



City of McKinney Manager's Notes

April 14, 2023

Administration-

Joint-meeting – April 25th: Just a reminder that we are having a joint-meeting with the City, MEDC, and MCDL at 3:00pm, April 25th. We have **attached** a DRAFT agenda for you to review and let us know if it is missing anything. We are trying to organize it in a fashion that is efficient and provides for discussion and sharing of information, in public and executive sessions, as warranted. Please have any comments or suggestions to me by Noon, Tuesday, April 18th.

Transforming Local Government Conference: Trevor Minyard, Joe Mazzola, and Lola Isom will be attending this conference in Kansas City for the first half of next week. This is a great organization that focuses on innovation and SmartCities applications (and case studies) for local government.

Attachment #1 Draft Agenda

Airport-

The city councils of Fairview and Lucas have passed resolutions opposing the proposed expansion of McKinney National Airport with commercial passenger airline service. Outreach to other neighboring communities has indicated support for the project. An effort to formalize this support is planned, pending the outcome of the May 6 election. This topic was briefly discussed with the FAA and TxDOT last week at a scheduled quarterly project update meeting.

Attachment #2: Resolution

Attachment #3: Town of Fairview Letter of Opposition

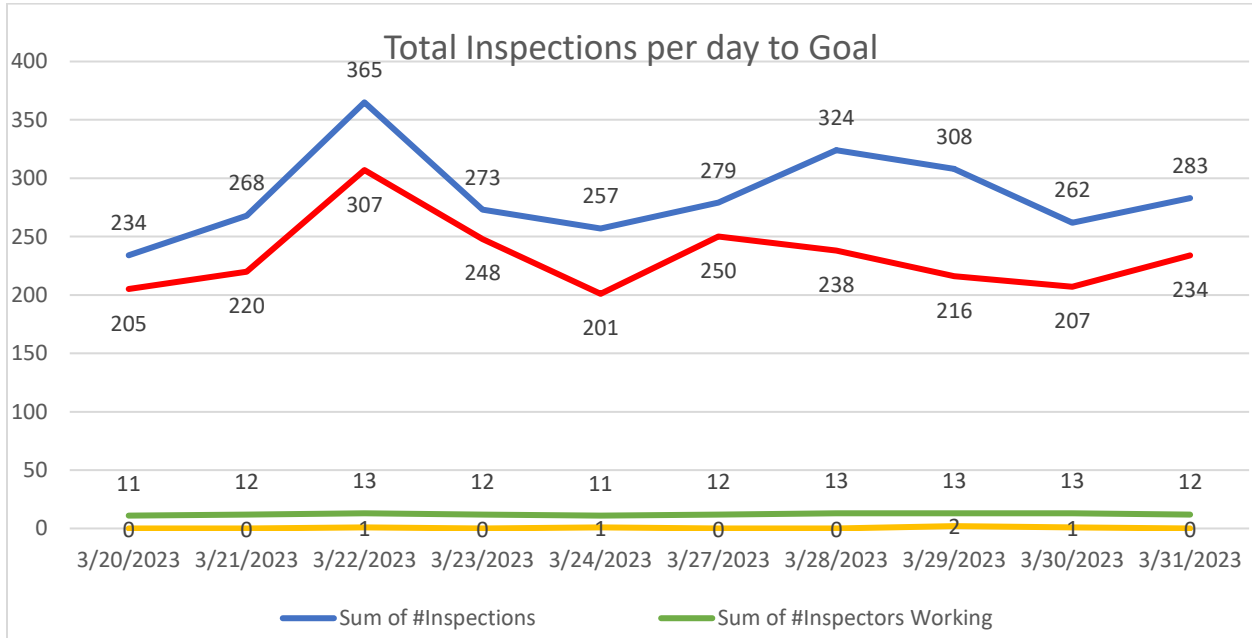
Building Inspections-

Inspections 3-20 to 3-31 Total – 2,853

