



City of McKinney Manager's Notes

July 1, 2022

Administration:

Silo Mural Update-

Painting will begin soon! The Mayor and City Staff met with Silo Mural Artist Guido van Helten on Monday, June 27. Since our small group meetings, Guido has continued community engagement efforts and has been refining and finalizing the design. The work continues the theme of community and food. He has decided not to pursue a 'portraiture' approach for McKinney, but rather show a variety of people in various forms of gathering, loosely drawing upon the spirit of the future city hall plaza area. The final design may even change slightly during the painting process as Guido gains a feel for the composition on the silo canvas. We are excited to see the mural come to life when painting begins!

Reminder: NO COUNCIL MEETING NEXT WEEK, JULY 5th. We will resume on our regular meeting schedule with the July 19th meeting. Enjoy the holiday! Don't forget that you will want to be at the July 4th parade staging area by 9:00am, July 4th. See you then!

Building Inspections:

Attachment #1: Daily Inspections

City Secretary:

- **ELECTIONS**

- **Campaign Finance Reports (CFR) – July Semiannual Report**

- The next Semiannual CFR for elected officials is due Fri Jul 15, 2022 covering the period of Jan 1-Jun 30, 2022.

- CFR Form:** https://www.ethics.state.tx.us/data/forms/coh/e_coh.pdf

- CFR Instructions:** https://www.ethics.state.tx.us/data/forms/coh/COH_ins22.pdf

- **Uniform Election of November 8, 2022**

- The City of McKinney will conduct an election to determine whether to legalize the sale of all alcoholic beverages for off-premise consumption only. The deadline for

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the City Council to order any additional ballot measures is Aug 22. The city Elections webpage will be updated with additional information.

<https://www.mckinneytexas.org/139/Elections>

- **Election Results** - Collin County Elections Administration provides election results online at https://www.collincountytexas.gov/elections/election_information/Pages/default.aspx

- **BOARDS & COMMISSIONS**

- **Boards & Commissions Appointments** – On August 23, 2022, the City Council will appoint members to the various boards and commissions of the city. The applicant information packet for Council will be available July 8.

Information about Boards & Commissions available at

<https://www.mckinneytexas.org/136/Boards-Commissions>.

- **Candidate Interviews (5:30pm at Council Chambers)**
 - Mon Jul 18
 - Wed Jul 20
 - Mon Jul 25
 - Thu Jul 28
 - Wed Aug 03
 - Mon Aug 08

- **Board Vacancies**

Name	Board	Comments	Alternate(s)
Patrick Geddes	BOA	Jun 2022, Relocation	Mikhail Tutson
Latisha Nance	Arts	May 2022, Relocation	Kimberlie Page
Sean Nance	PROS	May 2022, Relocation	LuAnne Malnory, Bruce Mead
Gavin Nicholson	MHA	Jun 2022, Relocation	n/a
Nina Ringley	HPAB	Jun 2022, Personal	Tom Pence

- **Collin Central Appraisal District (CCAD) Board of Directors** - On May 26, Ronald Carlisle was elected to fill the CCAD seat vacated by Earnest R. Burke and will serve the remainder of the term, now through December 31, 2023. Mr. Carlisle has



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previous experience serving on the board. The next CCAD election by participating members will be held October 2023 for a term effective January 1, 2024, to December 31, 2025.

Engineering:

- **Engineering Updates**
 - The most recent Engineering CIP Report is attached.
 - **SH 5 Pedestrian Crossing Feasibility Study Public Engagement Update:** Staff and our study consultant (Kimley-Horn) will host an in-person public meeting on Tuesday, July 12, 2022 from 5:30pm – 7:30pm at the McKinney Performing Arts Center (MPAC). This meeting will be informal and will include several different stations with information and exhibits related to information previously presented to City Council on April 26th. In addition, the Texas Department of Transportation (TxDOT) will have staff members at this meeting to answer questions related to the planned improvements along SH 5 (Spur 399 – Power House St) which is currently under design with construction estimated to begin in late 2024/early 2025. Public meeting flyer attached.
 - **US 380 and C&D Landfill Traffic Signal:** The new traffic signal was successfully activated on Tuesday, June 28.

