



City of McKinney Manager's Notes

August 11, 2023

Administration-

City Hall Construction:

- The first of three sections of the fifth floor were poured on Monday, August 7th. The remaining sections of the fifth floor are tentatively scheduled to be poured over the next two weeks. Exterior framing has begun on the first floor along with installation of interior partition wall framing, HVAC ducts, rough plumbing and rough electrical.
- The city has now taken occupancy of the Millen Oil property and working with contractors on the removal of the above-ground tanks and demolition of the remaining structures on the site.
- Mock-ups of the office furniture for city hall are going to be installed temporarily in the new FBO terminal at McKinney National Airport in late August – early September. These mock-ups will allow the design team and city staff to review furniture pieces from two different vendors before making the final selection. City employees will also be invited to review the furniture pieces and provide feedback on the selection.

Budget Workshop Follow-up:

- Towards the end of the FY2024 budget workshop, staff presented the current state of the city's capital improvement program, and highlighted a variety of future projects that are unfunded currently. Council expressed an interest in reviewing the program further, therefore staff is planning to present a CIP/bond update and possible next steps to the Council on **September 5th**, 2023, during work session.
- During the budget presentation, there were some questions about how other index measures might compare to the CPI. The attached graphic depicts the CPI as compared to the medical cost index, employment cost index, and the construction cost index. As a note, the rates shown are updated from the budget presentation. Construction, medical, and CPI are showing July-to-July, while employment is showing June-to-June. Despite the data shown in these regional and national averages, compensation costs for state and local governments specifically has shifted up 4.9% June '22 to June '23 [according to the Bureau of Labor Statistics](#).

Attachment #1: Construction Update Pictures

Attachment #2: CPI Chart

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City Secretary-

- **BOARDS & COMMISSIONS APPOINTMENTS**

- **August 13** Preferencing Workbooks due to the City Secretary
- **August 15** City Council Work Session – Discuss Preferencing
- **August 22** City Council Special Meeting – Appointments Event
- **Interview Videos**

Session 1 - July 13	To view full length sessions, click the session links (left). To view individual candidates, refer to the attached Video Links listing.
Session 2 – July 19	
Session 3 – July 20	
Session 4 – July 24	
Session 5 – August 2	
Session 6 – August 7	

- **ELECTIONS UPDATE**

- The next election date is November 7, 2023. The City of McKinney is not currently scheduled to hold an election at that time. The deadline to order an election is August 21, 2023.
- While the city is not scheduled to hold an election, city facilities may be requested to serve as voting locations for other non-city elections in which McKinney and Collin County residents may participate. City facilities approved for elections are encouraged to make the appropriate accommodations if requested for use.

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- **ALCOHOLIC BEVERAGES**

- **Package Stores** – establishments approved for selling all alcoholic beverages for *off-premises* consumption. Highlighted locations are approved for operation. All others are pending and not yet approved for operation.
- *Regarding **Specialty Sips**, 200 Ridge Rd, McKinney TX 75072, and distancing requirements for alcoholic beverage sales near schools:
- This application was approved under the review of Development Services, City Secretary, and Legal staff.
- In accordance with the distancing measurement standards provided by Texas Alcoholic Beverage Code Sec. 109.33 and McKinney Ordinances Sec. 14.54, **the location is 322 feet way from Dowel Middle School. Even though the distance is sufficient, it is nonetheless likely that council members will hear from members of the public or parents of the nearby middle school students. There is also a YMCA adjacent to this property.**

Package Store Applicants – as of 08/09/2023

Business Name	Location Address	Status Series Checklist		
		Pre-Qual App	TABC Approval	City Approval
Choice Beverage	4600 Eldorado Pkwy Ste 700	✓	✓	✓
Fire Water Liquor	6351 W Eldorado Pkwy Unit 200	✓	✓	✓
JMG Liquor	4100 Eldorado PKWY STE 220	✓	✓	✓
McKinney Wine Merchant	131 S Central Expressway	✓	✓	✓
Reggis Liquor	210 Coit Rd	✓	✓	✓
Spec's Liquor #153	2900 W University Dr Ste 100	✓	✓	✓

