitoring the Storybook Ranch demolition project closely over the last few weeks. Assistant Building Official Jackie Buckett went to the site at 3701 S Custer Rd Wednesday 2/16/22 at Noon to see how things were progressing. At that time, the old west buildings and the house/office had been demolished, and the pool area had been cleared. They still had some downed trees, a couple of miscellaneous vehicles, a few dirt piles and a small structure next to a caboose. When Jackie went back



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to SBR the morning of 2/21/22, they were in the process of loading the caboose on a trailer. As of these notes, there are still a couple outstanding items. Owner Wayne Kirk is to contact Building Inspections when the work is complete so that staff can verify that all conditions have been satisfied. We have attached **pictures** of where the old western town was located. We anticipate that this will be completed well in advance of the agreed deadline of March 31st.

Attachment #2-Pictures from Storybook Ranch

Attachment #3 Building Inspection Totals

City Secretary

- On Wednesday, November 17, 2021, the City Secretary Office received an application for a petition to LEGALIZE SALE OF ALL ALCOHOLIC BEVERAGES FOR OFF-PREMISE CONSUMPTION ONLY, under Section 501.024 of the Texas Election Code.
- The application was approved as valid, and seven thousand five hundred (7,500) official petition blank forms were issued to the requestor. As required by the Texas Election Code (TEC), the Texas Secretary of State and Texas Alcoholic Beverage Commission were notified of the petition.
- The petition was returned to the City Secretary on January 18, 2022, with results of findings to be reported at the City Council Regular Meeting of March 1, 2022.

Code Services

- In a recent streamlining of duties between the Parks Department and Public Works, Parks became responsible for mowing portions of the easements and right of ways. During the transition, an audit revealed a significant number of locations should be the responsibility of private property owners.

Code staff mailed letters to the affected property owners advising them they would be required to maintain their properties beginning March 15. A contact was provided for owners who believe they may have a written, alternative agreement.

Communications & Marketing

- Sharable content featured on the website, social media channels and e-newsletters
 - [9 ways to Stay Connected](#) with the City of McKinney
 - [Hoopin' with the Blue](#) – Friday, March 4
 - [East McKinney Community Conversation](#)—Thursday, March 24
 - [North Collin County Neighborhood Conference](#) – Saturday, March 26



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- Working with Public Works in implementing the communication plan for the annual Chlorine Maintenance scheduled for March 1-29

Engineering Updates

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

Attachment #4 CIP Report

Finance:

Attachment #5 Finance Report

Housing & Community Development Department

Community Services Division

- Grants and Programs
The McKinney Emergency Overnight Warming Station (MEOWS) is open at The Salvation Army, McKinney Corps, 600 Wilson Creek Parkway, McKinney, TX 75069. **Information line: 214-945-4637.** *Please contact the individual weather shelters with any questions. For general media inquiries, please contact Joli Angel Robinson, CEO with Metro Dallas Homeless Alliance at 469-781-4675 or joli.robinson@mdhadallas.org.*
- The City of McKinney conducted the annual 2022 Point-in-Time (PIT) Count, Thursday, February 24, 2022 from 5:30 PM to 10:00 PM. The count consists of teams of volunteers who'll survey, and count sheltered and unsheltered homeless persons in McKinney, as well as distribute care packages during the count. The PIT Count gives municipalities valuable information about the state of homelessness in our community; information is provided to HUD for data-driven decisions on funding allocations for homeless services. Count data is also used by MDHA and the Collin County Homeless Coalition (CCHC) [Point in Time FAQs](#)
- The McKinney Rapid Re-Housing program has successfully transitioned two (2) families to self-sufficiency from the program. Within 12 months of participation, the families were able to secure employment and housing, where they will be able to maintain on their own support system(s).
- Staff members Shirletta Best, Community Services Administrator and Akia Pichon, Transit Administrator gave presentations to the Nonprofit community at the Volunteer McKinney Quarterly Executive Directors Breakfast, February 17 at McKinney MPAC, to provide program overviews on city services within the department and new services under the transit program that began January 2022. *City attendees included Councilman Charlie Phillips.*

Trainings and Outreach

Department updates for February 25, 2022



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- The FY 2023 Consolidated Grant Application Process will begin February 25, 2022. Nonprofit applicants and interested persons will have access to attend a non-mandatory information meeting to learn about applying under Community Development Block Grant (CDBG) and Community Support Grant (CSG). Grant deadline is April 1, 2022, at 11:59 pm CST.

Nonprofit Grant Opportunities
TWO grant opportunities, ONE application!
Community Development Block Grant & Community Support Grant

Applications accepted Feb. 25 - April 1, 2022
Informational session: Feb. 25 • 11 a.m. • Registration required
To learn more, visit McKinneyTexas.org/Grants

The poster features a central image of diverse hands stacked together. Below the image are four circular icons: a house, a gift box, hands holding a heart, and a car.

