

CITY COUNCIL WORK SESSION

MAY 18, 2021

The City Council of the City of McKinney, Texas met in work session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas on Tuesday, May 18, 2021 at 3:00 p.m.

Council Present: Mayor George Fuller, Mayor Pro Tem Rainey Rogers, and Council Members Charlie Philips, Geré Feltus, Frederick Frazier, Rick Franklin, and Justin Beller.

City of McKinney Staff Present: City Manager Paul Grimes, Assistant City Manager Barry Shelton, Assistant City Manager Kim Flom, Assistant City Manager Steve Tilton, City Attorney Mark Houser, Assistant City Attorney Alan Lathrom, Strategic Services Manager Trevor Minyard, City Secretary Empress Drane, Deputy City Secretary Joshua Stevenson, City Secretary Administrative Assistant Blenda Sims, City Secretary Record Specialist Juametta Terrell, Police Chief Greg Conley, Fire Chief Danny Kistner, Executive Director of Development Services Michael Quint, Director of Planning Jennifer Arnold, Assistant Director of Planning Mark Doty, Planning Manager Caitlyn Strickland, Planner II Kaitlin Sheffield, Planner II Alek Miller, Planner I Joseph Moss, Director of Engineering Gary Graham, Capital Improvement Projects Manager Nicholas Ataie, Transportation Engineering Manager Thuan Huynh, Facilities Construction Manager Trish Jackson, Procurement Services Manager Lisa Littrell, Performance Manager Steven Smith, Director of Parks & Recreation Michael Kowski, Director of Human Resources Ike Obi, Customer Operations Manager Alexandra Casey, Chief Financial Officer Mark Holloway, Director of Communications & Marketing CoCo Good, McKinney Performing Arts Center (MPAC) & Main Street Director Amy Rosenthal, McKinney Community Development Corporation (MCDC) President Cindy Schneible, and Desktop Support Technician Asif Ali.

There was approximately eight (8) members of the public present in the audience.

Mayor Fuller called the meeting to order at 3:01 p.m. upon determining a quorum of the Council was present.

Mayor Fuller called for Public Comments regarding Agenda items. There were none when called.

Mayor Fuller called for the discussion of the Agenda items to be presented at the City Council Regular Meeting of Tuesday, May 18, 2021, at 6:00 p.m.

Director of Planning Jennifer Arnold spoke regarding Agenda item #20-0137Z3 (Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “AG” – Agricultural District, “PD” – Planned Development District and “REC” – Regional Employment Center Overlay District to “PD” – Planned Development District, to Allow for Multi-Family Residential and Commercial Uses and to Modify the Development Standards, Located 550 Feet South of Stonebridge Drive and on the East Side of Custer Road, and Accompanying Ordinance).

Mayor Fuller called for the Work Session Agenda.

21-0405 Update on 2021 McKinney Board & Commission Member Appointments

21-0406 Update on Municipal Complex Development

The presentation for this item will be entered into the Minutes as “Exhibit A – 21-0406 McKinney City Hall Concept Design”.

21-0404 Report on 2021 Citizen Survey Results

The presentation for this item will be entered into the Minutes as “Exhibit B – 21-0404 Citizen Survey Results”.

Mayor Fuller called for Council Liaison updates regarding the various McKinney Boards and Commissions.

Council Member Philips thanked all the City Departments for their efforts with the Byron Nelson Golf Tournament.

Mayor Fuller thanked the Police and Fire Departments for their positive impact on the Byron Nelson Golf Tournament.

Mayor Fuller called for Executive Session at 4:33 p.m., in accordance with the Texas Government Code:

A. Section 551.071(2) Consultations with Attorney on any Work Session, Special Session, or Regular Session agenda item requiring confidential attorney/client advice necessitated by the deliberation or discussion of said items (as needed)

B. Section 551.071 (A) Pending or contemplated litigation

- KLA International Sports Management, LLC v. The City of McKinney, Cause No. 471-02979-2020, In the District Court, 471st Judicial District, Collin County, Texas

C. Section 551.072. Deliberations about Real Property

- Municipal Facilities

D. Section 551.074. Personnel Matters

E. Section 551.087. Deliberation Regarding Economic Development Matters

Mayor Fuller reconvened from Executive Session and reopened the Work Session at 5:18 p.m. Council Member Frazier did not return from Executive Session.

The Council present unanimously approved the motion by Mayor Fuller, seconded by Council Member Franklin, to adjourn the meeting at 5:18 p.m. with a vote 6-0.

The video recording of the meeting is available through the City of McKinney meeting archives.

These minutes were approved by the City Council on June 1, 2021.

SIGNED:

GEORGE C. FULLER, Mayor

ATTEST:

EMPRESS DRANE, City Secretary
JOSHUA STEVENSON, Deputy City Secretary

City of McKinney, Texas

MCKINNEY CITY HALL

CONCEPT DESIGN PRESENTATION

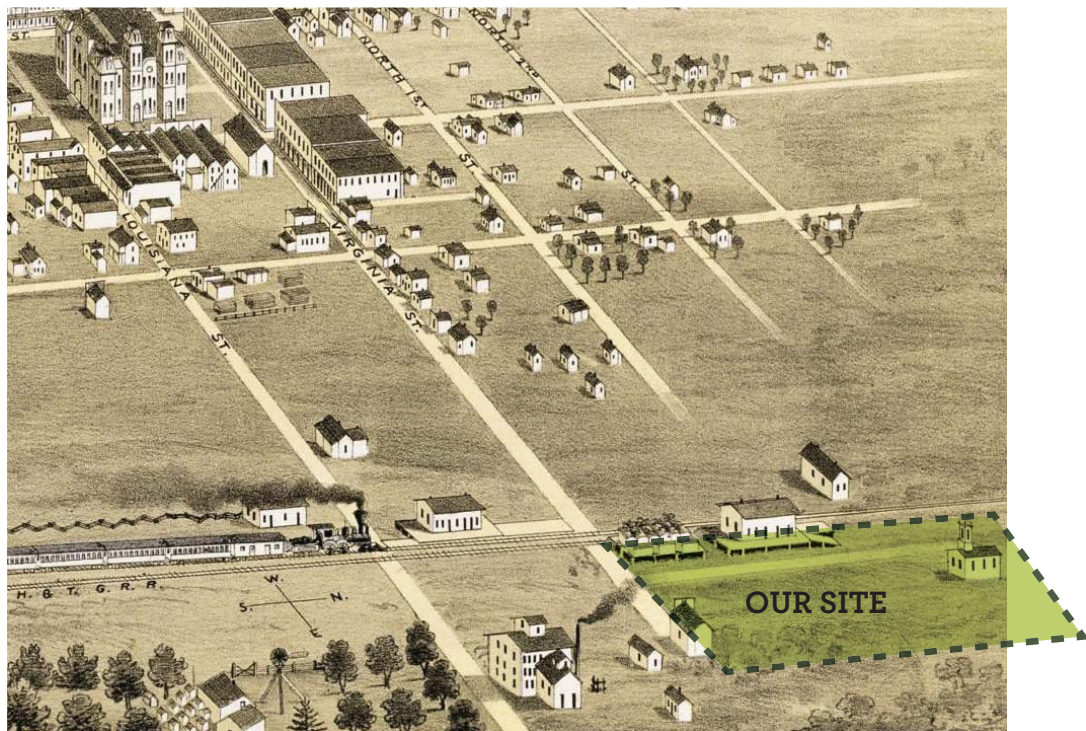
MAY 18, 2021



LAKE | FLATO + Parkhill

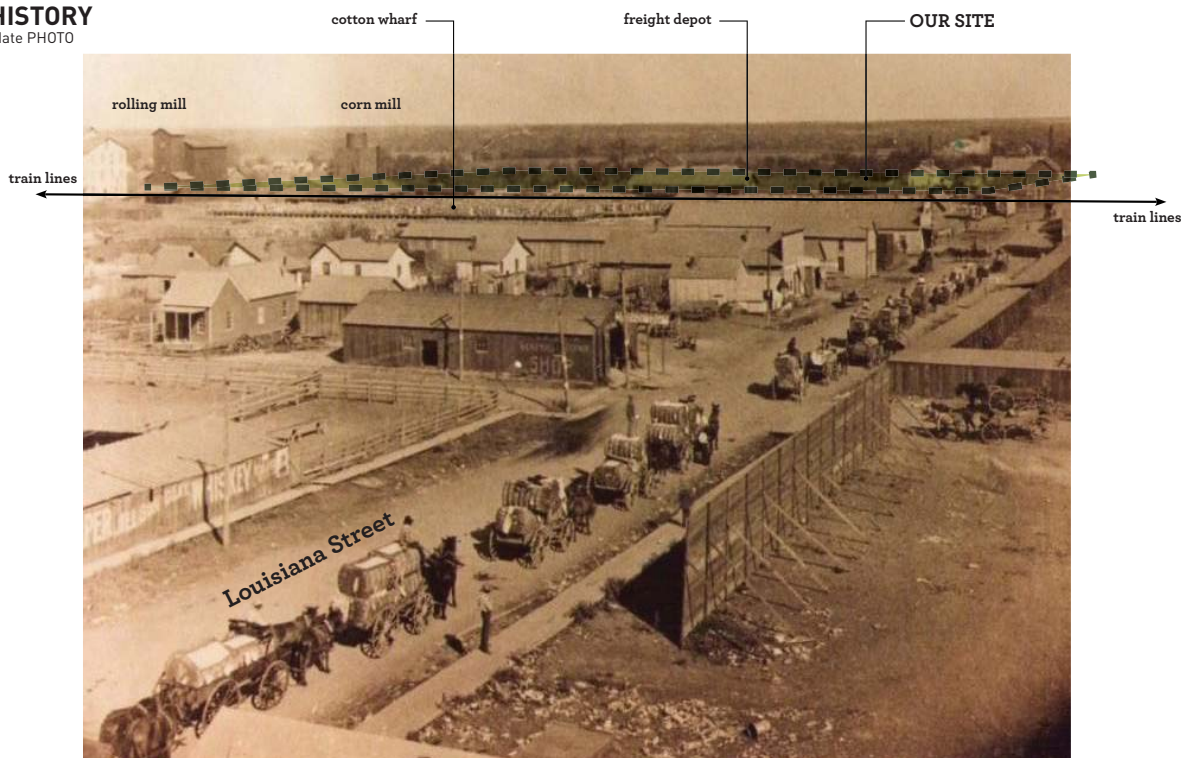
SITE HISTORY

1876 BIRD'S EYE



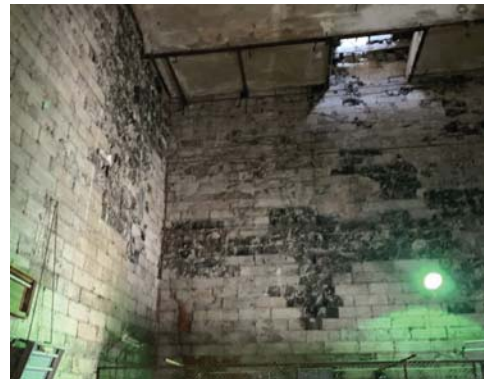
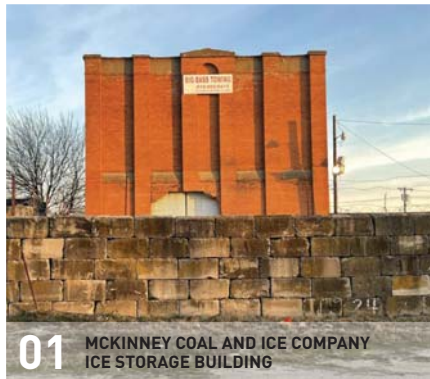
SITE HISTORY