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The Hy-Life	4051 S Custer Rd Units 1140 & 1150	✓	✓	✓
Amy's Liquor	5121 Collin McKinney Pkwy Ste 400	✓		
Black Tie Liquors #4	1530 Independence Pkwy Ste 120	✓		
Empire Liquor - Spirits, Craft Beers, Wine & Cigars	4200 Eldorado Pkwy Ste 300	✓		
Fossil Creek Liquor 1751	1751 N Central Expy Ste 100	✓		
Fossil Creek Liquor 3001	3001 S Central Expy Ste 300	✓		
FreeSpirit Liquor	2761 Virginia Pkwy, Ste 300	✓		
Goody Goody Liquor #30	3801 S Lake Forest Dr	✓		
Jerry's Liquor and Spirits	6201 S Custer Rd Ste 700	✓		
JMG 2 Liquor	1321 N Tennessee St, Ste 104	✓		
Lone Star Spirits	3935S Lake Forest Dr Ste 115	✓		
Royal Kings	8710 W University Dr Ste 100	✓		
Specialty Sips - Fine Wine & Liquor	200 Ridge Rd	✓		
SR Liquor	617 N McDonald St	✓		
Tasty Casa	1213 S McDonald St	✓		

Attachment #3: Video Links

Department updates for August 11, 2023



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Development Services-

- July 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)
 - 83 permits issued through July 2023 with a total valuation of \$333.7 million compared to 61 permits issued over the same time period in 2022 with a total valuation of \$545.6 million
 - Single-Family Residential Permits
 - 161 single-family permits issued with a total valuation of \$54.2 million compared to 85 permits issued in July 2022 with a total valuation of \$26.6 million
 - Cumulatively through July 2023, 848 new single-family permits issued with a total valuation of \$263.2 million compared to 798 permits issued through July 2022 with a total valuation of \$268.7 million.
 - Noteworthy Project Updates
 - Hendrick BMW of McKinney (southwest corner of US 75 and Wilmeth Road)
 - Permit issued for an automotive dealership totaling 70,638 square feet with a total valuation of \$24 million.
 - McKinney Soccer Complex at Craig Ranch (south side of Collin McKinney Parkway and west of Stacy Road)
 - Permit issued for improvements to the existing soccer complex with a total valuation of \$3.1 million.

Engineering-

- **Virginia Street at the Railroad Tracks Road Closure**

Staff has been informed by DGNO, who operates the DART-owned rail tracks through McKinney, that the rail line has been damaged and needs to be repaired immediately. This is to limit the disruption to the businesses that rely on trains for deliveries. These businesses are Encore Wire and Petoskey Plastics. The closure of Virginia Street at the rail line is scheduled for Monday (8/14) and is expected to last three days. As you know, Louisiana Street is also currently closed east of the rail line. We are working with MISD to develop a detour plan to minimize the impacts on travelers' east side of SH 5. Staff

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will communicate this through the various social media channels, on our website, using Waze, and through school staff. Encore Wire has already been notified, and we are in the process of notifying Petoskey Plastics.

Fire-

- **New Apparatus:**
 - Last week, our newest aerial apparatus - Ladder 11, arrived in McKinney.
 - This truck, also known as a hook-and-ladder truck, uses a semi-truck-type tractor to pull an extended, ladder-equipped trailer through narrow city streets. The tiller truck uses a driver perched high on the rear of the trailer to operate special steering gear that allows the trailer to navigate tight areas. Firefighters are educated to drive the tiller truck in special courses that offer hands-on driver education for large apparatus.
 - Ladder 11 will respond out of fire station 11 once our members have completed the required training.

- **Ceremony:**
 - An Awards & Promotion Ceremony is scheduled at McKinney ISD Stadium Saturday, August 12th at 5:30 p.m.
 - We will recognize over 40 members for their outstanding work and well-deserved promotions.

Housing & Community Development-

Transit Services Division:

- Collin County Transit completed 4,947 boardings in the period of July 1- July 31, 2023, with a median wait time of 11.19 minutes.
- The adoption rate of the GoPass application for the month of July was 26%.
- The next McKinney Urban Transit District Board meeting will be held in McKinney City Hall Council Chambers on September 19th, 2023.
- The third "GoPass for Seniors" workshop will be held at the Roy and Helen Hall Library (101 E. Hunt Street, McKinney, TX 75069) on August 29th from 3:30 to 4:30pm.