- Philanthropist Mackenzie Scott awarded McKinney partner, Community in Schools of the Dallas Region, a gift of \$3,300,000, to continue its work in creating equitable outcomes their community school model service delivery: academics, behavior/mental health, social services, and attendance. This regional grant will also leverage benefit to McKinney students. *Note:* The agency is a CDBG recipient serving Caldwell Elementary students, McKinney ISD's only dual-language school.
- CDBG Agency Shiloh Place, located at 1206 W. Hunt St., McKinney, will host a **"Meet and Greet"** Tuesday, March 15th 5:00 – 7:00 PM, and Thursday, March 17th 8:30 AM – 10:30 AM. The agency requests RSVP responses to ashleigh@shilohplacemckinney.com

Housing Services Division

- **Reconstruction Projects**
 - 906 Throckmorton St
 - 1004 Throckmorton
 - 213 Wilson St
 - Bids received
 - Contract awards on 3/1/22 City Council Agenda

Join Us!
**SHILOH PLACE
MEET & GREET**

Pick which date works best for you!
Come & Go!

Tuesday, March 15
Sips & Snacks 5pm-7pm

Thursday, March 17
Breakfast Bites 8:30am-10:30am

AT SHILOH PLACE
1206 W HUNT ST, MCKINNEY, TX 75069
FOR PLANNING PURPOSES KINDLY RSVP TO ASHLEIGH FANNING AT
ASHLEIGH@SHILOHPLACEMCKINNEY.COM

- **Pending Applications**
 - 4 Rehabilitation
- **McKinney Housing Finance Corporation**
 - RFQ Subcommittee met to review/update RFQ for the next MHFC Public Private Partnership deal for Affordable Housing
 - The Independence aka McKinney Flats
 - Grand Opening Celebration – Tuesday, June 14, 2022 @2pm
 - Leasing update (which is totally bonkers):
 - **% Leased:** 80.49%
 - **% Occupied:** 6.83%
 - **Leased Units:** 165
 - **Unleased units:** 40
 - **Building turns:** 1 of 8 (Bldg #1 C/O 2/2)
 - **Next Turn:** Bldg #2, est. 2/25
 - **Move Ins:** 11
 - **Scheduled Moved Ins:** 26 for remainder of February



Parks and Recreation

- Congratulations Laura Cegelski, Senior Recreation Center Supervisor
 - This past week, Ms. Cegelski celebrated her 20th Anniversary with the City of McKinney.
 - It was a whirlwind ride back in 2002 for Laura. She was hired in February and opened our community's one and only Senior Recreation Center on June 1st.
 - She was a one person show who hired all the staff and got that facility ready to open, and she has served as our only Supervisor since then and oversaw the recent renovation project.
 - Join us in congratulating Laura on an amazing 20 years!



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- Texas Recreation & Parks Society – State Award
 - Our Parks & Recreation Maintenance Division received the Maintenance Achievement Award, which is awarded to only one large city in Texas a year.
 - We were formally honored at our Annual State Conference on February 17th in College Station.
 - Congratulations to Parks Superintendent Marty Sillito and his team of dedicated professionals for receiving this great honor!

Planning Department

- **Goodman Ranch – Preliminary Final Plat**
Case Number: 22-0021PF
Location: Generally north of Frontier Parkway and on the west side of CR 165
 - Planning staff wanted to advise the Council that we recently received the above-referenced plat, which would allow for a 461-lot single family residential development in the McKinney ETJ.
 - As a reminder, Chapter 212 of the Texas Local Government Code does not authorize the City to regulate land uses within the ETJ; however, developments in the ETJ are subject to the city's subdivision requirements. Per state law, any proposed plat that complies with the city's Subdivision Ordinance, including the Engineering Design Manual, must be approved.
 - The current submittal will be considered for disapproval by the Planning and Zoning Commission at the March 8 meeting because it does not comply with the Subdivision Ordinance and Engineering Design Manual.
 - Subsequent to the Planning and Zoning Commission meeting, the applicant will have the opportunity to make one resubmittal to address any items noted for the disapproval.
- **HWY 5 Commercial and Multi-Family Annexation and Zoning**
Case Number: 21-0038Z/21-0004A
Location: East Side of State Highway 5 (McDonald Street) and Approximately 600 Feet North of the Intersection of County Road 278 and Fannin Road
 - Early last year, city staff received an request for annexation and zoning for the property located east of State Highway 5 and approximately 600 feet north of the intersection of CR 278 and Fannin Road. As part of the request, the applicant is seeking to bring in 39.90 acres into the city to be zoned for commercial (19.9 acres) and multi-family uses (20 acres).