Department updates for April 14, 2023

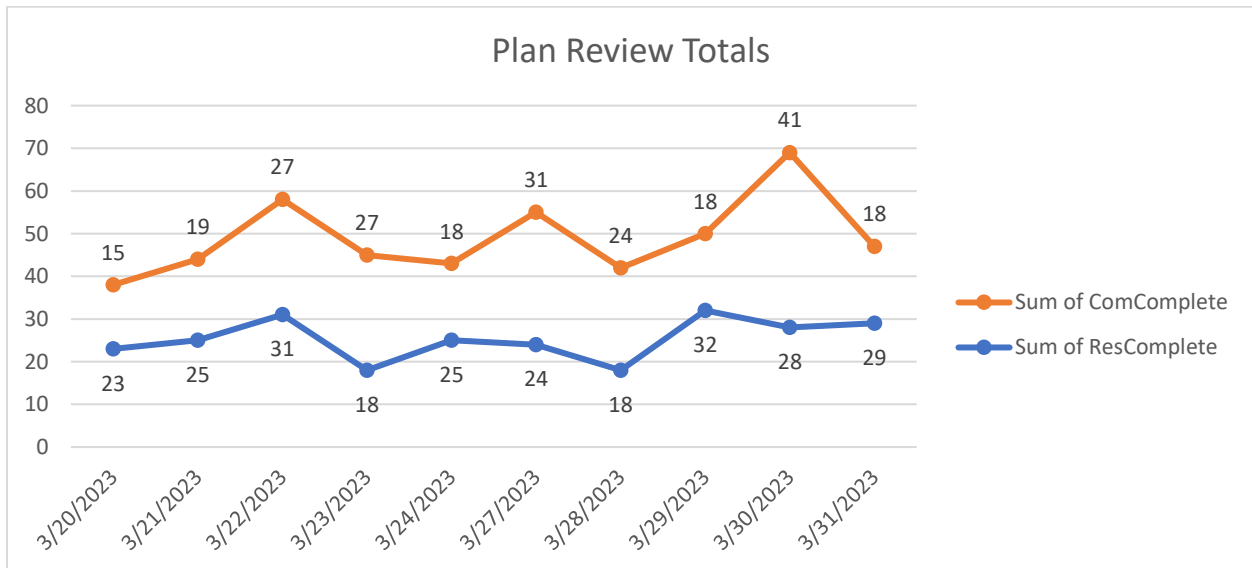


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Plan Reviews

Reviews 3-20 to 3-31 Total Res -253 Total Com -238



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City Secretary-

- **CITY COUNCIL MEETING DATES IN APRIL**
 - **Apr 18** Work Session, TIRZ1, Regular Meeting
 - **Apr 25** Joint Meeting (Council, MCDC, MEDC)
- **GENERAL & SPECIAL ELECTIONS: Saturday, May 6, 2023**
 - **City Council Election Candidates**

Member	Candidate(s)
District 2	Patrick Cloutier, Michael Silva
District 4	Rick Franklin (unopposed)
At Large	Michael Jones, Tom Meredith, Taiwo Ajunwon

- **A Specific-Purpose Committee (SPAC)** is a political committee that supports or opposes an election candidate or measure. Any SPACs engaged in a city election candidate or measure must register with the City Secretary Office by filing a Campaign Treasurer Appointment and filing Campaign Finance Reports as scheduled. There are three (3) SPACs registered within the city.

Committee Name	Committee Purpose
Keep McKinney Unique	Oppose Proposition A – Airport Bond Election
McKinney Above the Rest	Support Proposition A: \$200,000, 000 for a commercial terminal and related improvements at McKinney National Airport
VoteNoPropA.org	Oppose 2023-02-009 – Bond Election

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Election Candidate and SPAC campaign finance filings are public records available on the city Elections website.