unknown date PHOTO



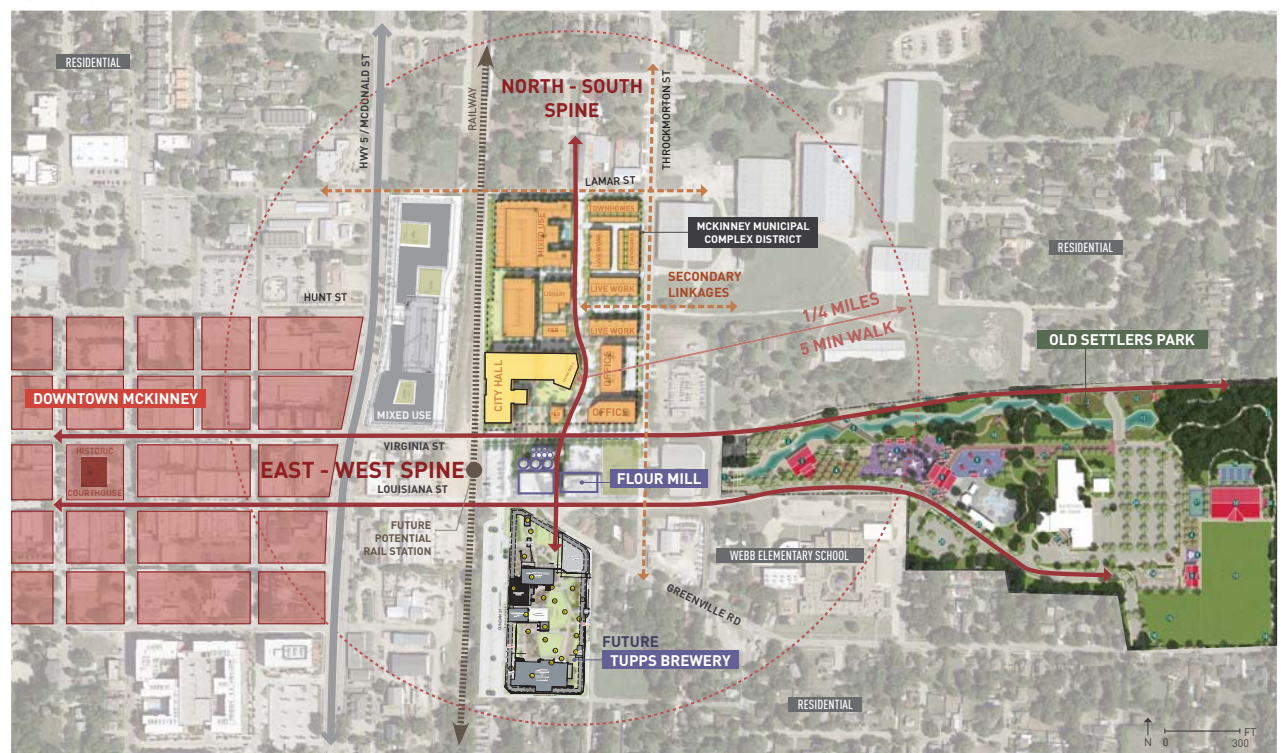
Line of cotton wagons on Louisiana Street, McKinney, Texas ref # 2011.03016 & 009 - Collin County Farm Museum

EXISTING SITE ASSETS



MASTER PLAN POSITIONING & CONNECTIVITY

DISTRICT CONTEXT



MUNICIPAL DISTRICT MASTER PLAN

DISTRICT PLAN

PROGRAM DATA

CITY HALL	180,000 FT ²
LIBRARY	40,000 FT ²
MF RESIDENTIAL	178,000 FT ²
• UNITS*	182 UNITS
LIVE WORK	96,354 FT ²
• UNITS	20 UNITS
TOWNHOMES	41,581 FT ²
• UNITS	13 UNITS
OFFICE	74,932 FT ²
RETAIL / F&B*	23,156 FT ²
TOTAL PROGRAM	634,023 FT²

PARKING GARAGE	314,505 FT ²
• SPACES	1,071 SPACES
LW/TOWNHOME PARKING	52 SPACES
SURFACE PARKING	31 SPACES
STREET PARKING	117 SPACES
TOTAL SPACES	1,271 SPACES

TOTAL GSF 958,295 FT²

* RESIDENTIAL UNITS AVG SQ.FT PER UNIT = 800 FT²

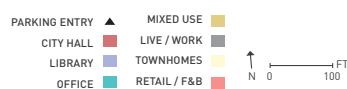


Exhibit A – 21-0406 McKinney City Hall Concept Design

MUNICIPAL DISTRICT MASTER PLAN

DISTRICT PLAN

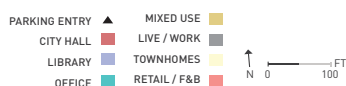
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GUIDING PRINCIPLES

MCKINNEY CITY HALL



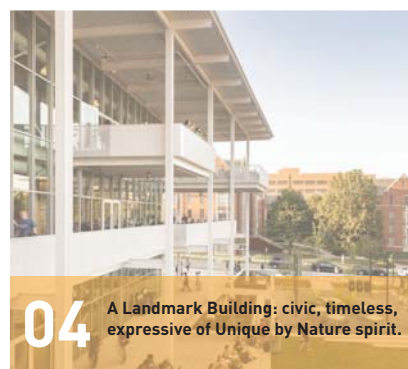
01 A Community Space: a building and plaza that draws people in and serves the community.



02 A Transparent Building: welcoming and inclusive to all; not institutional; flexible, and resource efficient.



03 A Great Place to Work: accommodates a wide mix of indoor and outdoor spaces while encouraging a collaborative culture; great views out and great daylight within.



04 A Landmark Building: civic, timeless, expressive of Unique by Nature spirit.



05 Leverage and celebrate the history and surrounding community in a meaningful way.



06 Adapt gracefully to growth and change

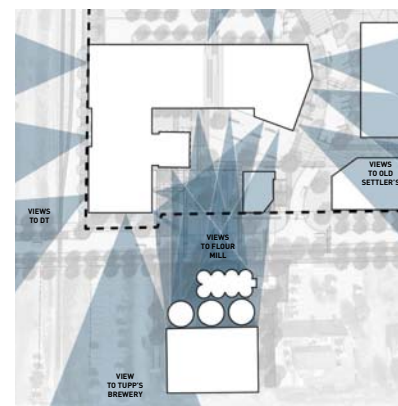
MCKINNEY CITY HALL

CONCEPT DIAGRAMS



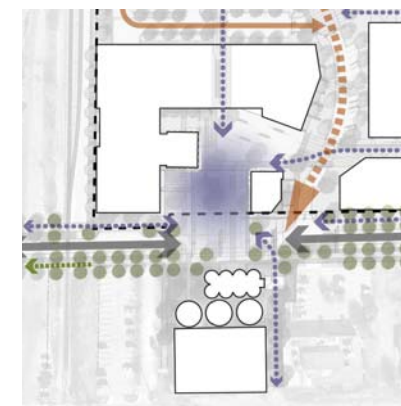
CELEBRATE HISTORY

LEVERAGE THE EXISTING HISTORIC AGRIBUSINESS STRUCTURES AROUND THE SITE TO CREATE AN EXPERIENCE AND BUILDING UNIQUE TO MCKINNEY.



VIEW

A CITY-WIDE VIEW CONNECTING VISUALLY TO DOWNTOWN, TO THE EAST SIDE (OLD SETTLERS PARK), AND SOUTH TO TUPPS BREWERY; OFFERING A VARIETY OF EXPERIENCES THAT ARE WELCOMING, ENJOYABLE, AND INTUITIVE.



CONNECTION

THE CITY HALL IS THE PUBLIC INTERFACE, A WELCOME CENTER AND PLACE OF GATHERING. APPROACHABLE BY MULTIPLE FORMS OF TRANSPORTATION.

CIVIC PLAZA VISION

LANDSCAPE DESIGN STRATEGY (3 KEY ELEMENTS)

A TIMELESS AND UNIQUE PLAZA THAT'S WELCOMING AND INCLUSIVE TO ALL WITH A MIX OF INDOOR AND OUTDOOR SPACES THAT IS ENVIRONMENTALLY SUSTAINABLE AND ENCOURAGES SOCIAL GATHERING.



HERITAGE

- LEVERAGE MCKINNEY'S AGRICULTURAL HERITAGE TO MAXIMIZE STORY TELLING AND FORM OF PLAZA.
- RESPECT AND CELEBRATE THE DIVERSE CULTURAL BACKGROUND OF LOCAL COMMUNITIES.



GATHERING

- INCREASE PSYCHOLOGICAL WELL-BEING BY PROVIDING SOCIAL GATHERING SPACE THAT IS INVITING AND WELCOMING.
- OUTDOOR CLASSROOM AND LEARNING LABS SURROUNDED BY GARDENS, LID, AND WATER FEATURES.