- **Community Services Division:**
Grants and Programs
- The Community Grants Advisory Commission provides the following recommendations for the FY 2023-24 Community Support Grant. Recommendations will move to approval at the September 5, 2023, City Council regular meeting.

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- All Communities Outreach • \$7,500
 - Assistance Center of Collin County • \$5,750
 - Assistance League of Collin County • \$4,375
 - Brain Injury Network of Dallas (BIND) • \$7,000
 - Children’s Advocacy Center of Collin County • \$6,000
 - Community Lifeline Center • \$7,000
 - Embrace Waiting Children • \$7,500
 - Emergency Water Utility Assistance (EWUA) • \$20,000
 - Hope Clinic of McKinney • \$7,125
 - Hope Restored Missions • \$4,625
 - Journey of Hope Grief Support Center • \$9,000
 - Meals on Wheels of Collin County • \$9,125
 - McKinney LIFT • \$10,000
 - My Possibilities • \$6,125
 - Rosa es Rojo • \$4,250
 - Shiloh Place • \$12,375
 - Texas Muslim Women’s Foundation • \$3,500
 - The Family Place • \$7,250
 - Trusted World • \$9,500
 - Veterans Center of North Texas • \$7,875
 - Wellness Center for Older Adults • \$8,500
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- Lifepath systems will conduct the final free mental health training in partnership with the City of McKinney on August 24. To register for this free training, please register here: <https://forms.monday.com/forms/10a2a7dc0783d161f709c37fbe208584?r=use1>
 - The city is preparing for the grant process under the Opioid Settlement funding. Staff will present grant process recommendations at the September 5, 2023, City Council work session.
 - City staff completed the closeout audit of the Rapid Rehousing Program grant funding. Funding provided 100% of rent for individuals experiencing homelessness for a period of 12 months. Participants received Case Management and the program had a 75%

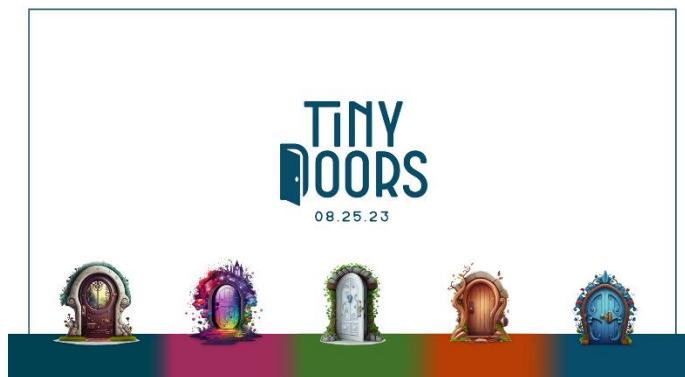
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graduation rate to sustainable housing. For those experiencing chronic homelessness and housing instability, 75% is a considered successful program.

- a. The audit had no finding but did recommend that staff " *should place a memo in each file to provide the order of priority to establish verification of homelessness.* "

Main Street-

- **McKinney Tiny Doors Art Installation in August.** The McKinney Tiny Door Project is a public art installation of over 50 tiny doors throughout Downtown, highlighting our unique businesses and adding to our charm. We hope to pique curiosity and encourage visitors to explore with a closer look across the square. We anticipate these doors will quickly be welcomed by the public.
 - **You're invited to the Launch Party on August 25, 6:30 pm at MPAC:** Join us for a short reception on August 25 at MPAC celebrating the Tiny Door Project. We'll have small bites and a small gallery of tiny doors at the exhibit. Maps will show guests where they can find the doors throughout Downtown.