<https://www.mckinneytexas.org/2119/2023-Special-Election>

- **City of McKinney Signage & Electioneering** – a public information seminar was presented on March 10, 2023 at City Hall Council Chambers.
 - [Political Signs & Electioneering VIDEO](#)
 - [Political Signs & Electioneering PRESENTATION](#)
- **Important Election Dates**

MON APR 24	First Day of Early Voting
FRI APR 28	Campaign Finance Report Due (Election Candidates & SPACs) 2 of 2
TUE MAY 02	Last Day of Early Voting

- **ALCOHOLIC BEVERAGES**

- **Special Events / Temporary Events** – these upcoming events are registered with the city to include alcoholic beverage vendors

Date	Event	Alcohol Vendor(s)	Certificate Status
APR 14 - APR 16	Arts in Bloom	4R Ranch Vineyards & Winery Barons Creek Vineyards Tasting Checkered Past Winery Cooley Bay Winery Eden Hill Vineyard Firelight Winery & Vineyards Haak Vineyards & Winery Landon Winery Lone Star Wine Cellars Lonesome Vine Los Pinos Ranch Vineyards Sheraton McKinney Hotel The Pour Girl Wall Street Winery	COMPLETE

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APR 29	Texas Bluebonnet Half Marathon & 5k Run	Troy Aikman EIGHT	PENDING
MAY 04	Empty Bowls McKinney	Square Burger	COMPLETE
MAY 06	Run for the Rosé 5k Run	HD Beverage / Liquid Catering	PENDING
MAY 08 - MAY 14	AT&T Byron Nelson Golf Tournament	Cantina Laredo J. Macklin's Grill TPC @ Craig Ranch	PENDING
JUN 02 - JUN 03	Texas Music Revolution	PENDING	PENDING
JUN 17	McKinney Juneteenth Celebration	PENDING	PENDING

- **Package Stores** – establishments approved for selling all alcoholic beverages for *off-premise* consumption. There are three (3) approved establishments and ten (10) applicants pending within the city.

Package Store Applicants – as of 04/13/2023

Business Name		Location Address		Status Series Checklist		
				Pre-Qual App	TABC Approval	City Approval
JMG Liquor		4100 Eldorado PKWY STE 220		✓	✓	✓
McKinney Wine Merchant		131 S Central Expressway		✓	✓	✓
The Hy-Life		4051 S Custer Rd Units 1140 & 1150		✓	✓	✓
Choice Beverage		4600 Eldorado Pkwy Ste 700		✓	✓	✓
Empire Liquor - Spirits, Craft Beers, Wine & Cigars		4200 Eldorado Pkwy Ste 300		✓		

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Fire Water Liquor	6351 W Eldorado Pkwy Unit 200	✓		
Fossil Creek Liquor 1751	1751 N Central Expy Ste 100	✓		
Fossil Creek Liquor 3001	3001 S Central Expy Ste 300	✓		
Lone Star Spirits	3935S Lake Forest Dr Ste 115	✓		
Reggis Liquor	210 Coit Rd	✓	✓	
Royal Kings	8710 W University Dr Ste 100	✓		
Spec's Liquor #153	2900 W University Dr Ste 100	✓		
Tasty Casa	1213 S McDonald St	✓		

- **BOARDS & COMMISSIONS**

- **Appointments Updates** – City Secretary staff will visit the various boards through the month of May to provide updates on member terms and the annual appointments process, which includes applications and reference materials, interviews, the appointments event, and appointed member training. An update will be presented at the City Council Work Session of May 16.
- **2022-23 Board Officers**

Board	2022 Election Date	Chair	Vice Chair	Secretary	Treasurer
Arts	Oct 4	Michael McEntire	Kimberlie Page	None	None
HPAB	Oct 6	Betty Petkovsek	Tim McWilliams	None	None
Bldg & Std	Oct 10	Warren Hilla	Russ Coburn	None	None

