

CITY COUNCIL WORK SESSION

AUGUST 6, 2024

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, August 6, 2024 at 3:00 p.m.

The work session was broadcast live on cable television Spectrum Channel 16 and AT&T U-Verse Channel 99; and online at <https://mckinneytx.new.swagit.com/views/130>. A video recording of the meeting is available to members of the public through the City of McKinney meeting archive.

Mayor George Fuller called the work session to order at 3:02 p.m. upon determining a quorum consisting of himself and the following City Council members were present: Mayor Pro Tem Geré Feltus and Councilmembers Justin Beller, Patrick Cloutier, Rick Franklin, and Michael Jones. Councilmember Charlie Philips was absent.

The following City of McKinney staff was present: City Manager Paul Grimes, Assistant City Manager Kim Flom, Assistant City Manager Barry Shelton, Assistant City Manager Steve Tilton, City Attorney Mark Houser, Director of Strategic Services Trevor Minyard, City Secretary Empress Drane, Executive Director of Development Services Michael Quint, Executive Director of Visit McKinney Aaron Werner, Director of Public Works Ryan Gillingham, Director of Airport Ken Carley, MEDC President Michael Kowski, MCDC President Cindy Schneible, MEDC Vice President Michael Talley, Director of Engineering Gary Graham, Director of Planning Jennifer Arnold, Director of Public Safety Greg Conley, Chief Financial Officer Mark Holloway, Director of Human Resources Jim Parrish, Deputy City Secretary Tenitrus Bethel, Assistant Director of Public Works Paul Sparkman, Procurement Services Manager Tracey Epps, Planning Manager Catilyn Strickland, Human Resources Benefits Manager Olivia Nahas, Environmental Manager Kyle Odom, CIP Manager Blake Sills, Fleet Services Manager Israel Blanco, Affordable Housing Administrator Cristel Todd, Buyer I Janita Roberts, Community Services Administrator Shirletta Best, Planner II Jake Bennett, Planner I Cassie Bumgarner, Planner I Stewart Starry, Senior Engineer I Daniel Still and IMCA Fellow Larenz Taylor.

There were approximately thirty (30) members of the public present in the audience, including the following appointed officials: McKinney Community Development Corporation (MCDC) Board Chair Angela Richardson-Woods, MCDC Vice Chair David Kelly, MCDC Secretary David Riche, MCDC Treasurer Deborah Bradford MCDC Board members Joy Booth, Chris Wilkes, and Marks Lloyd; McKinney Economic Development Corporation (MEDC) Board Chair Brian Loughmiller, MCDC Secretary Thad Helsley, MEDC Board members Mark Dennisen, Scott Woodruff; and Historic Preservation Advisory Board Chair Betty Petkovsek.

Mayor Fuller called for Public Comments on Agenda Items. There were requests to speak.

Mayor Fuller called for discussion on regular meeting agenda items for the City Council Regular Meeting to be held on Tuesday, August 6, 2024 at 6:00 p.m.

Mayor Fuller discussed agenda item 24-0043Z3 *Request to Rezone the Subject Property from C2 – Local Commercial District to C3 – Regional Commercial District, Located at 1565 North Hardin Boulevard.*

Mayor Fuller called for the Work Session Items:

24-1823 Consider/Discuss the 457(b) Deferred Compensation Plans Under the Comprehensive Benefits Offered to City of McKinney Employees

Mayor Fuller called for public comments on Work Session items.

John David Rulon addressed the Council regarding the Metal Silos.

A presentation provided to the City Council, by Mr. Rulon, not posted on the meeting agenda, is included in these minutes as *Appendix A: The Silos*

24-1824 Consider/Discuss a Request and Proposal for Metal Silos Property at 406 E. Virginia Street

24-1825 Consider/Discuss Charter Sections and Related Election Propositions for a Potential Charter Amendment Election

Mayor Fuller called for Council Liaison Updates regarding City Boards & Commissions. There were no updates at this time.