Attachment #2: CIP Report

Attachment #3: Public Meeting Flyer

Housing & Community Development Department:

Community Services Division:

Outreach

- The Housing & Community Development Department held a Community Connections Information fair, Saturday June 25, 2022, at City Hall, from 10:00 AM -1:00 PM. Over 80 residents attended to learn about city, legal, housing and education services. Vendor participants included: *Water Billing, Fire Department, Collin College, Legal Services of Northwest Texas, Child Care Group, North Texas Fair Housing Center, McKinney Housing Authority, Collin County Transit, McKinney Housing & Community Development Department and Family Promise of Collin County.* Special thanks to the City Secretary's

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Office, the public, Building Operations and Marketing and Communications for support and the attendance of Councilman Justin Beller.

- *Key highlights:*
 - *New residents who moved to McKinney in 2020 were excited to have the event at city hall, they felt more connected to their local government.*
 - *Residents were excited to see Council Chambers in person and commented on the friendliness of city staff.*
 - *Many residents brought their young children to meet our great fire department staff and take photos.*
 - *The city connected with new agencies, who welcomed the opportunity to partner with the city.*

Neighborhood Services Division:

- Welcome to McKinney Workshops are back!
 - Next one is July 21st
 - <https://www.eventbrite.com/e/welcome-to-mckinney-workshop-july-tickets-272146516557>

Main Street / MPAC

- **Interim Director Andrew Jones**
 - We are happy to share that Andrew Jones will be serving as the Main Street Interim Director. Andrew currently serves as the Downtown Planning Manager and has been with the City of McKinney for five years. His family also owns Fair and Square, located in Downtown McKinney.

Planning

- **Downtown Walking Tours featured on Collin County Moms**
 - We are excited to share that the Downtown Walking Tours (led by Paula Nasta, Planning Manager) was recently featured on Collin County Moms!
 - Paula hosted a tour for Rashida Rasheed, her young daughter and her mother earlier in the spring. Ms. Rasheed enjoyed the tour so much that she created a blog post about her experience and posted it to the Collin County Moms blogsite.
 - Downtown walking tours offer a great opportunity to connect with the community and tourist while educating them on Historic Preservation, history, and culture in McKinney.

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- We presently offer the tour 2x a month with both retired HPO Guy Giersch and Paula alternating as host.
- Paula began offering a kid focused tour last year.
- Cassie, Paula, and Sabine (Visit McKinney) are looking at adding more themed tours to insert into the existing schedule that focus on
 - Link to blogpost:
[Looking to Combine Fun with a Hint of History in Downtown McKinney?
\(momcollective.com\)](https://momcollective.com/looking-to-combine-fun-with-a-hint-of-history-in-downtown-mckinney/)
- **Sphinx (380 Villas) Multi-Family Rezone**
Case Number: ZONE2022-0050
Location: Southwest Corner of U.S. 380 (University Dr) and Throckmorton Street
 - At the April 19 City Council Meeting, Council approved a resolution supporting TDHCA housing tax credits for the proposed “Sphinx at 380 Villas” residential project. These tax credits will allow for development of affordable rental housing as part of the “Sphinx at 380 Villas” project.
 - During the April meeting, there was discussion and consensus by Council to reconsider the then-proposed commercial uses on the subject property. Based on this discussion, the applicant has submitted a rezoning request to modify the existing zoning of the property and remove the requirement for commercial uses. More details on the specific request is below.
 - The existing zoning on the property allows for multi-family residential, commercial, and live work uses on the site. Currently, the zoning requires that the development have a minimum of 12,000 square feet of ground floor commercial-ready space and 4 live work units on the site.
 - The proposed rezoning removes the commercial space requirement and the requirement for the live work units. The proposed zoning also incorporates a small tract of land into the overall project. This tract is currently zoned ML” – Light Manufacturing. Incorporating the “ML” tract into the overall project will create a slight increase in the total number of allowed dwelling units on the site - from 220 to 260.
 - Staff is recommending approval of the proposed rezoning request.



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- The Planning and Zoning Commission considered this request at their June 28 Meeting and has recommend approval in a 6-0 vote. The request is currently scheduled for consideration by City Council at the July 19 meeting.