- **Proposed Downtown Trolley Service.** McKinney Main Street has applied for funds from MCDC to replace the current DASH vehicle with a new Historic trolley. Building on the history of the Interurban, which ran through the heart of Downtown McKinney from 1908 to 1948, we plan on recreating the features of the Interurban in the new trolley. The trolley will transport visitors on a fixed route around the square, connecting off-site parking and attractions across Highway 5. The current DASH vehicle will find new use as a security vehicle in the late evenings.
 - **New Trolley Features:**
 - Paint and details to match the original interurban that ran through Downtown.
 - Increased Ridership Capacity (15-passenger capacity)
 - Climate-Controlled Riding Experience, Facilitating consumer traffic during extreme weather conditions.
 - Wooden interior with multiple layouts available
 - Faster speeds and ability to travel on highways, for special events.
 - Enhanced Accessibility with ADA Compliance
 - Right sized to allow increased maneuverability, a non-CDL Driver, and allow easy ADA Access.
 - Increased reliability and the ability to maintain the vehicle inhouse.
 - Increased safety for all guests
 -



- **PROST! Save the Date for McKinney Oktoberfest, Sept 22-24:** Thank you for your support of the 16th Annual McKinney Oktoberfest festival. We're looking forward to another great year. We'll continue to go ticketless this year and will be adding a new VIP tent experience off the main square.
 - **Friday, Sept 22: Opening Ceremonies:** We hope you will join us for the Oktoberfest Opening Ceremonies and Parade. Our parade will include the Dallas Mavericks Drumline as well as Oktoberfest groups. We will circle the square and end at the 'Prost' Stage by the old Masonic Lodge on Kentucky St.



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MPAC Upcoming Shows:

- **MRT Presents: Murder on the Orient Express | Aug. 4-5, 11-12**
The exotic Orient Express is about to go off the rails. With a train full of remarkable suspects and an alibi for each one, it's the perfect mystery for detective Hercule Poirot.
- **McKinney Main Street & MPAC Presents: Squeezebox Bandits | Aug 26**
Squeezebox Bandits of Fort Worth, have been bringing old honky-tonk music back and giving it a twist for over 6 years.
- **McKinney Main Street & MPAC Presents: Pam Tillis | Sept. 1**
As the child of Country music royalty, Pam Tillis was determined from a young age to find her own way in music as a singer and songwriter. With 6 number one hits and 14 top ten singles, she knows all about breaking the platinum barrier.
- **Main Street and MPAC presents: Angel White | Sept 8**
Angel White is a singer/songwriter from Dallas, Texas, whose music blends R&B, Pop, and Western influences in a new and unprecedented way.

MCDC-

- **Strategic Priorities**
 - The MCDC board met for a strategic priority discussion at a special meeting that was held July 17. Five priorities were identified – and then ratified at the regular board meeting held July 27th. The priorities for FY 23-24 are (not in priority order):
 - Low-income housing
 - Multi-use/mixed-use/destination entertainment projects
 - Historic Cultural District and East Side development
 - Parks and Open Space development; and preservation of open space and natural areas
 - Community gathering facility/space.
 - Additionally, Board members affirmed a continuing commitment to working in collaboration with community partners including the city, MEDC, businesses and nonprofit organizations.
- **Update on MCDC funding for strategic priorities – FY 22 and FY 23**
 - Attached is a recap of project grants awarded to support identified strategic priorities.

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- **TUPPS Brewery Project**
 - Report from Spinelli Construction Services, MCDC Owner’s Rep, is attached. Tentative date for a TCO on the Brewery Building is August 18. However, the State inspection of the elevator that was installed in the Brewery Building, cannot be conducted until August 25 or August 26 – which may delay the TCO.

- **Project Grants**
 - Applications for FY 23, Cycle II were accepted June 1-30. Public hearings on the applications received were held at the July 27th meeting. Board action on the funding requests will be scheduled for the August 24th meeting. A summary of the applications received is provided below:

2023 MCDC Project Grants Cycle 3 Applications			
			Requested
23-10	McKinney Parks Foundation	To purchase a Polaris Texas Edition Ranger Utility Terrain Vehicle which will allow MPF to be better mobilized to maintain the current trail at Gray Branch.	\$25,000
23-11	Heritage Guild of Collin County - Chestnut Square	Replace chimney on Faires House. Replace porches, stairs and ramps on 6 buildings with weather and insect resistant materials including Dulaney House back porch, Faires House front and side porches, Chapel front and side porches and ramp, Dixie's Store front and back porches, Dulaney Cottage front porch and ramp, and Johnson House front and side porches.	\$50,000
23-12	City of McKinney Housing & Community Development	Property Maintenance Program specifically to assist units in three mobile home parks with repairs including but not limited to broken windows, broken/missing entry steps, carports cracked and sagging, deck boards missing and/or damaged, exposed electrical, wood trims missing and/or damaged around the perimeter of the home, dry rot on patio overhangs and rails, damaged wooden wheelchair ramps, water leaks, and large holes and cracks along the siding of the homes.	\$200,000