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- 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 East Fork District, which is intended to provide for a variety of commercial, employment, and residential uses for McKinney's future. As such, Staff feels is recommending approval of the annexation and zoning.
- At the February 8 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.
- The proposed annexation and zoning requests are currently scheduled for consideration by the Council at the March 1st Council meeting.
- During the Commission Meeting, several nearby residents spoke in opposition to the proposed uses and their concerns regarding the multi-family uses, increased traffic, necessary infrastructure, and public safety. These same residents will likely also attend the Council meeting on March 1st.
- Since the meeting, Council and staff have received emails and citizen comments in opposition to the item. Staff has also received a written protest from nearby property owners. Upon evaluation, the petition is not valid. Therefore, the item will not require a super majority vote.
- Given the amount of public interest this case has recently received, members of Council may receive phone calls and/or emails form residents sharing concerns with the request.
- On February 24, staff received a request from the applicant to table this item to the March 15, 2022 Council meeting.
- **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) Program.
 - Based on the feedback and direction received, Staff will present proposed ordinance amendments to the HPAB at their March 3 meeting and to City Council for consideration and action in early March.
 - Staff had originally planned to present this information to the HPAB and Council in February. Unfortunately, the scheduled HPAB February meeting was postponed to March due to the winter storm events.



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- Pending HPAB review and Council action in early March, Staff plans to begin accepting HNIZ tax exemption applications again starting on March 16, 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*

Public Works

- Streets & Drainage Divisions
 - Crews continue to spread sand in response to the winter ice and snow events.
 - Asphalt crews are milling the asphalt and overlaying Miller Street, between Greenville and Anthony.
 - Drainage crews continue to clean up tree limbs and debris within creeks or near drainage structures or aerial pipes as a result of recent ice events.
- Facilities Construction Division
 - AI (project number not assigned yet)– Airport Corp 10 Hangar and FIS Facility: Interviews will be held this week with 3 potential vendors for the design/build/finance RFQ for the Corp 10 Hangar and the Federal Inspections Station facility and recommendations will be presented to City Council soon.
 - FC2117 – East Louisiana Parking Lot: Nine proposals were received in the second round of competitive sealed proposal bidding for the construction of the parking lot and related items; the recommendation for the top ranked firm will be presented to City next week for consideration.
 - PK2042 – Gabe Nesbitt Indoor Tennis Facility: The CMAR has mobilized on the site and an engineering pre-construction meeting is scheduled for this week with construction beginning soon.
 - McKinney Silos Project: The design/build team is on site and has begun investigations on the silos facilities for structural integrity; the headhouse on the top of the grain elevator is not structurally sound.
 - 4B2009 – Tupps Brewery Project: The CMAR has mobilized on site and consideration activities will begin soon with a completion currently scheduled by the end of the year.
- Water Division

- Chandler Bass, Maintenance Crew Leaser, recently won first place at the Texas American Public Works Association (APWA) competition, making him the best public works equipment operator in Texas!

Chandler won a scholarship to compete and represent McKinney and Texas at the National APWA Conference in Charlotte, NC in August.

Arnoldo Villareal, Water Utilities Supervisor, placed fifth at the statewide event as well.

The APWA Rodeo provides an ideal forum to showcase the operating skills of members and offer learning and networking opportunities for participants. The Rodeo can help identify an individual operator's strengths and weaknesses, knowledge of applicable laws, as well as an operator's knowledge of equipment maintenance and safety.

Congratulations, Chandler and Arnoldo!



- Environmental Division
 - Environmental Outreach & Engagement (EO&E)



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Past Events:

- Feb. 17 – EO&E and Environmental Services CSR's toured Waste Connection's MRF and discussed education partnership opportunities.
- Feb. 22 – Green Seminar (virtual) – The 'Rooted In' team (outside organization) will deliver a class on landscape maintenance. 37 have registered; 29 McKinney residents.
- Feb. 22 – EO&E collaborated with Waste Connection's MRF staff on a recycling video for McKinney's 'City at Work' series.

Visit McKinney

- Marketing/advertising
 - Submitted the following ads/materials:
 - Ad for Ride Texas Magazine (Spring issue)
 - Meet Texas Magazine (annual issue)
 - Photos to Prevue Magazine (meeting planners) for an article that includes McKinney.
 - Reconfigured *Weekend Update Newsletter* to be less verbiage-heavy and easy to use.
 - Launched first Challenge on Visit Widget; working with R. Tamez and the staff at Comedy Arena to create custom tour for group they are bringing in.
 - Worked with Visit Widget to update our McKinneyTX! App – new home screen. They handled updates with Apple.
 - Attended Fairfield ribbon cutting and shared photos on all our social platforms.
 - Screening interviews with two possible part-time candidates to work front desk, store, assist staff with projects, and assist with social media. Extended offer to one candidate who has accepted. Aiming for 2/28/22 start date, waiting for final word from HR.