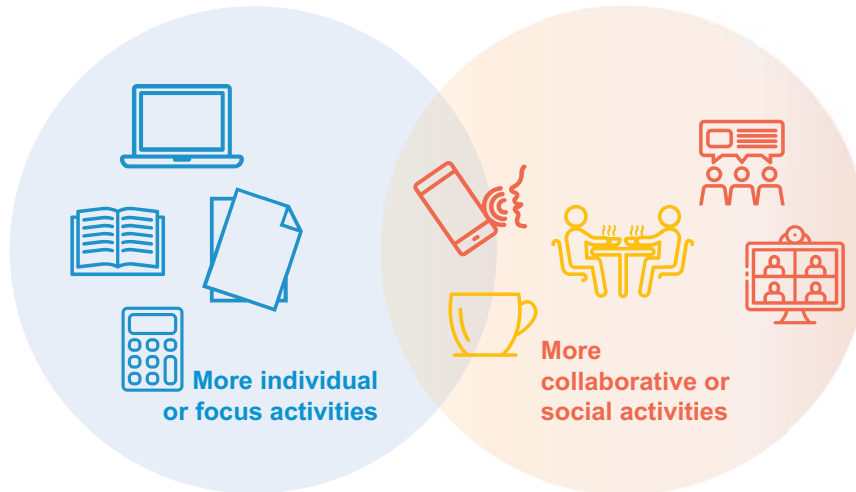


NATURE

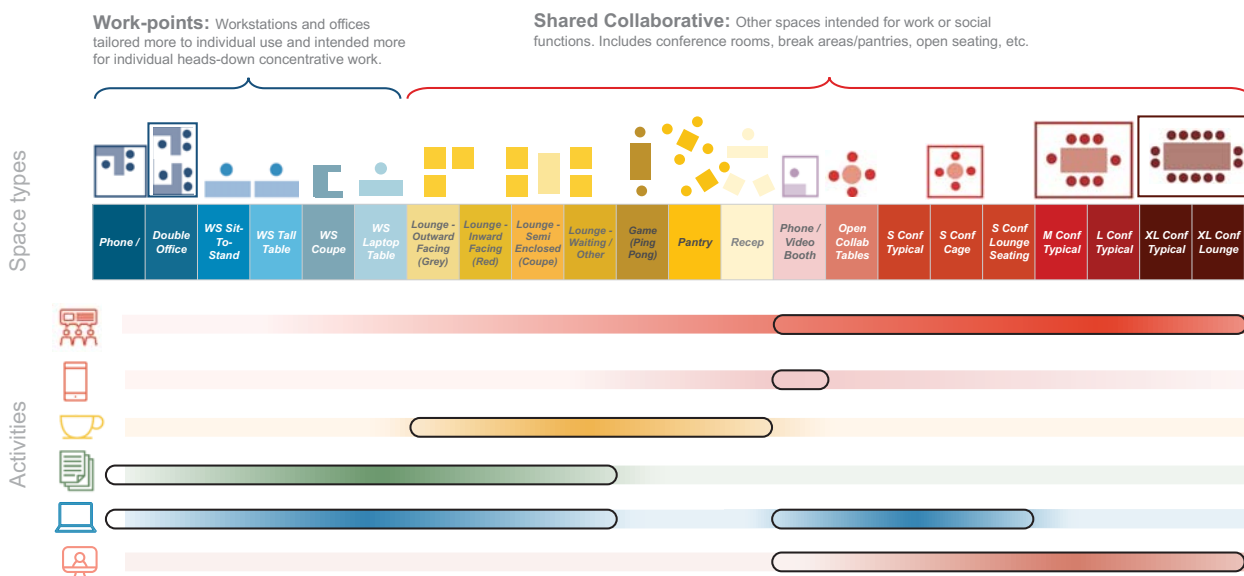
- INTEGRATING WATER WISE PLANTS AND LOCAL FLORA & FAUNA TO REDUCE IRRIGATION USE BY 50%.
- USE REFLECTIVE MATERIALS FOR MICRO-CLIMATE COOL DOWN.
- EDUCATE CITY STAFF ON THE ABILITY TO MAINTAIN NATIVE LANDSCAPES USING ORGANIC METHODS.
- UNDERGROUND OR ABOVE GROUND CISTERN TO CAPTURE ROOF RUNOFF.



Planning based on how people work



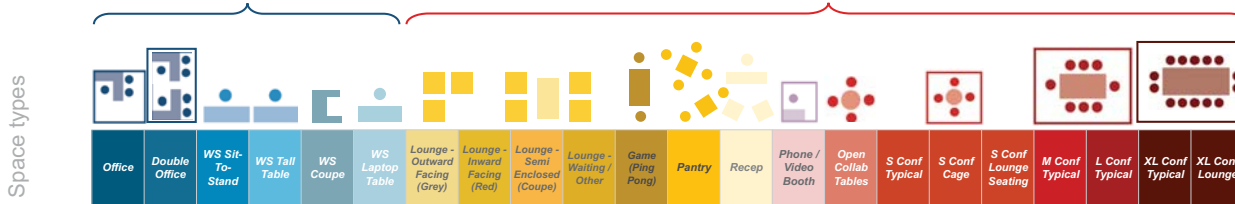
Users prefer diverse settings for core work activities



Users prefer diverse settings for core work activities

Work-points: Workstations and offices tailored more to individual use and intended more for individual heads-down concentrative work.

Shared Collaborative: Other spaces intended for work or social functions. Includes conference rooms, break areas/pantries, open seating, etc.



Workstation



Break Area



Phone / Video Booth



Meeting Room



Convertible Office



Social Stair



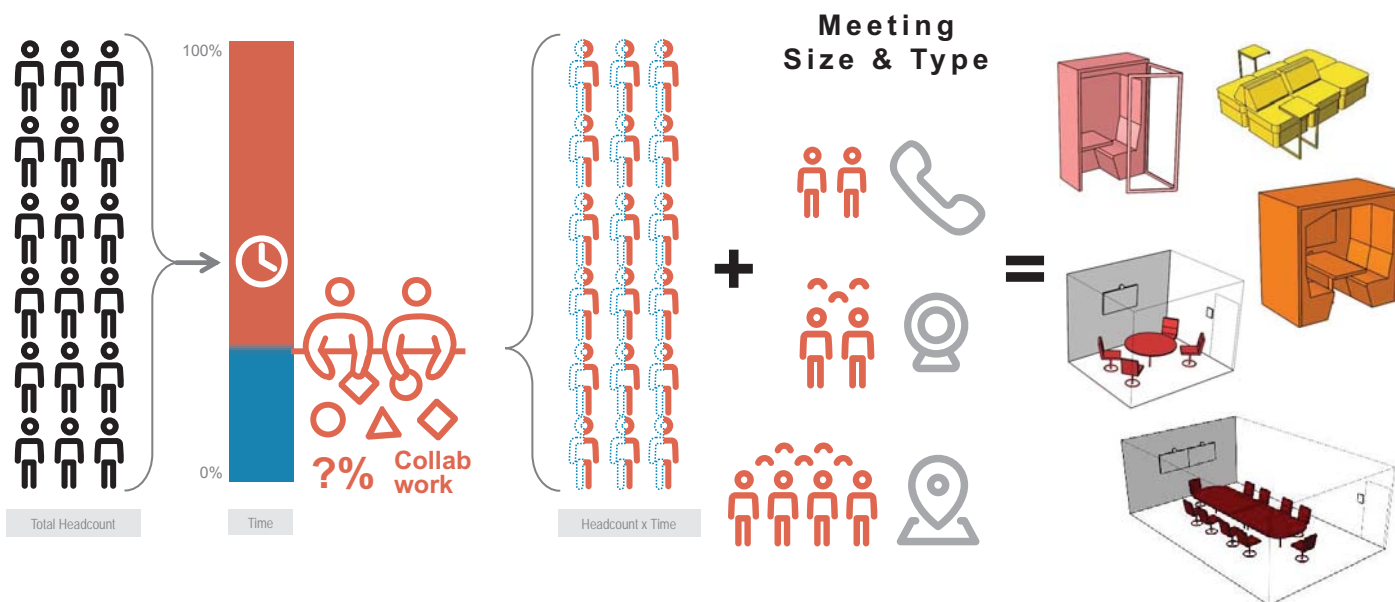
Team Booth



Democratized space: through choice and diversity, give access to all

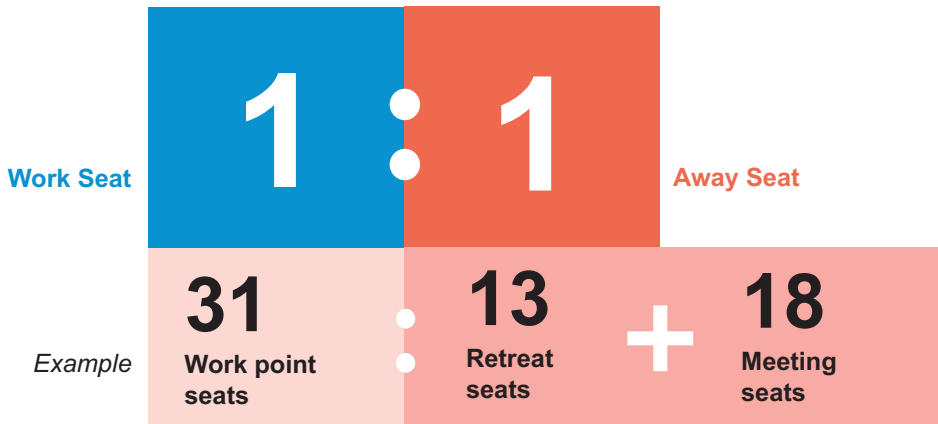


Tailoring space types to accommodate diverse workplace collaboration needs



Pre-COVID best practice seat ratios

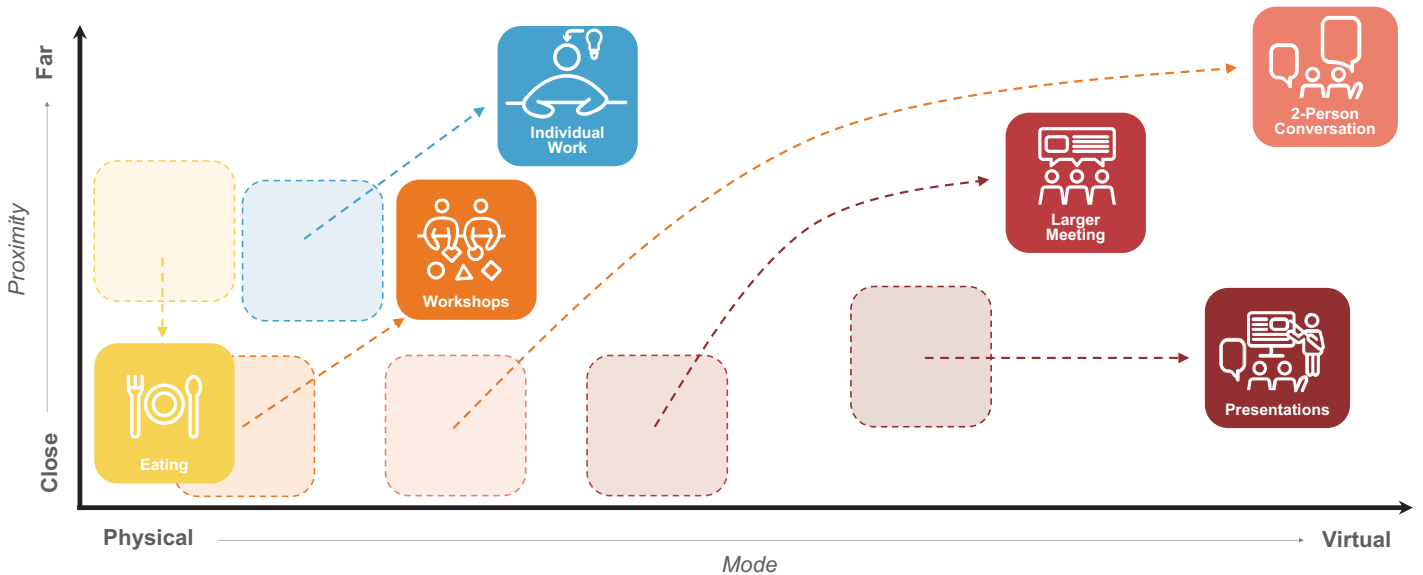
Understanding workplace ratios



While work point to away seat ratios are a key piece of best practice, there are other factors within these numbers that have a major influence on the user experience of the workplace. **No more than 20% of away seats** should be "owned," i.e. captured in a private office as meeting seats, or in other spaces that are inaccessible to the general population. Additionally, in an open plan workplace, **at least half of shared away seats** should be in enclosed rooms to provide retreat from the distractions in open space.