- **New Code McKinney Initiative (Development Regulations Update)**
 - On June 13, the consolidated draft of the new Development Code was released for public review! This draft combines all three installments (Admin and Procedures, Zoning Districts and Uses, and Development Standards) into one complete document, while incorporating feedback provided during the previous public review periods. The [draft document](#) along with a [survey](#) will be available to the public through August 15.

 - Over the next few months, the project team will continue its promotion of the new development code through the city's media outlets and is preparing for outreach events in July.

- **Telecommunication Towers**
 - As the need for telecommunication services and associated towers continues to grow, some members of Council have inquired about the extent to which the city can/cannot regulate the appearance and standards of towers proposed on private property.

 - As many of you know, the Telecommunications Act of 1996 set forth specific limitations on a city's authority to regulate zoning and land use decisions for wireless service facilities. Specifically, a city:
 - (i) May not unreasonably discriminate among providers of functionally equivalent services.
 - (ii) *May not regulate in a manner that prohibits or has the effect of prohibiting the provision of personal wireless services.***
 - (iii) Must act on applications within a reasonable period of time.
 - (iv) Must make any denial of an application in writing supported by substantial evidence in a written record.
 - (v) May not make local decisions that are based directly or indirectly on the supposed environmental effects and/or health effects of radio frequency (RF) emissions.

 - The Telecommunications Act of 1996 does not specifically prohibit a city from requiring a fully enclosed/hidden design for telecommunication towers (i.e. bell tower or church steeple). However, it does state that local zoning requirements may



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not prohibit or have the effect of prohibiting the provision of wireless telecommunication services.

- Should the city enact zoning regulations with a broad requirement that all towers/structures be fully enclosed/hidden designs (i.e. bell tower or church steeple), it is possible that private providers could challenge this as unreasonable, thus having an effect of prohibiting the ability for wireless telecommunication facilities to be developed in the city.
- As such, the existing Zoning Ordinance does not broadly require a fully enclosed/hidden design; rather it incentivizes this design by allowing it by right, as opposed to through a rezoning or Specific Use Permit (SUP) process. Although the enclosed/hidden design is encouraged, other requirements within the current code (i.e. height) likely make it an undesirable option for a provider to pursue.
- As part of the New Code McKinney Initiative, Staff proposes a series of updates to the requirements for telecommunication towers within the city. We feel that the proposed amendments better encourage stealth and fully enclosed/hidden designs and removes barriers that may have previously discouraged a provider from pursuing this design option.
- As summary of the existing Zoning Ordinance and proposed regulations in the New Code McKinney Initiative are **attached**.
- Please note that the attached only provides a broad summary of the existing and proposed requirements for telecommunication towers. The full code text can be reviewed at the links below –
 - Existing Zoning Ordinance:
https://library.municode.com/tx/mckinney/codes/code_of_ordinances?nodeId=SPBDERE_CH146ZORE_ARTIVSPRE_S146-137COANSADISUSTTO
 - New Code McKinney Initiative:
https://www.newcodemckinney.com/files/ugd/10a638_f61c3e28577c47828573a5fafb3b95c8.pdf

Attachment #4: Telecommunication Towers Regulations



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Public Works-

- Water Division
 - On Monday June 13, the City of Odessa, Texas experienced a significant water main break on a 24" water main resulting in lost water service to 165,000 homes and businesses. See below AP article. Odessa had to resort to bottled water and other means to provide service to critical care facilities for several days. Texas A&M reached out to McKinney employees for their expertise in these types of emergencies and McKinney staff were able to provide them with advice as well as with the parts needed to make the repairs. On Wednesday, June 15, Texas A&M who is providing technical assistance to Odessa, flew a plane to McKinney's airport to pick up the 24" repair clamps that were needed to restore water to the residents of Odessa. The City will be reimbursed for the provided parts. This type of situation reinforces the importance of having skilled staff to handle these types of emergency situations, having spare parts in stock, as well as the importance of proactive maintenance and inspections to identify risks within the systems that support these critical services.