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P&Z	Oct 11	Bill Cox	Brian Mantzey	None	None
Armed Svcs	Oct 12	RD Foster	Colin Kimball	Gary Townsend	Guy Green
Parks & Rec	Oct 13	LuAnne Malnory	Boyd Pelley	None	None
MHFC	Oct 14	Osiola Henderson	Tom Gibson	Cristel Todd	Julius Mwangi
MEDC	Oct 18	Brian Loughmiller	Kurt Kuehn	Thad Helsley	Thad Helsley
Library	Oct 20	Lauren Smith-Carter	Kevin Magavern	None	None
Visit McK	Oct 25	Connie Gibson	Katie Scott	Whitney Nash	Whitney Nash
Housing Authority	Oct 25	Naomi Hodges	Logan Gill	None	None
MCDC	Oct 27	Angela Richardson-Woods	David Kelly	Deborah Bradford	Kathryn McGill
CGAC	Nov 10	Jennifer Mott	Lent Keeler	None	None
Main Street	Dec 8	Matt Hamilton	Doug Willmarth	None	None
Animal Service	Mar 8, 2023	Moka Anderson	Ewa Cissik	None	None
BOA	Apr 26, 2023				

Development Services-

- Downtown City-Owned Property Redevelopment
 - City Staff will be hosting a Town Hall on April 26, 2023, between 6pm and 7pm in the City Council Chambers to solicit the public's input on the ongoing redevelopment initiative. The town hall meeting will begin with a brief staff presentation, followed by public feedback through facilitated discussions and visual preference surveys.
 - Staff have already met with and obtained feedback from the stakeholder group (3/27/23), the Historic Preservation Advisory Board (4/6/23), and the Main Street Board (4/13/23).

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- After the Town Hall meeting, Staff will consolidate all the feedback received to date and share it with the City Council in an upcoming work session.
- The collected feedback, as shaped by the City Council, will be used to narrow down the scope of what potential development partners will be asked to respond to as part of the request for qualifications (RFQ).

- **March Interactive Development Snapshot Portal**
 - View the interactive development-related data at www.mckinneytexas.org/snapshot
 - The snapshot is best viewed on Google Chrome, Mozilla Firefox, Apple Safari, or Microsoft Edge.
 - New Commercial Permits (including building additions)
 - 39 permits issued through March 2023 with a total valuation of \$210.5 million compared to 27 permits issued over the same time period in 2022 with a total valuation of \$155 million.
 - Single-Family Residential Permits
 - 116 single-family permits issued with a total valuation of \$36.4 million compared to 136 permits issued in March 2022 with a total valuation of \$47 million.
 - Cumulatively through March 2023, 261 new single-family permits were issued with a total valuation of \$79.6 million compared to 375 permits issued through March 2022 with a total valuation of \$132.5 million.
 - Noteworthy Project Updates
 - McKinney Office at Craig Ranch (NEC of Van Tuyl Parkway and Grand Ranch Parkway)
 - Permit issued for an office building totaling 7,351 square feet with a total valuation of \$5.8 million.
 - McKinney Logistics Center – Building C (west of SH 5 and south of Spur 195)
 - Temporary Certificate of Occupancy issued for an industrial spec building totaling 279,356 square feet with a total valuation of \$16.7 million.

Engineering-

- **S.H. 5 Pedestrian Connectivity Study**
Staff will present an update and request direction for the S.H. 5 Pedestrian Connectivity Study, also known as the Deck Park project, at the work session on April 18. The

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presentation will include new information that has been gathered since the last discussion, including project cost, funding opportunities, public outreach results, and S.H.5 project implications. Property owners and stakeholders will be notified of the meeting. Once the Council provides direction on what option to pursue, a resolution will be prepared and placed on a future agenda.