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23-13	The Cotton Mill	New signage at The Cotton Mill to include colored lettering to the smokestack of the building to bring notoriety to not only The Cotton Mill, but to the City of McKinney as well. With the future developments we have planned we hope this sign will be a beacon to the patrons that travel to The Cotton Mill and The Cities Gateway.	\$135,580
23-14	McKinney Main Street	Purchase of new non-electric, 14-passenger, climate-controlled Downtown Trolley for the DASH program to allow for increased accessibility and provide safe and reliable visitor transport throughout Downtown and businesses East of Highway 5.	\$178,134
23-15	Habitat for Humanity of Collin County	HFHCC is requesting \$400,000 for the Home Repair Program which will pay for various levels of home repair on 13 homes.	\$400,000
23-16	Boys & Girls Club of Collin County - McKinney Club	Improve and sustain the quality of physical fitness experiences offered to youth at the McKinney Club by adding traditional games and electronic games (Exergame) that encourage physical health and development.	\$71,477
TOTAL			\$1,060,191

- **Promotional and Community Event Grants**

- Applications for the second cycle of promotional and community event grants were accepted May 1-31. Presentations were made to the board at the June 22nd meeting. Board members approved the following amounts for the grant funding requested:

MCDC Promotional & Community Event Grants - 2023 Cycle II				
	Applicant	Event(s)	Requested	Awarded
23-14	Heritage Guild	Farmers Market, Legends of McKinney Hauntings, Murder Mystery, Bar Wars, Tour of Homes	13,750.00	\$11,500.00

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23-15	McKinney Lacrosse Club	2023 Turlaxin' Tournament	3,100.00	\$3,100.00
23-16	McKinney Repertory Theatre	2023-2024 Season - 5 different productions and more than 20 total performances	14,990.98	\$10,500.00
23-17	Art Club of McKinney	Season performances to include one student show, one member show and an Art Meets Poetry show	4,200.00	\$2,100.00
23-18	McKinney Rotary Club	2023 Parade of Lights	7,500.00	\$7,500.00
23-19	McKinney Philharmonic Orchestra	2023-24 Performances	15,000.00	\$10,500.00
23-20	McKinney Chamber Foundation	2023 Dia de los Muertos	9,000.00	\$9,000.00
23-21	McKinney Main Street	2023 Oktoberfest and 2023 Home for the Holidays	13,500.00	\$13,500.00
23-22	Texas Cellos	2023-24 Performances	15,000.00	\$4,500.00
23-23	Collin County Master Gardeners	2024 Garden Show	10,040.00	\$9,000.00
23-24	SBG Hospitality	2023 McKinney Wine & Music Festival	10,000.00	\$10,000.00
			\$116,081	\$91,200.00

- **Retail Development Infrastructure Grants**
 - Applications for the next cycle of Retail Development Infrastructure Grant applications were accepted July 1-31. One application was received – submitted by Cocktail Creamery in the amount of \$5,812.50 for installation of a grease trap at 205 E. Virginia Street. A public hearing on the application will be scheduled for the August board meeting; action on the requests will be scheduled for September.
- **Upcoming Events supported by MCDC Promotional Grants**
 - Weekly Farmers Market at Chestnut Square (Jan-Dec)
 - SBG McKinney Sips of Summer (8/19)
 - McKinney Philharmonic Orchestra – Summer Evening Concert (9/2)
 - Bar Wars at Chestnut Square (9/18)
 - Oktoberfest (9/22-9/24)
 - McKinney Philharmonic Orchestra – Requiem (9/30)

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Attachment #4: MCDC Project Grants

Attachment #5: Tupps Construction Update

Parks-

- Recreation Center at Towne Lake (RCTL) – Renovation Project
 - This September, we will be closing the RCTL to commence with planned, and much needed, renovations.
 - This project represents the culmination of a multi-year endeavor to renovate each of our aquatic centers and neighborhood recreation buildings located east of 75.
 - The work contemplated includes adding additional square footage for programming, more parking, new employee workspaces, and updating all surfaces, furniture, and equipment.
 - The design vision will match the quality of work we've completed at Old Settler's Recreation Center (OSRC) and the Senior Recreation Center & Senior Pool.
 - Programming and staff will be relocated primarily to OSRC.
 - The construction contract will appear before Council in September.

