

MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

JULY 17, 2013

The McKinney Community Development Corporation met in work session in the Dowdy Board Room, 5900 S. Lake Forest Drive, Suite 110, McKinney, Texas, on July 17, 2013 at 12:00 p.m.

Chairman George Fuller called the meeting to order at 12:05 p.m.

Board members present: George Fuller, Scott Elliott, Jason Burrell, Kevin Griffin, Dan Hall, and Michael Puhl. Board member Colleen Smith was absent.

Staff present: Executive Director Cindy Schneible, Marketing and Research Specialist Cayti Huston, and MCVB Administrative Assistant Vanesa Baggett.

There were several guests present.

The new Deputy City Manager Jose Madrigal was introduced to the board.

Cindy Schneible introduced Dwayne Brinkley with Brinkley Sargent.

13-699 Consider/Discuss/Act on aquatic facility project and recommendation to City Council (Dwayne Brinkley, Brinkley Sargent). Dwayne Brinkley gave a presentation on aquatic facilities. He reviewed different aspects of aquatic facilities, including the competitive swimming components. The majority of people that compete use 25 yard pools, including high schools. Mr. Brinkley reviewed the recapture rate for pools with various amenities. The average recapture rate for a 25 x 25 leisure pool is 72%; an outdoor leisure pool with lanes is 114%, and indoor pools with leisure and lap lanes is 97% recapture.

\$20 million option: includes outdoor water park, 25 x 25 indoor pool and dry side recreation area, and outdoor leisure pool.

\$25 million option: Includes dry side, 25 x 25 leisure, outdoor leisure, some indoor leisure facilities, and outdoor water park.

City Manager Jason Gray stated funds would need to be set aside to cover costs to keep the pool updated.

The depth for a leisure pool is typically four feet deep. In a competitive pool the depth is typically six feet deep to allow swimmers to dive off starting blocks. The water temperature is typically a little cooler in a

competitive pool, also. Michael Puhl asked about the cost saving if the diving component were left out. Mr. Brinkley stated the cost saving is not very significant.

Scott Elliott asked about financing the project, and how the school district will be involved in the project. Mr. Gray stated he has had conversations with the school district superintendent. The school involvement will most likely be lane rentals.

Michael Puhl asked about the timeline to present to City Council. Council would like something presented by end of summer. Mr. Puhl stated he felt that based on the citizen survey the project needs the fitness center component.

Scott Elliott asked about the construction timeline. Construction time is approximately 15-16 months. The timeline from conception to completion is closer to 2 ½ - 3 years.

Cindy Schneible asked Mr. Gray how detailed the recommendation that is made to council needs to be. Mr. Gray suggested a fairly definitive recommendation be made. Mayor Pro Tem agreed with Mr. Gray. Mr. Gray also suggested presenting a project budget including a contingency, making a recommendation on pool size, the indoor facility amenities, and outdoor amenities.

Cindy Schneible stated there is nine million dollars from city bonds dedicated to an aquatic center.

Mr. Brinkley completed his presentation. Cindy Schneible asked the board to review the handout with citizen comments.

Mayor Pro Tem Ussery stated that Council would like to see the board recommendation for the size of pool, size of facility, cost, and anticipated usage.

Michael Puhl made a motion to adjourn the meeting. The motion was seconded by Scott Elliott. The motion was voted on and passed unanimously. The meeting was adjourned at 1:05 p.m.

GEORGE FULLER
Chairman