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

Attachment #4: CIP Report

Fire Department-

- Firefighter Entrance Exam:
 - We have 495 candidates registered to test for the department.
 - The written test is scheduled for Friday, April 14th at 6 pm
 - The physical agility test is scheduled for April 15th and 16th at Fire Station 11.
 - We currently have two Firefighter/Paramedic vacancies.
- Fire Administration
 - The McKinney Fire Department is hosting the 2nd quarter lunch for all Collin County Fire Administrators on April 12th. This is an excellent networking opportunity for our staff and a way to show our appreciation for their wonderful job supporting the department.
- Promotion Tests
 - This month, we have started our annual internal promotion process for the rank of Driver/Operator. Next month we will start the process for the rank of Captain.
 - Candidates for Driver/Operator and Captain must complete a written exam and a practical assessment center exercise. The promotional lists become effective on June 10th.

Housing & Community Development-

Community Services Division

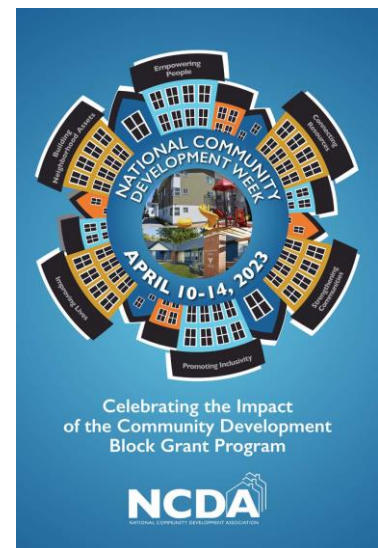
- The National Community Development Association (NCDA) encourages its member organizations to celebrate National Community Development Week, April 10-14, 2023. The remembrance began with the city's proclamation Tuesday, April 4, with Mayor George Fuller at the City Council's regular meeting.

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The week will focus on the City's CDBG 2022-2023 funded public service agencies, the housing rehabilitation program, other housing and community development activities, community displays and social media features to celebrate the **impact of the Community Development Block Grant and HOME programs**. #CDBGWorks #HOMEWorks #CDWeek 2023

- The FY 2023-2024 Consolidated Grant Application Process for the Community Support Grant (CSG) and the Community Development Block Grant (CDBG), closed April 3rd. Twenty-nine (29) interested organizations submitted applications, with requests totaling \$ 1,740,743.81. . Eligible agencies will



present their applications at two public hearings conducted by the Community Grants Advisory Commission on May 10 and May 11. The Commission will make funding recommendations and submit them to City Council for approval in August and September 2023.

- McKinney developed a new public services partnership with Lifepath Systems, providing a Mental Health Care course available to city front-line employees, and Main Street vendors. Learn how to identify, understand, and respond to signs of mental illness and substance use

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disorders. Mental Health First Aid training sessions training can give you the skills to reach out and provide initial support to someone who may be developing a mental health or substance use problem and help connect them to the appropriate care. To date, forty (40) participants in the month of March. Three additional dates have been added for the 8-hour course: 5/30, 6/13, 7/25. Supervisor approval is required to attend. To register, complete the registration form: [Register here](#)

- The month of April is National Fair Housing Month. This year is the 55th anniversary of the passage of the Fair Housing Act, the landmark civil rights law signed by President Lyndon B. Johnson on April 11, 1968, that made discrimination in housing transactions unlawful. The Fair Housing Act prohibits discrimination in housing because of race, color national origin, religion, sex (including gender identity and sexual orientation), disability, and familial status. For more information about your fair housing rights, visit [FHEO's website](#).

Transit Services Division:

Collin County Transit completed 1,359 boardings in the period of April 6 – April 9, 2023, with a median wait time of 11.15 minutes.

- The McKinney Urban Transit District Board will have a special meeting on May 16, 2023, at 4PM. Michael Morris of North Central Texas Council of Governments will address the Board regarding the impact of 2020 Census changes to the McKinney Urban Transit District.
- The next regularly scheduled meeting of the McKinney Urban Transit District Board will be held in McKinney City Hall Council Chambers on June 20, 2023, at 5PM.