<https://apnews.com/article/texas-untied-states-odessa-climate-and-environment-0f9fbef57ee9bad74879b8e686ebfe97>

- Environmental Services Division

Prior Events:

 - June 16 – Green Seminar – Residents learned best lawn care methods and efficient watering techniques from Patrick Dickinson of the "Rooted In" team.
 - June 18 – Juneteenth Celebration – Information regarding Waste Connect app and Solid Waste Services were distributed to attendees. (250 distributed)
 - June 23 – City staff members toured Waste Connections recycling facility and were provided recycling information specific to McKinney. Waste Connections and Environmental Outreach & Engagement are partnering to offer recycling class to residents in July.

Upcoming Events Calendar:

Event	Date	Time	Location	Partner
STEM Basketball Clinic	July 11, 2022	3:30 p.m.	Old Settler's Recreation Center	NTMWD Texas Legends
Irrigation System Seminar	July 13, 2022	6:00 p.m.	First United Bank Conference Room	Texas A&M AgriLife Extension
Lawn Care Webinar	July 20, 2022	12:00 p.m.	Zoom	Texas A&M AgriLife Extension
Apex				

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Camp Lesson	Week of July 18	3:30 p.m.	Apex Centre	Parks & Rec
Recycling 101	July 27, 2022	10:00 a.m.	Waste Connections MRF	Waste Connections

- Facilities Construction Division
 - AI2068 – Airport Executive Terminal: McRight-Smith Construction, the Construction Manager at Risk for the project, has ceased operations and has now filed bankruptcy; meetings are being held to determine next steps for the completion of the executive terminal project.
 - FC1707 – Municipal Complex (City Hall): The project team is working on the 100% CD (construction documents) set of project documents; cost estimating is ongoing for budget alignment; finishes are being reviewed; environmental remediations and small building demolitions continue.
 - FC1820 – Public Safety Gun Range Restrooms: A design has been proposed and is in review; construction funding is included in this year’s CIP process.
 - FI2111 – Fire Department Headquarters: The design team has issued a progress set of construction documents for the administration building, the logistics building and the replacement for Fire Station 2; Construction estimates are being prepared by the CMAR with phasing considerations because of the anticipated delay for the construction start.
 - PK2042 – Gabe Nesbitt Indoor Tennis Facility: Construction site work is ongoing and foundations continue; the Legacy Systems fabric structure steel framework is complete and the exterior fabric enclosure is being installed.
 - 4B2009 – Tupps Brewery Project: Construction activities continue primarily on the brewery building with other buildings work now in process; project completion is currently scheduled aggressively by the end of this year.

- Streets and Drainage Division:
 - Street crews continue to mill and overlay the asphalt from Paula Road to Graves Street. Project should be complete in six weeks, weather permitting.
 - Crews are also working on sidewalk repairs on various locations of Winding Brook, from Trail Ridge Drive to Estates Way. Project should be completed in two weeks.
 - Roadway repairs continue on Lake Forest, near Boyd High School, for the next 5 weeks, weather permitting. Another contractor is working on Stonebridge and Coronado, repairing brick pavers with stamped concrete.
 - Bank stabilization is proceeding on the aerial sewer line and storm outfalls at Rowlett Creek and north of Sam Rayburn Highway 121.

- Wastewater Division

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- The smoke testing project began on June 27 and is expected to be completed by June 29. An aggressive communication plan was implemented to alert residents of the work, and as a result very few inquiries were received. We will be receiving the data collected from the project over the next month and will use this information to identify repairs to the sanitary sewer system.
- Upgrades to the Stonebridge lift station are progressing. This past week we hit a major milestone with the installation of the backup pumping system. This new system will provide redundancy in the event of a power outage or a pump failure at the lift station. The new pumping system replaces a temporary generator that we had on site for power failures and adds a backup pumping system. While this is a great milestone and reduces the risk of a sanitary sewer overflow, staff continues to identify solutions and projects to add capacity and further reduce the chance of a sanitary sewer overflow.



Utility Billing

- Participated in the Community Connection event held at City Hall on 6/25. Staff showed how to identify toilet leaks and ways to conserve water.
 - Customers with AMI meters were enrolled in “My Water Advisor”, the customer portal to self-monitor water use and receive high usage alerts.

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- Farewell to Alex Casey, Utility Customer Operations Manager as she accepted a position with the City of Plano. We send her off with our best wishes.