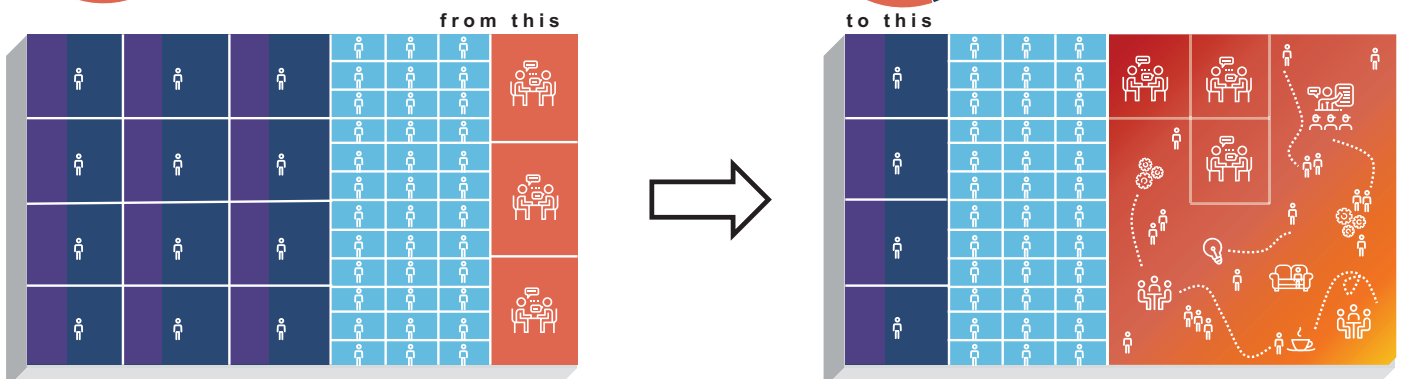
Shift in optimum activity typology

We learn new things every day but suffice it to say an office return should reconsider why and how.



Exploring a shift in space allocation and prioritization

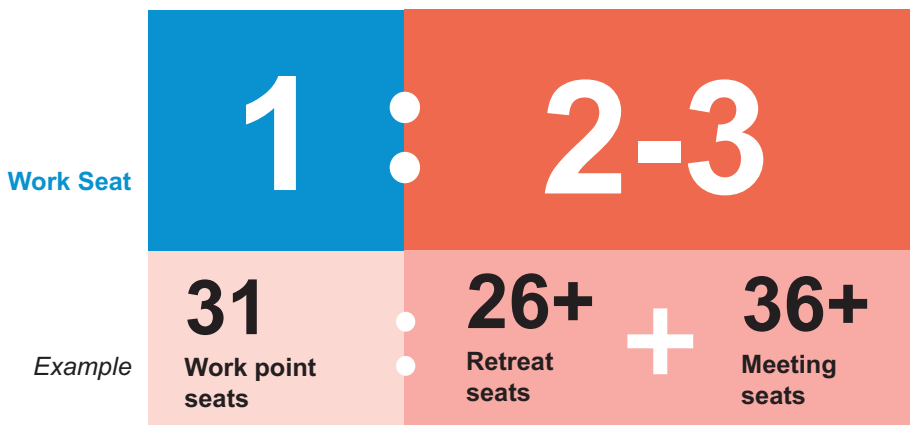
Looking at re-balancing and beginning to build a vocabulary for space types



Future of work requires a shift in ratios

Understanding workplace ratios

Away Seat



As workplace utilization continues to evolve, shared away seat gain more value over work seats within workplace models. Nonetheless, similar standards remain: **no more than 20% of away seats** be "owned" and in an open plan workplace, **at least half of shared away seats** should be in enclosed rooms to provide retreat from the distractions in open space.

PLASTARC PROPOSED -Version 4

DRAFT

Recommended work environment including preliminary specialty spaces, 12% office, additional social & storage

Comments / Research Included

Sample moderate 6'x6' workstation
Office Allocation of 12%

Phone Booths provide alternative environments to do heads-down work, take phone calls or VCs, or have small meetings... Team booths offer a semi-enclosed option for focus or collaborative work

On average we find more than 70% of meetings are less than 4 people. A range of spaces for small groups to meet is key

As we typically see a low count of larger meetings, many of these may also either be facilitated in the flexible training area (sized for 70% of the population) or in another area

One large, centralized Break Area per floor (this indicates a rough assumption of how many that might entail at approximately 120 people per floor on a sample floor) with a diversity of seating types within (including Team Booths, Lounge seating, Café Tables), accommodating the preference for a diversity of space types and serving as a flexible all-hands or training space when needed. Sized to accommodate 70% of the headcount at any given time.

Beginning to include some of the key specialty spaces that were embedded in individual departments whose overall SF/Person was above 275, a quick indicator to us that there may be some important typologies there which are designated to a department, but could potentially be shared.

Workpoints	Space Count	Seats Per	Total Seats	Area Per	Total Area
Workstation	382	1	382	36	13,752
Workroom	52	3	156	120	6,240
Collaborative Typologies					
Phone Booth	38	1	38	12	456
Team Booth	11	4	44	30	330
Lounge				100	0
Open Collab				100	0
Small Meeting Room	9	4	36	150	1,350
Medium Meeting Room	3	8	24	250	750
Large Meeting Room	2	12	24	475	950
XL Meeting Room	1	16	16	700	700
Reception	1	5	5	350	350
Specialty Typologies					
Studio (civ)	1			1500	1,500
Bid Opening/ Pre-submittal (purchase)	1	40	40	31	1,247
Pre-Dev Conf (civ)	1	32	32	39	1,247
Support Typologies					
Copy Station	8			50	400
File Cabinet Seating Set (2)	22			24	532
Restrooms	14			30	420
Office Supplies / Storage	8			10	80
Mail Room	1			534	534
IT Storage / Room	1			504	504
IT Closet	4			100	400
Circulation					2571

+

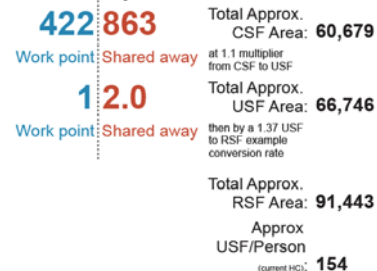
Interconnecting Stair	4			300	1,200
Supplemental Lounge Space	2		24	250	500
Feature Social Stair	1	304	304	1538	1,538

- An interconnecting stair between each of the approximate 4 floors within the main break area
- Supplemental lounge space adjacent to the break areas on every other floor, which assumes 3 additional medium conference rooms
- A large feature stair which can accommodate 70% of the headcount seated at 2' spacing

Personal Lockers	325			2	650
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- One for 75% of total headcount, sized 18" deep x 16" wide in plan

These shared away seats include ones within specialty spaces originally embedded in individual department programs. If available to all as demonstrated here, they would increase the shared away ratio



CITY HALL PROGRAM ADJACENCY DIAGRAM

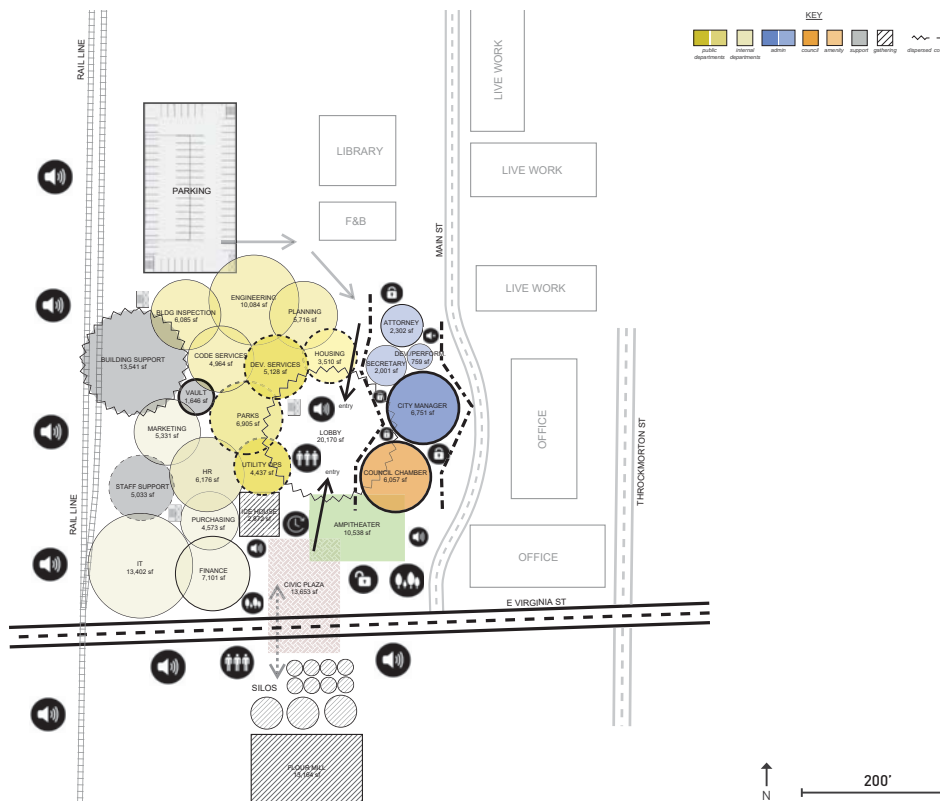
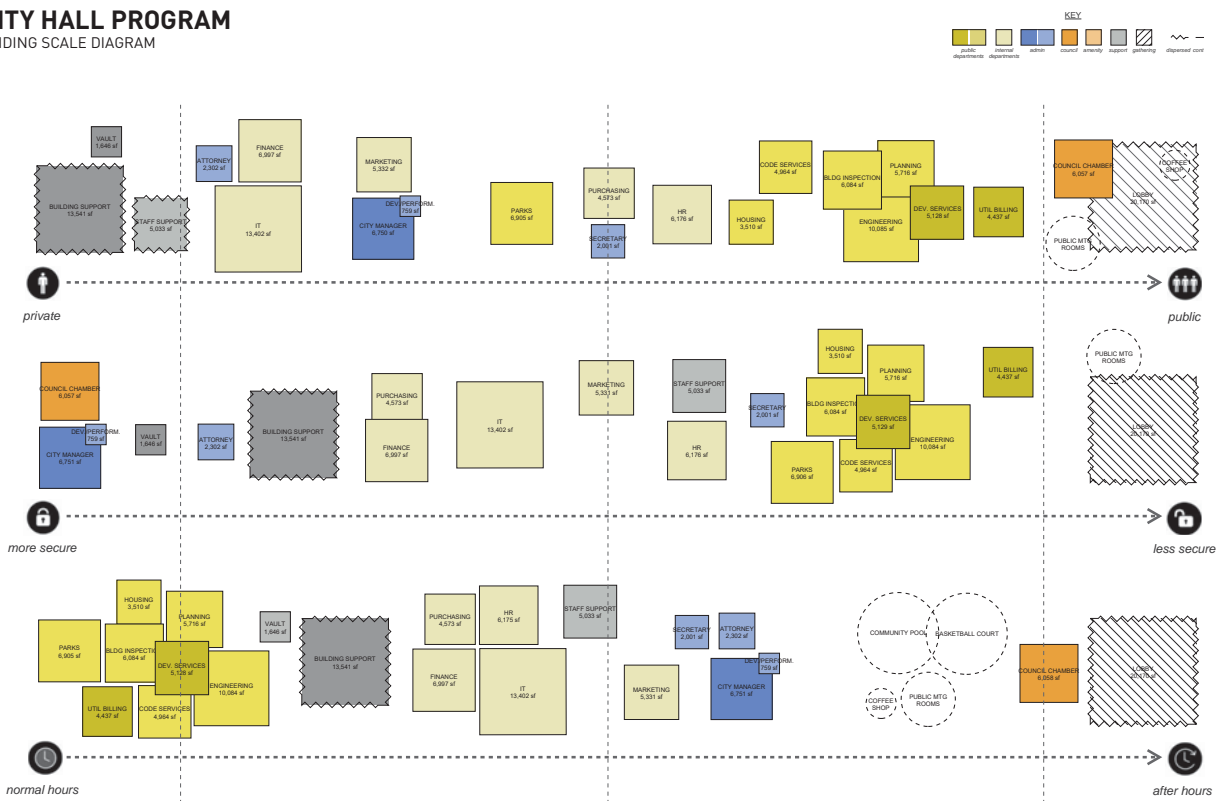
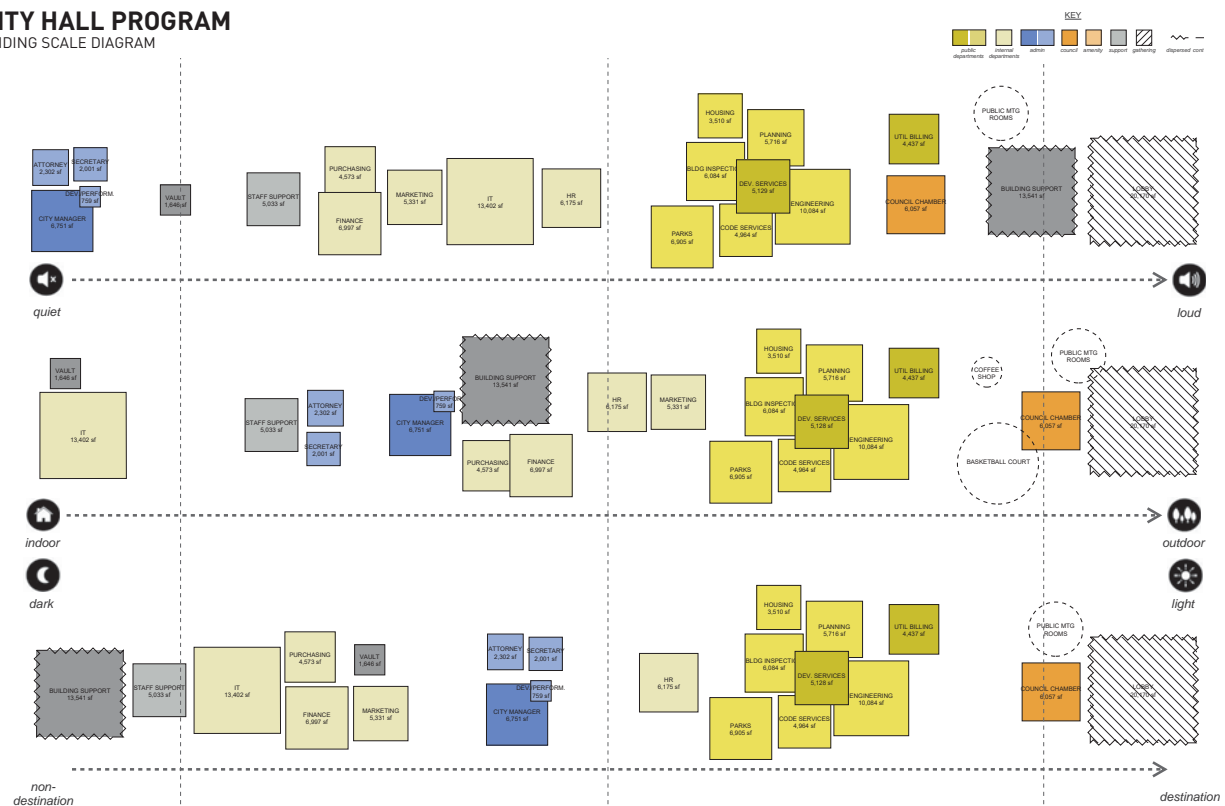