- Parks & Recreation Bus
 - I am happy to announce that we took delivery of a new 14-passenger bus.
 - This vehicle was funded by the MCDC.
 - The key benefit of this size vehicle is that a CDL is not required to drive it.
 - The value to the community is that we can now host multiple trips using both of our buses, as well as provide another option for employee/Council-led tours.

Planning-

- **New Code McKinney: Year One Amendments to Unified Development Code**
 - Since adoption of the new Unified Development Code (UDC) in November 2022, staff has been monitoring the performance of the updated regulations to ensure that we capture any changes or updates that may be necessary.

 - To that end, we have identified several minor changes and clarifications that are necessary to improve the clarity and useability of the new code. Additionally, we have also identified some substantive changes over the last year, including changes to the distance requirements between car wash uses and single family residential, consolidating and modifying the tree preservation regulations and violation procedures, and revising the posted sign requirements for rezoning actions.

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- We look forward to providing a full update to the Council at the September 19 City Council meeting.
- **Monthly Population Estimate**
 - The estimated population as of August 1, 2023, is 213,251.
 - The estimated population as of July 1, 2023, was 213,029.

Public Works-

- Environmental Services Division

Upcoming Events Calendar:

Event	Date	Time	Location	Partner
McKinney's H.O.P.E Meeting	August 5, 2023	9:00 a.m.	Senior Rec Center	McKinney Seniors
Trees for Texas Webinar	August 10, 2023	12:00 p.m.	Zoom	Rooted In
Lions Club Presentation	August 22, 2023	6:30 p.m.	Market Street	Lions Club
Rainwater Harvesting	August 30, 2023	6:00 p.m.	MMSC_NC	Texas A & M

- Streets & Drainage Division
 - Current roadway maintenance projects under construction include Dogwood Drive, Peach Tree Drive, Redondo Drive and Graham Street. Work on these roadways is expected approximately 2-3 weeks.
- Facilities Construction
 - **Airport Corp 10 Hangar and FIS Facility:** Preliminary designs for floor plans and site plans have been developed for the design / build / finance projects for the Corp 10 Hangar and the Federal Inspections Station (FIS); coordination continues with Customs and Border Protection on the FIS.
 - **McKinney Municipal Service Center - South Campus (Public Works):** Discussions have been held with all south campus departments / divisions and staffing / equipment – projected needs are underway for an updated masterplan; renovations at the existing facility will be in the future.

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- **Municipal Complex (City Hall):** Construction is well underway with site utilities and the central utility plant work and paving; the concrete superstructure should be completed in the next month or two; drywall framing has begun on the first floor and MEP coordination continues.
 - **Fire Station 8 (Alma Road):** The A/E design for reconstruction has begun; construction funding is most likely being pushed out 2-3 years; the existing building, site amenities and paving have been demolished.
 - **Fire Department Headquarters:** The new fire chief and his team have reviewed the existing design and made minor changes to accommodate some reorganization which have been incorporated into the issue for bid plans. The plans are currently out for bids in order to develop a GMP for Council consideration in September; the anticipated construction start is October / November.
 - **Recreation Center at Towne Lake Renovations:** Design meetings are ongoing with the D/B team for renovations to existing restroom / locker room, customer service counters, meeting spaces, staff, and other areas; facility closures during construction are being planned; a GMP will be presented to Council in September.
- Water Utilities
 - The Water Division and Fire Department recently collaborated on the construction of a confined space training facility at Fire Station 10. The new facility includes pipes and manholes that can be used by the Fire Department to simulate confined space rescue operations. This idea and project were developed and completed through the teamwork of many individuals in each department.