Neighborhood Services Division:

- Byron Nelson Tournament
 - Dana Riley coordinating city staff volunteers and serving on the Marketing Committee
 - Block Party trailer being used for city storage onsite.
- Block Party Trailer
 - 24 bookings for the current fiscal year
 - Some dates booked more than 1 year in advance.



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MCDC-

- **Project Grants**

- Applications for FY 23, Cycle II were accepted March 1-31. Public hearings on the applications received will be held at the April 27 meeting. Board action will be scheduled for the May 25 meeting. A summary of the applications received is provided below:

2023 MCDC Project Grants Cycle 2 Applications			
			Requested
23-05	Archstreet McKinney	Hotel Denizen - select service hotel in District 121	\$ 400,000
23-06	Heard Museum	Facility construction - animal food cottage	\$ 50,000
23-07	Kellogg Solutions	Funding for operations. Potential conversion of current senior day care and assisted living facility to temporary or permanent low-income rental housing.	\$ 250,000 <i>Not eligible for consideration</i>
23-08	McKinney Housing Authority	Demo of Cockrell Homes and Lloyd Owens low-income communities (65-year-old community with 50 units) and construction of The Remnant at Greenwood (96 units with duplexes, townhomes and multi-story apartments).	\$ 1,800,000
23-09	McKinney Virginia Parkway	Construction of Palladium McKinney, 172 units of low-income housing including 2 4-story buildings with 56 1-bedroom units, 84 2-bedroom units and 32- 3-bedroom units to be located at the northeast corner of Virginia and Carlisle.	\$ 1,500,000
TOTAL			\$ 3,750,000

- **Retail Development Infrastructure Grants**

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- Retail Development Infrastructure Grant applications for FY 23, Cycle I were accepted January 1-31. Public hearings on the five applications received were held at the February 23 meeting. Below is a summary of applications received and grant amounts awarded by the board at the March meeting:

2023 Retail Development Infrastructure Grants -- Cycle I Applications

			Requested	Awarded (March 23)
RI23-01	Lelo's Coffee Co.	Café, Specialty Coffee Roaster opening at the new TUPPS site. Request is for electrical and plumbing exterior infrastructure including new transformers, panels, outlets, electrical, drains and grease trap. Related project expenses estimated at up to \$71,500.	\$50,000.00	up to \$50,000
RI23-02	Waterboy RE LLC (Harvest 2.0)	Infrastructure improvements to new Harvest restaurant location (215 N. Kentucky) including fire protection equipment and furrdowns. Related expenses total \$73,351.	\$50,000.00	up to \$50,000
RI23-03	Haddington Fund	Exterior site improvements for creation of a catering business and outdoor restaurant (Garden Café) at the Flour Mill. Improvements include fencing, ADA compliant ramp, wall and footer for planters, decomposed granite and walkway to parking lot. Related expenses total \$87,752.	\$50,000.00	Tabled to April 27 meeting (need more info from applicant)
RI23-04	Neathery Estate Bed and Breakfast	Security fencing, electrical enhancements and back porch site improvements including foundation prep and water/sewer rough-in. Related project expenses total \$28,325.	\$21,243.75	up to \$21,243.75
RI23-05	T & I Bakery	Update the electric box feeding into this building with a new 200AMP system times 2. This will allow for a total of 400AMP to feed the building making it safe for today's appliances and electric needs to run a business. Related project expenses are estimated at up to \$8,000.	\$6,000.00	up to \$6,000
			\$177,243.75	\$127,243.75

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- **Promotional and Community Event Grants**
 - Applications for the second cycle of promotional and community event grants will be accepted May 1-31. Presentations will be made to the board at the June 22 meeting. Board action will be scheduled for the July 27 meeting.