Exhibit A – 21-0406 McKinney City Hall Concept Design

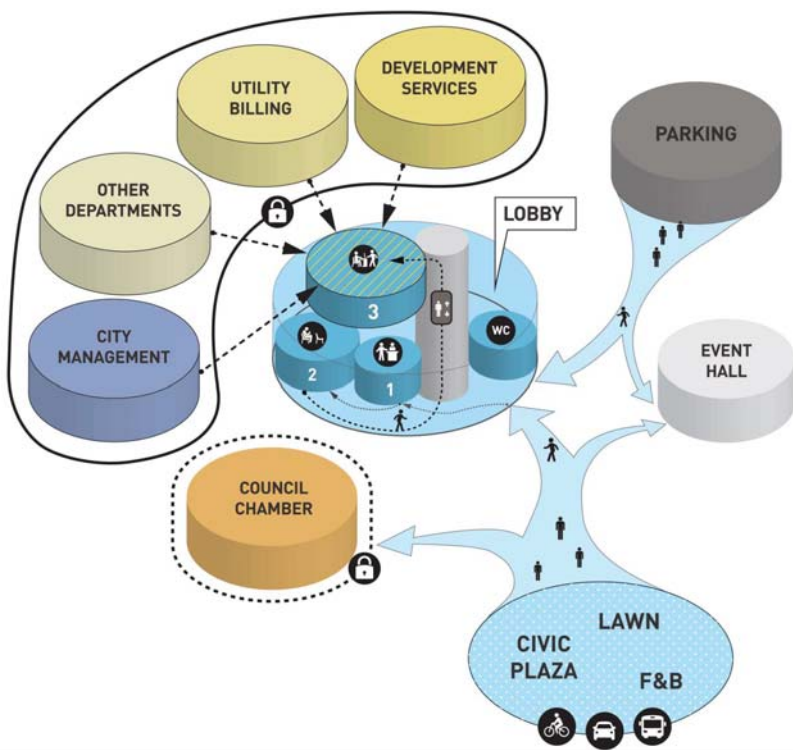
CITY HALL PROGRAM SLIDING SCALE DIAGRAM



CITY HALL PROGRAM SLIDING SCALE DIAGRAM

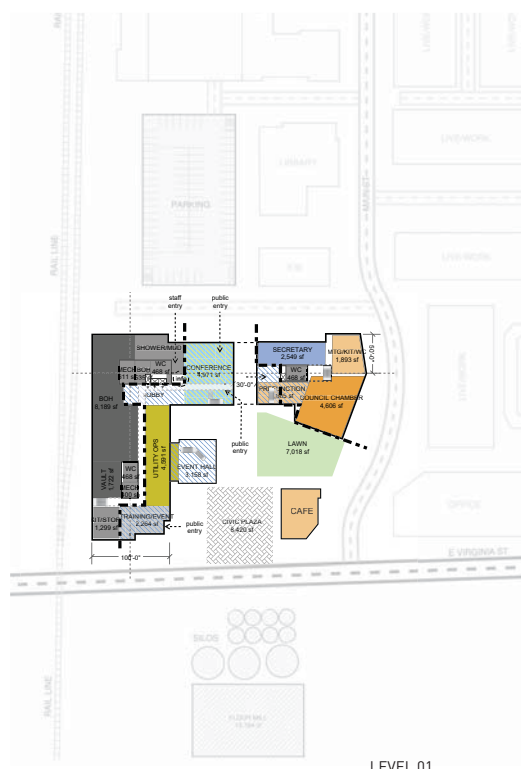
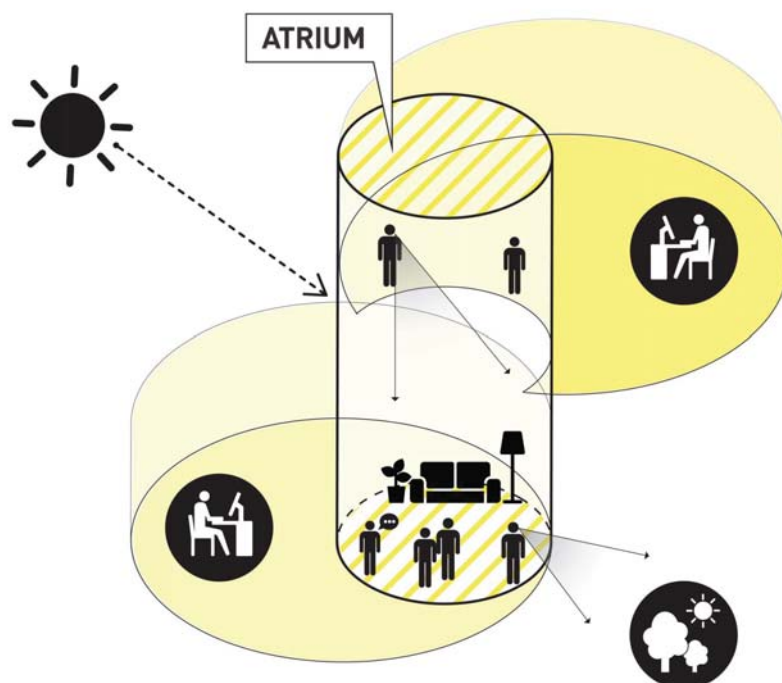


PROGRAM ADJACENCIES MCKINNEY CITY HALL



PROGRAM ADJACENCIES

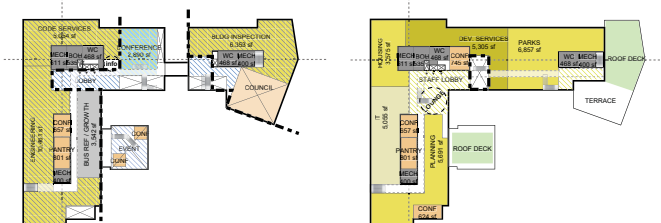
MCKINNEY CITY HALL



LEVEL 01

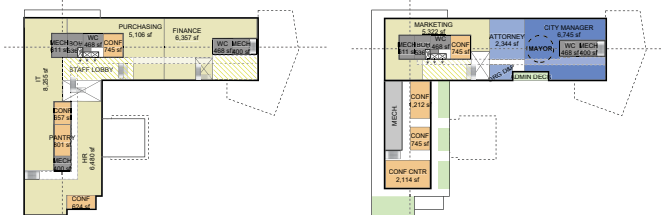
PROGRAM LAYOUT - LEVELS 1-5
MCKINNEY CITY HALL

- COUNCIL CHAMBER FACING PLAZA
- CITY ADMIN ON LEVEL 5, FULL PANORAMIC VIEW OF CITY
- PUBLIC LOBBY/ENTRY WEST OF BREEZEWAY, LARGE CONFERRING CENTER
- SEPARATE AND SECURE STAFF ENTRY THROUGH MUD ROOM
- MULTILEVEL STAFF LOBBY ATRIUM BETWEEN LEVELS 3-5