- **Upcoming Meetings**
 - Joint meeting with Parks Advisory Board and MCDC – April 13, 2023
 - Joint meeting with Council, MEDC, MCDC – April 25, 2023

- **TUPPS Brewery Project**
 - Report from Spinelli Construction Services, MCDC Owner's Rep, is attached.

- **Upcoming Events supported by MCDC Promotional Grants**
 - Weekly Farmers Market at Chestnut Square (Jan-Dec)
 - Arts in Bloom (4/14-16)
 - Art Meets Floral (4/15)
 - Kiwanis Triathlon (4/16)
 - Chestnut Square Farm Fresh Dinner (4/20)
 - McKinney Community Concerts: Side Street Strutters (4/28)
 - ManeGait Live at the Gait (4/29)
 - Empty Bowls (5/4)
 - McKinney Philharmonic Orchestra: Side by Side with Youth (5/6)
 - McKinney Repertory Theatre: Rumors (5/5-5/6; 5/12-13)
 - AT&T Byron Nelson (5/11-14)

Attachment #5 TUPPS Brewery Project

Parks-

- **Central Park**
 - We are excited to share that we have added new playground equipment to our Downtown.
 - Central Park measures about one-quarter acre in size and is situated generally behind Development Services and immediately adjacent to the Heard-Craig Center for the Arts on Hunt Street.
 - Last month we added playground equipment to the park to complement the existing gazebo and butterfly art installation.
 - We made these improvements in response to the growing number of young families populating the immediate area.

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- These efforts also support our overall goal to make improvements to every park and facility east of Hwy 75 by 2025.



Planning-

- **Annual Development Report**
 - Staff is pleased to present the 2022 Annual Development Report, which summarizes development activity in McKinney during the 2022 calendar year. This includes development submittals, residential and non-residential building permit activity, engineering and infrastructure projects, historic preservation activities, development trends, and general characteristics in McKinney.
 - The 2022 Annual Development Report is **attached** for your convenience, or it can be view online at mckinneytexas.org/reports.
- **Monthly Population Estimate**
 - The estimated population as of March 1, 2023, is 212,107.
 - The estimated population as of April 1, 2023, was 212,261.

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Attachment #6: Annual Development Report

Procurement Services-

[PPANCT Member of the Year Award](#) – Each year the Public Procurement Association of North Central Texas (PPANCT) recognizes a member for their outstanding service and dedication to the public procurement profession and chapter. Recently, PPANCT announced the member of the year award will go to our very own Mindy Smith, CPPB, Contract Administrator. Mindy was recognized for her outstanding service and support to the PPANCT chapter and is currently serving as the 2023 Secretary. Congratulations, Mindy!



Public Works

- Environmental Services Division
 - In working with the NCTCOG, staff was able to secure a \$3,000 grant to host a used tire collection event planned for Saturday, June 3, 2023, at the Public Works North Campus. This initiative aims to reduce illegally dumped and stockpiled tires within the City.

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- In coordination with Communications & Marketing, staff has recreated the “Solid Waste Reference Manual”. The document includes a wide variety of planning information including commercial service requirements, enclosure dimensions, and collection vehicle turning radius allowances. The information will be made available on the Environmental Services landing page the week of April 10th for developers and commercial businesses. A link to the document will also be added to the next update of the UDC.
- As part of the City’s water conservation efforts, the "Slow the Flow" event went live on April 10, 2023. This initiative will also include comparing water bills over time to determine the effectiveness of the program in reducing water usage and lowering resident costs.
- Upcoming Events Calendar

Event	Date	Time	Location	Partner
MRF Tour – Utility Billing	April 13, 2023	9:30 a.m.	Waste Connections	Waste Connections
Mad Science Program	April 18, 2023	4:30 p.m.	JJGL	Library
MRF Tour – Walker Elementary	April 19, 2023	10:00 a.m.	Waste Connections	Waste Connections McKinney ISD
Recycling Presentation	April 21, 2023	9:30 a.m.	Ivy Kids Coit	Ivy Kids Coit
Seniors Knitting Group Kickoff	April 22, 2023	8:00 a.m.	Senior Recreation Center	McKinney Seniors
Earth Day Kite Fly	April 22, 2023	10:00 a.m.	JJGL	Library
Community Connection Fair	April 22, 2023	10:00 a.m.	Old Settler’s Rec Center	Housing & Community Development

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Free Irrigation Checkup	April 27, 2023	8:00am – 5:00pm		Parks & Rec Water Distribution
MRF Tour	April 27, 2023	9:30 a.m.	Waste Connections	Waste Connections

- Facilities Construction Division

- **Airport Executive Terminal:** Construction activities are ongoing by the surety's general contractor and good progress is being made; completion is currently scheduled for the end of April 2023, but the end of June appears to be more realistic.
- **Municipal Complex (City Hall):** Construction is well underway with site utilities and concrete framework; a large portion of the first-floor slab project is now in place; additional subgrade and first floor work is in process; the fire marshal has given the approval to go vertical.
- **East Louisiana Parking Lot:** Construction work is now complete, and the parking lot is open to the public; punch list work is ongoing; construction workers for multiple projects in the area are being directed to park in this new lot.
- **Gabe Nesbitt Indoor Tennis Facility:** Construction work nears completion in all parts of the new facility; the redesigned replacement canopies are in process and an amendment to the CMAR's contract was approved by City Council for additional ice breakers and an ADA cane detection system; final completion is now scheduled for April.
- **Tupps Brewery Project:** Construction activities continue across the site; overall project completion is currently scheduled to be complete in August, 2023; Tupps would like a temporary certificate of occupancy to begin brewing for sale and have submitted a plan to both the building official and the fire marshal; other proposed changes to serve beer in the brewery with a revised assembly occupancy are in process; the current schedule shows a May 2023 date for that TCO.

- Streets & Drainage Division

- The Streets and Drainage team will be installing signs and barricades for road closures to support the Arts and Bloom festival starting this Thursday afternoon. The total street closure will begin on Friday afternoon.

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- Building & Equipment Division
 - State-mandated 'Annual Facility Fire Systems Inspections' will be conducted this week (04/10/23) on all city-owned buildings with fire protection.

Visit McKinney-

- **Texas Town and City Magazine Article**

Visit McKinney pitched an article for the April issue of *Texas Town and City Magazine*, TML's publication, about the collaboration/ teamwork across multiple city departments to coordinate marketing and the logistical work necessary to put together McKinney's largest event, the AT&T Byron Nelson. The article link is live, and the McKinney article can be found on page 36 [LINK](#).

- **Visit McKinney Grant**

Public hearings on the grant applications for FY 23, cycle II were held at the February 28 meeting. Board action was scheduled for the March 28 meeting. A summary of the applications received, and awards approved, is provided below:

2023 Visit McKinney Promotional Grants Cycle II Applicants				
			Requested	Awarded
23-0238	Heritage Guild of Collin County	Digital Marketing Plan for the Wedding Component	\$2,500	\$2,500
23-0239	Marching Music Made in McKinney	Advertising and Promotion of the Drum Corps	\$5,000	\$5,000

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		International Events 2023		
23-0240	SBG Hospitality	Advertising and Promotion of the 7 th Annual McKinney Wine and Music Festival	\$7,000	\$7,000
23-0241	Ratrodtober	Advertising and Promotion of the Ratrodtober Car & Bike Show	\$10,000	\$2,500
Total			\$24,500	\$17,000

- **Upcoming Tourism Events:**
 - IWCA's 93rd National Specialty Dog Show - April 17-20
 - Influencer FAM Tour Downtown McKinney - Saturday, April 22
 - Community Leaders of America Conference - May 2-5
 - AT&T Byron Nelson - May 8-14
 - National Travel & Tourism Week May 7-13
 - NJCAA DI National Tennis Championship - May 15-19

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