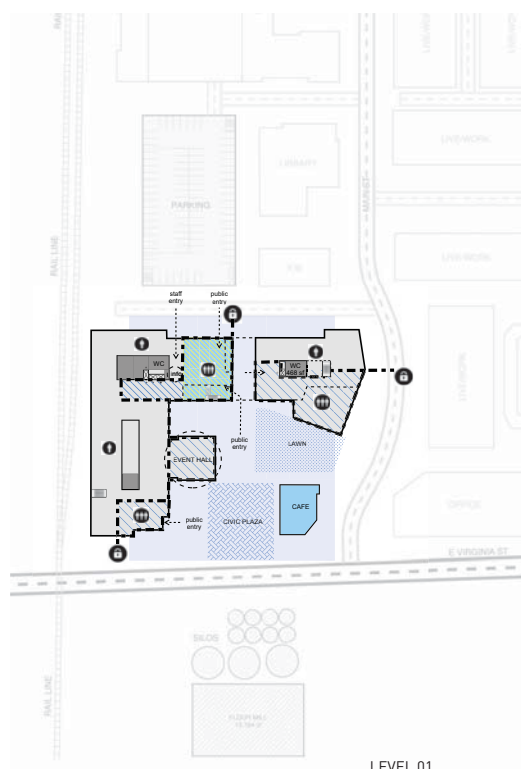
LEVEL 02

LEVEL 03



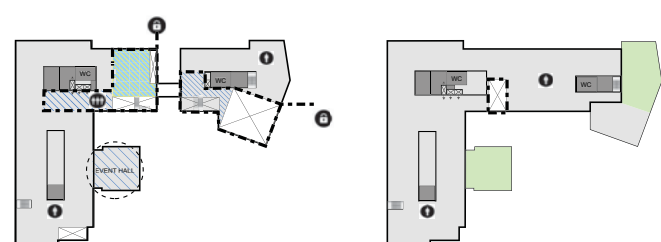
LEVEL 04

LEVEL 05



LEVEL 01

PUBLIC / PRIVATE - LEVEL 1-3
MCKINNEY CITY HALL



LEVEL 02

LEVEL 03

Exhibit A – 21-0406 McKinney City Hall Concept Design

LEVEL 1

PROGRAMMING STUDIES



LEVEL 2

PROGRAMMING STUDIES



LEVEL 3

PROGRAMMING STUDIES



LEVEL 4
PROGRAMMING STUDIES



LEVEL 5
PROGRAMMING STUDIES



LEVEL 6
PROGRAMMING STUDIES



CURRENT WORKSPACE
EXISTING VIEW



VIEW SOUTH FROM LEVEL 3 STAFF PANTRY ADJACENT TO STAFF ATRIUM
RENDERING



VIEW SOUTH FROM LEVEL 3 STAFF PANTRY ADJACENT TO STAFF ATRIUM
RENDERING



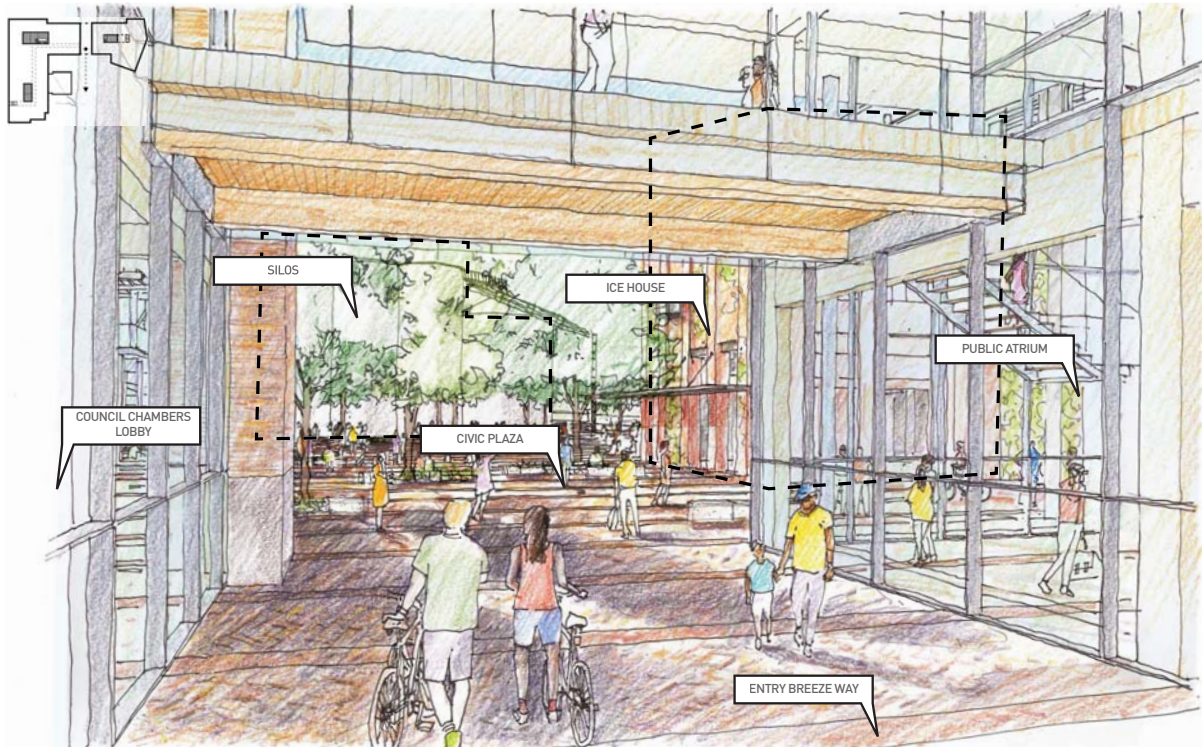
VIEW SOUTH TOWARDS SILOS
EXISTING VIEW



VIEW SOUTH TOWARDS PLAZA AND SILOS BEYOND BREEZEWAY
RENDERING



VIEW SOUTH TOWARDS PLAZA AND SILOS BEYOND BREEZEWAY
RENDERING



VIEW WEST TOWARDS ICE HOUSE
EXISTING VIEW



VIEW WEST ACROSS CIVIC PLAZA TOWARDS RE-PURPOSED ICE HOUSE
RENDERING



VIEW WEST ACROSS CIVIC PLAZA TOWARDS RE-PURPOSED ICE HOUSE
RENDERING



MCKINNEY CITY HALL

CONCEPT DESIGN PRESENTATION

MAY 18, 2021



THANK YOU

THE NCS™

THE NATIONAL COMMUNITY SURVEY™

Results for the City of McKinney, TX

May 2021



Civic Communication & Analytics Platform

Smarter, better connected communities. A civic surveying, policy polling, and constituent communication tech platform.



Advanced Survey Science & Performance Analytics

Data insights to help communities move forward. The premiere provider of professional civic surveys and performance benchmarking analyses.

Questions about our product?

Visit www.polco.us to learn more

Exclusive partners of:



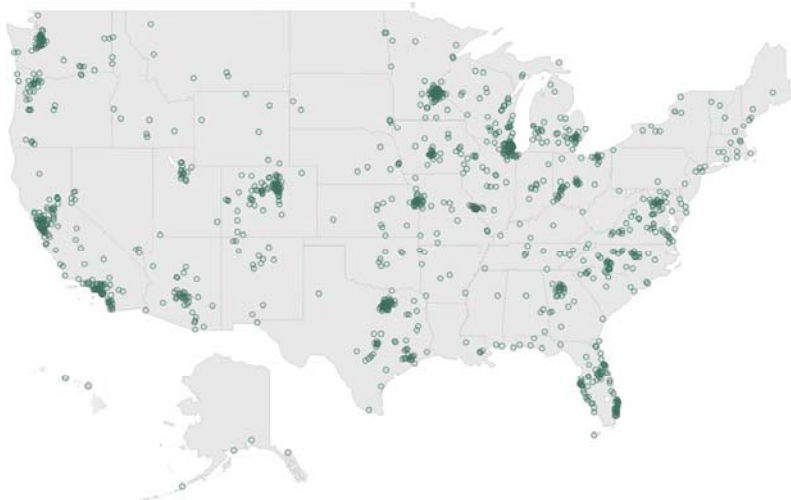
The National Community Survey™



Role of Community Surveys in Local Governance



National Benchmark Comparison Database



More than **500** comparison communities across the nation.

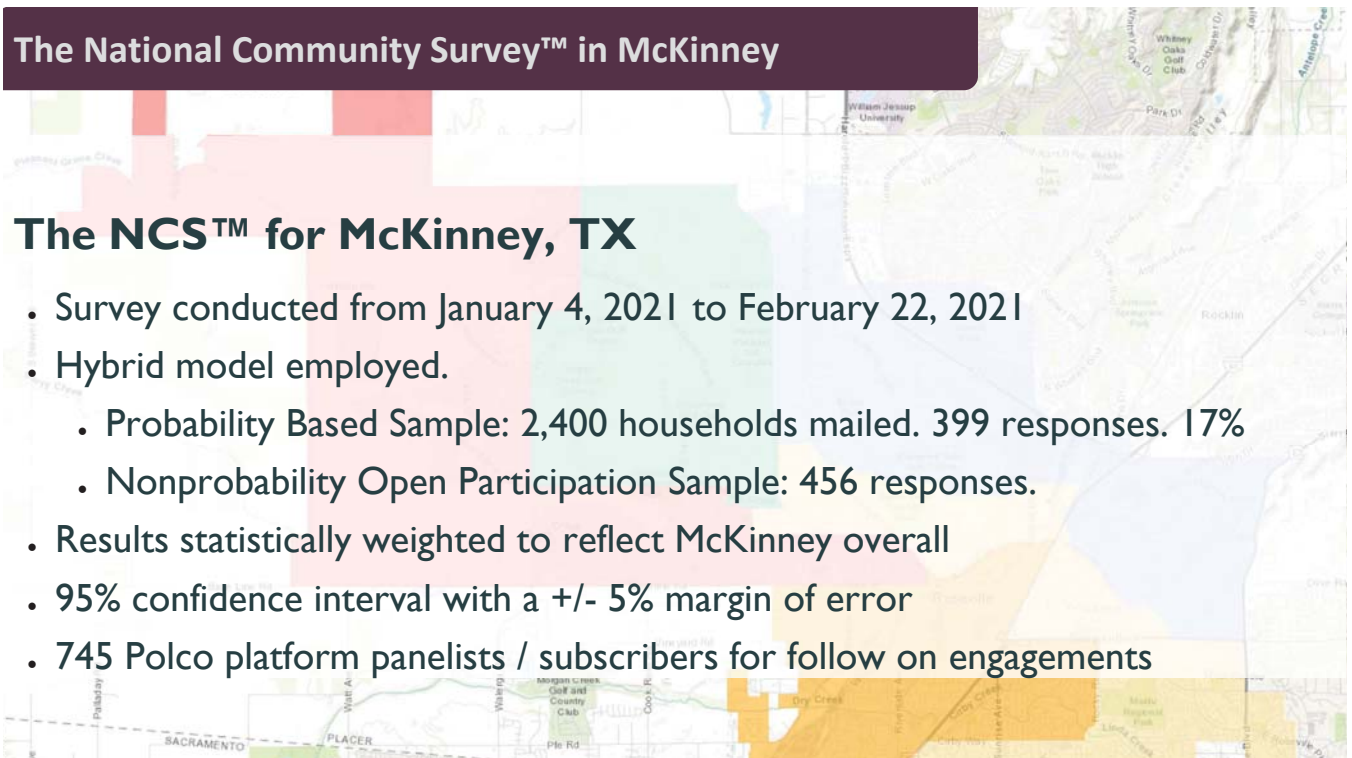
Representing the opinions of more than **50 million** residents.



The National Community Survey™ in McKinney

The NCS™ for McKinney, TX

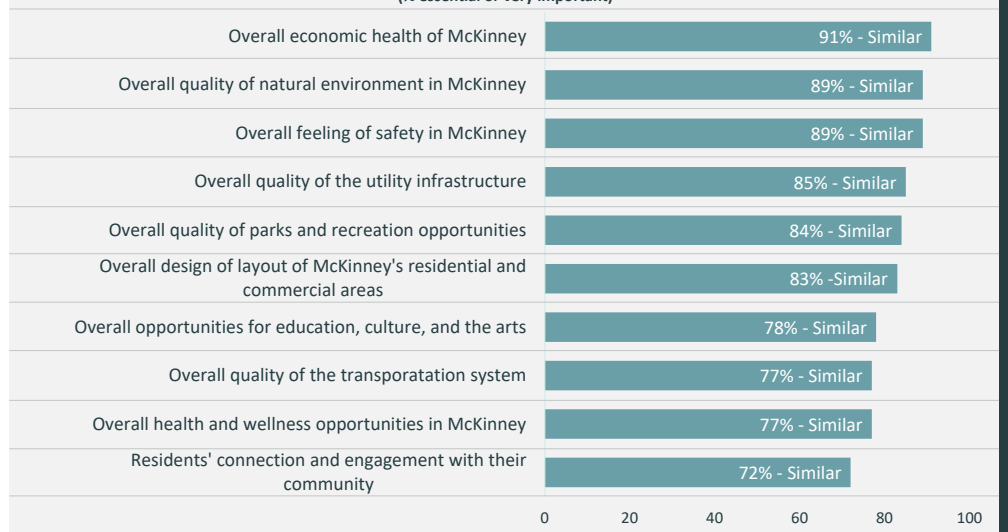
- Survey conducted from January 4, 2021 to February 22, 2021
- Hybrid model employed.
 - Probability Based Sample: 2,400 households mailed. 399 responses. 17%
 - Nonprobability Open Participation Sample: 456 responses.
- Results statistically weighted to reflect McKinney overall
- 95% confidence interval with a +/- 5% margin of error
- 745 Polco platform panelists / subscribers for follow on engagements



Overview of Survey Results

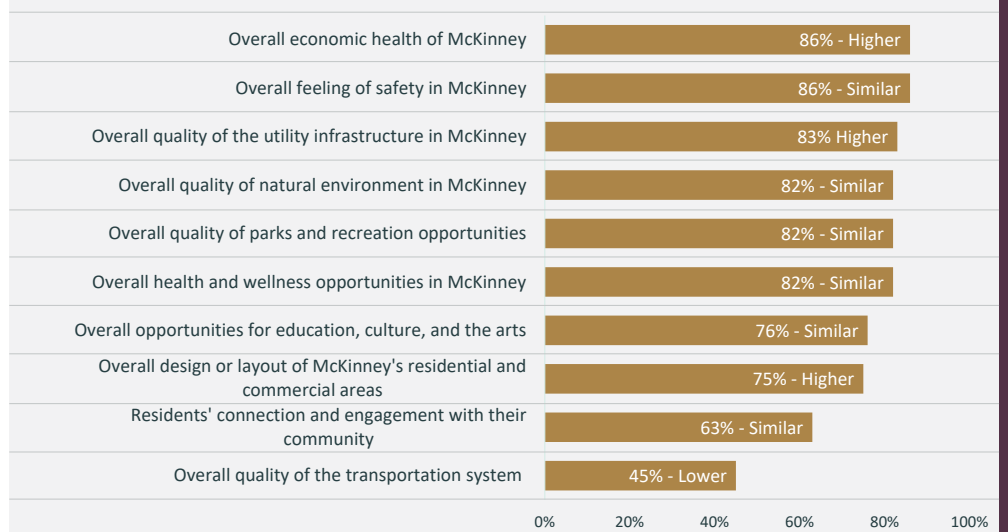
Priority Areas for Focus

Please rate how important, if at all, you think it is for the McKinney community to focus on each of the following in the coming two years.
(% essential or very important)



Facets of Community Livability

Please rate each of the following characteristics as they relate to McKinney as a whole.
(% excellent or good)



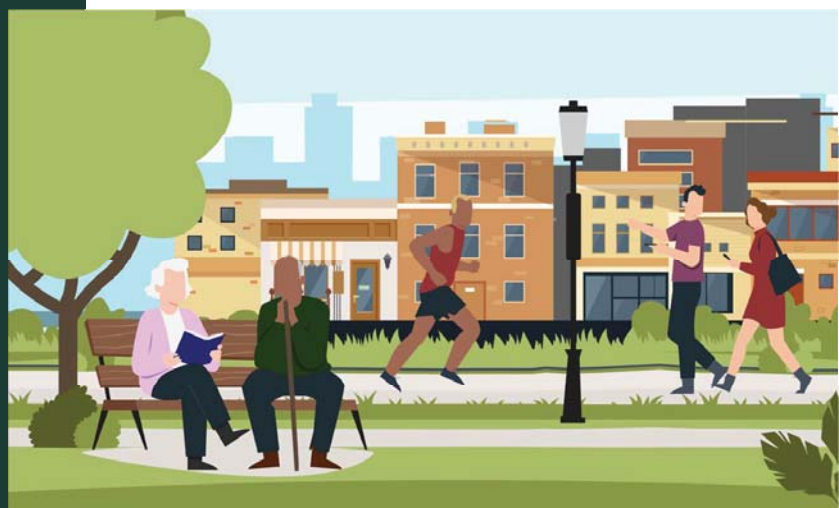
Facets of Livability in McKinney

Commensurate Levels of Quality and Importance

- Economy
- Safety
- Utilities
- Parks and recreation
- Community design
- Education, arts, and culture
- Inclusivity and engagement
- Mobility



Quality of Life in McKinney

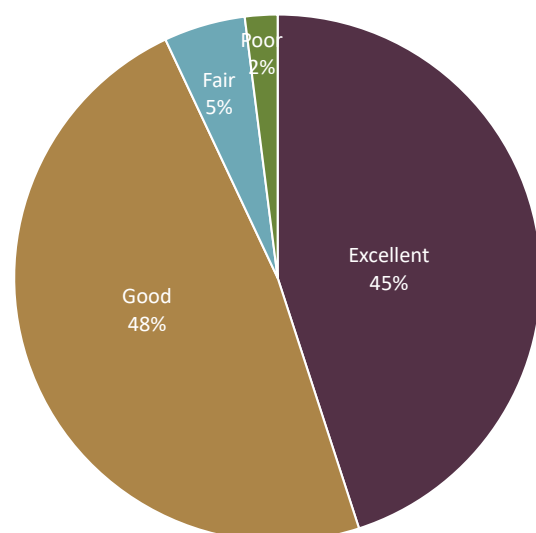


Overall Community Quality

↑ Higher than the national benchmark



At least
9 in 10
respondents rated the overall
quality of life in McKinney as
excellent or good ↑



Quality of Life



95% of residents rated McKinney as a place to live as excellent or good. ↑

93% gave positive marks to the overall image/reputation of McKinney. ↑

↑ Higher than the national benchmark



Resident Support for McKinney

93%

of community members recommend living in McKinney to someone who asks

89%

of resident's plan on remaining in McKinney for the next 5 years

Percent very likely or somewhat likely

Available Resources in McKinney

All higher than the national benchmark

83% Health services

81% Availability of affordable quality health care

75% Availability of preventative health services

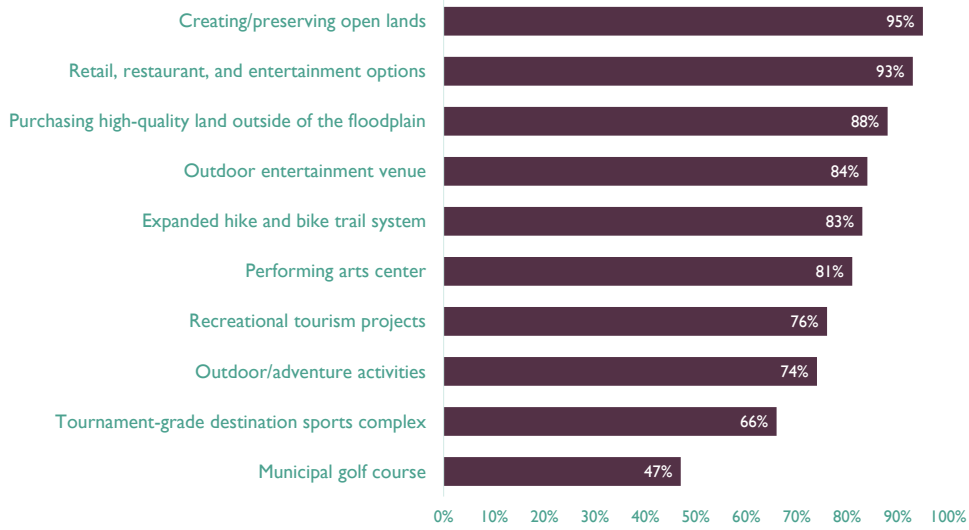
62% Availability of affordable quality mental health care



Percent excellent or good

Amenities for Improving Quality of Life in McKinney

Please indicate how much of a priority, if at all, each of the following amenities are to you for improving the quality of life in McKinney:



Percent high priority or somewhat priority

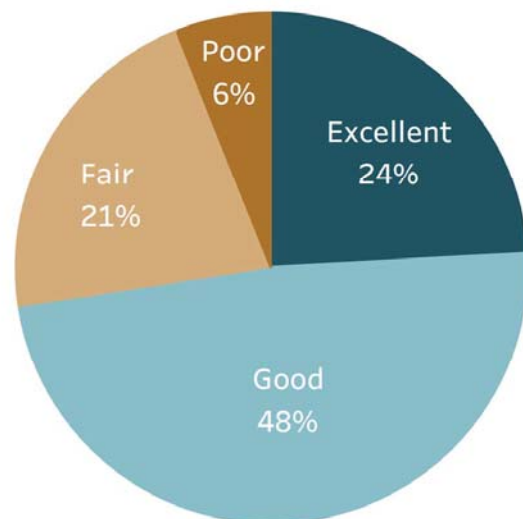


Governance

Overall Governance Quality



At least **8 in 10** respondents rated the overall quality of services provided by the City of McKinney as excellent or good



McKinney Government Performance

↑ Higher than the national benchmark

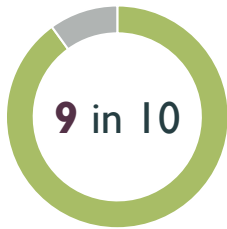
Greater than 6 in 10

Percent excellent or good

- Overall customer service by McKinney employees
- Treating residents with respect ↑
- Public information services
- Being honest ↑
- The overall direction that McKinney is taking ↑
- Generally acting in the best interest of the community ↑
- Overall confidence in McKinney government ↑
- Being open and transparent to the public ↑
- Treating all residents fairly ↑
- The job McKinney government does at welcoming resident involvement ↑
- Informing residents about issues facing the community
- The value of services for the taxes paid to McKinney ↑

Sources of Information About McKinney

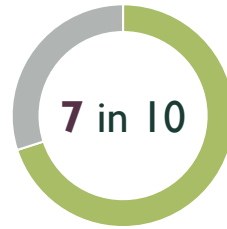
Please indicate how much of a source, if at all, you consider each of the following to be for obtaining information about the City government and its activities, events and services



City website (95%)



City communications via social media (80%)



City electronic newsletter (77%)



City council meetings (68%)

City online annual report (68%)

Word-of-mouth (74%)

Talking with City officials (65%)

Local newspapers (71%)

Homeowner's Association communications (66%)

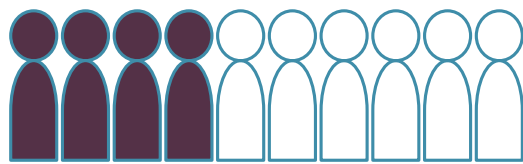
Water bill inserts (63%)

Percent major source or somewhat source

Mobility in McKinney

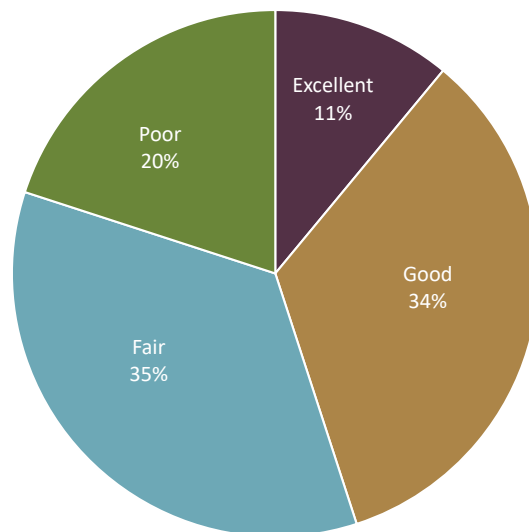


Overall Quality of the Transportation System



At least
4 in 10

respondents rated the overall quality of services provided by the City of McKinney as excellent or good *



Mobility in McKinney

All higher than the national benchmark

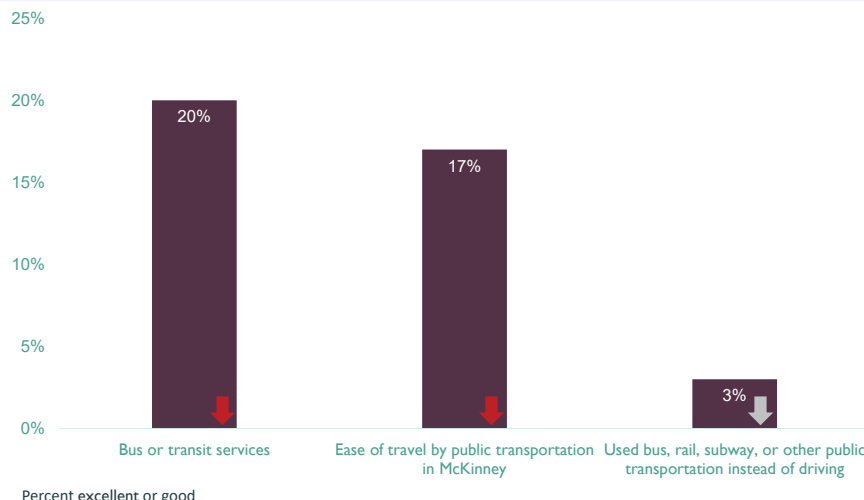
84% of community members positively rated the ease of travel by car in McKinney.

66% of respondents think traffic flow on major street is excellent or good.

63% of McKinney residents gave positive marks to street repair.

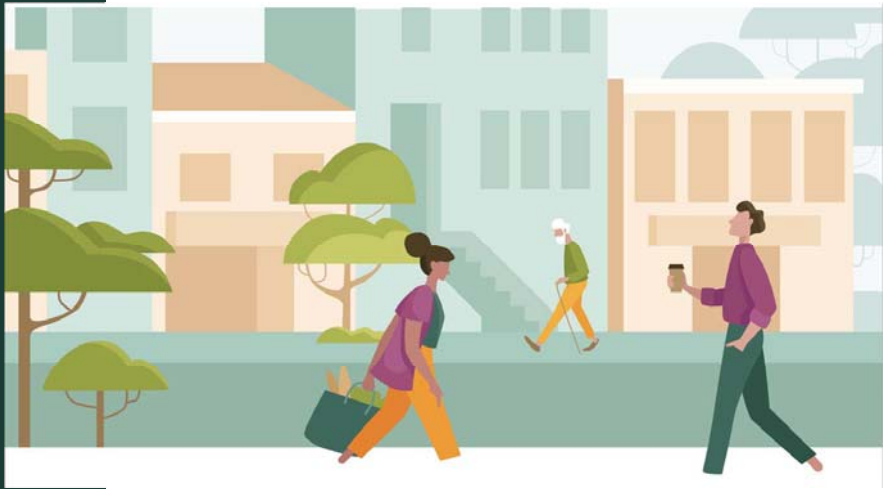
Percent excellent or good

Public Transportation in McKinney



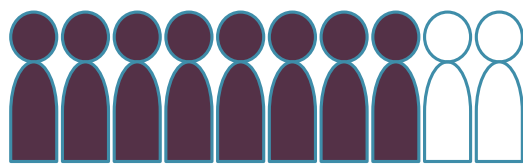
Percent excellent or good

McKinney's Economy

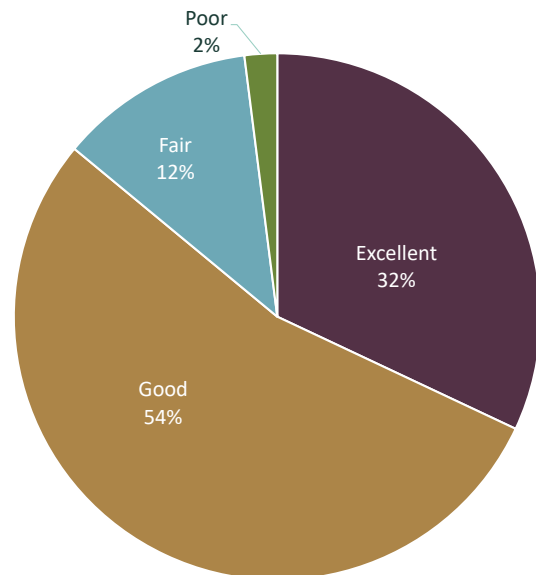


Overall Economic Health

↑ Higher than the national benchmark



At least **8 in 10** respondents rated the overall economic health of McKinney as excellent or good ↑



Economic Activity in McKinney

↑ Higher than the national benchmark

↑ Much higher than the national benchmark

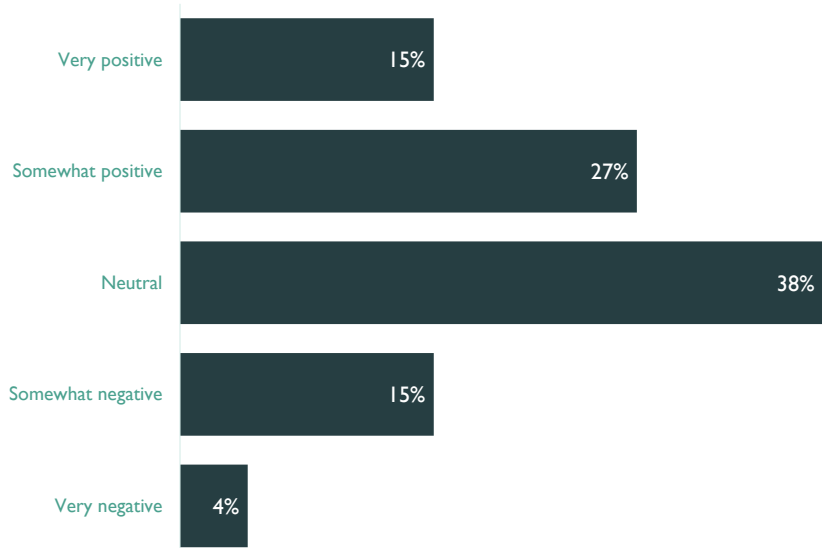


Percent excellent or good

Household Income

Higher than the national benchmark

Almost half of the survey respondents believe the economy will have a positive impact on their income in the six months following the survey, highlighting an interesting comparison to the national averages in the face of the COVID-19 pandemic.




Civic Communication & Analytics Platform

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Continue Engagement Through The Policy Lifecycle

Don't let the community input and dialogue conclude with the survey.



Identify opportunities for improvement. Engage along the way to cultivate buy in. Demonstrate Progress. Repeat.

It's Easy To Continue To Engage Your Panel

Post



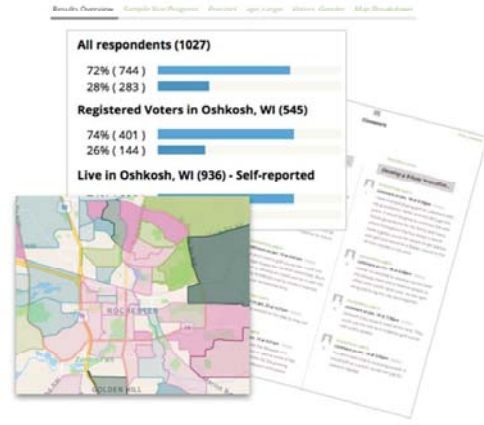
- Library of professional civic content
- Easily post custom surveys & polls

Share



- Representative samples of households
- Accumulating residents on digital panels

Analyze

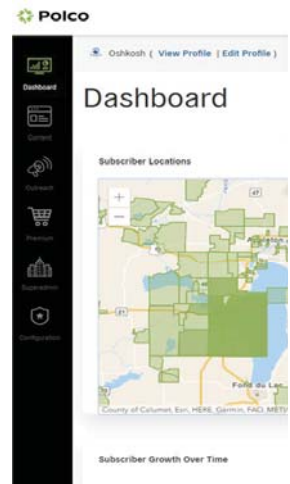
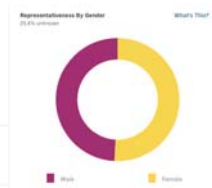
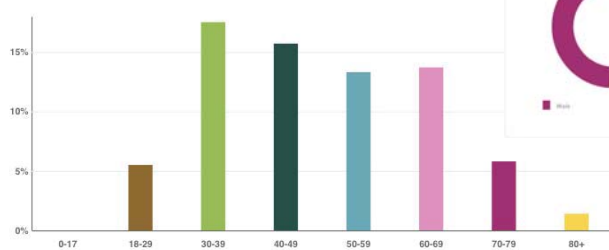


- Maps, trendlines and dashboards
- Advanced benchmarking analyses

The Process Deliver Great Outcomes

- More participation
- Good government
- More Informed participation
- Data driven performance management
- Better balanced participation
- Save staff time and effort

Representativeness By Age
27.2% unknown



Conclusions

McKinney residents enjoy a high quality of life and the availability of important resource contribute to the high marks.

Residents are pleased with their local government.

Community members see improvements in mobility, but public transportation may be an area of opportunity for McKinney.

The economy performs well in McKinney.

Continue to engage with the residents, grow your connectivity, and demonstrate progress.