Mayor Fuller called the Executive Session at 4:34 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 551.072. Deliberations about Real Property

- Honey Creek Development Agreement
- Downtown City-Owned Redevelopment Update

C. Section 551.087. Deliberation Regarding Economic Development Matters

- CR JW Hotel, LLC
- Project Mirage
- Project Terrigen
- Project Hemisphere

A quorum of the City Council consisting of Mayor Fuller, Mayor Pro Tem Feltus and City Councilmembers Beller and Cloutier returned from Executive Session at 5:52 p.m. No action was taken on items discussed in Executive Session.

Councilmembers present unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Cloutier, to adjourn the Work Session at 5:52 p.m.

These minutes were approved by the City Council on August 20, 2024.

SIGNED:

GEORGE C. FULLER, Mayor
GERÉ FELTRUS, Mayor Pro Tem

ATTEST:

EMPRESS DRANE, City Secretary
TENITRUS BETHEL, Deputy City Secretary

City of McKinney, Texas

Appendix A: The Silos
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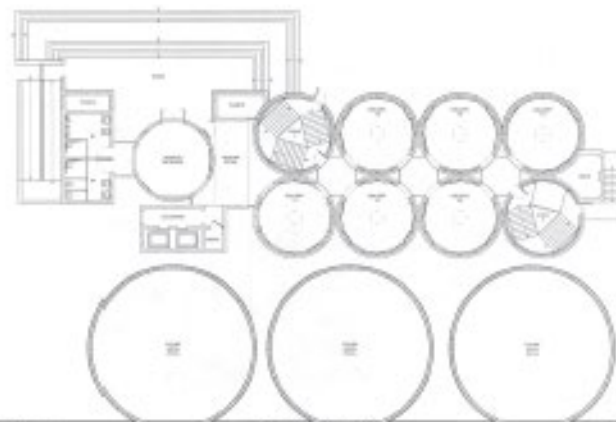
The Silos
City of McKinney Art Museum
Thursday April 11, 2024

Attendees:
Betsy Walker, Assistant City Manager
Patrick Anderson, Facility Construction Manager
Karen Whelan, Executive Director of McKinney
Andrew Jones, Director of the Cultural District and Main Street McKinney
Amanda Brantner, Mayor of The Town of McKinney

Presenters:
John David Fisher, Design Architect
ENR, Cliftonville, Condon Architecture & Design



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This project would be an amazing draw for the local people of McKinney as well as regionally, nationally and even internationally. This museum would offer multitude of ways to display art. The 36 individual gallery spaces on six levels plus an observation/roof sculpture-garden on the seventh level provide a unique viewing experience. To be a beautiful, well organized and functioning museum that takes cues from other world class museums such as the Kimbel Art Museum and The Modern in Fort Worth.



Factors considered to convert these non-functioning grain silos into a real working art museum

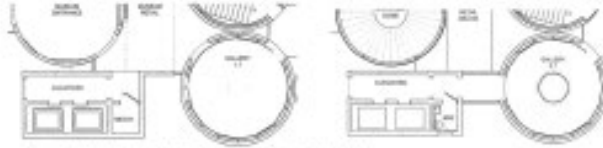
- Provide a simple circulation system at each of the seven new levels created within the group of eight concrete silos. The design offers easy and visually clear circulation between silo gallery spaces.



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Factors considered to convert these non-functioning grain silos into a real working art museum

- Construct a new elevator tower with two standard size elevator that would serve all levels and to the new exit stairs and provide access from the new entry pavilion to all of the silo galleries at all levels.



- Bring natural light into each silo at every level using solar light tubes.
- Within each silo individual light tubes would extend down to a specific level.
- The natural light from the light tube is projected onto a light shelf which then spreads light back up onto the ceiling.



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Factors considered to convert these non-functioning grain silos into a real working art museum

- Provide artificial light into all spaces to feature the art and enhance the spatial volumes
- Newly cast floor slabs with a slight dome shaped under side to better spread both the natural and artificial light.



- Provide an HVAC (Heating, Ventilating and Air Conditioning) system in an inventive way without impacting each of the spaces housed within a concentric ring of just inside the existing concrete cylinders.
- Separate spaces for conditioned air and exhaust air within the ring along with structural steel tubes separating the two types of ventilations.



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Factors considered to convert these non-functioning grain silos into a real working art museum

- Provide a new steel structure to support new raised concrete floor slabs at each of the levels.
- New rectangular steel tubes incorporated in the concentric ventilation system just inside the existing concrete silo walls.

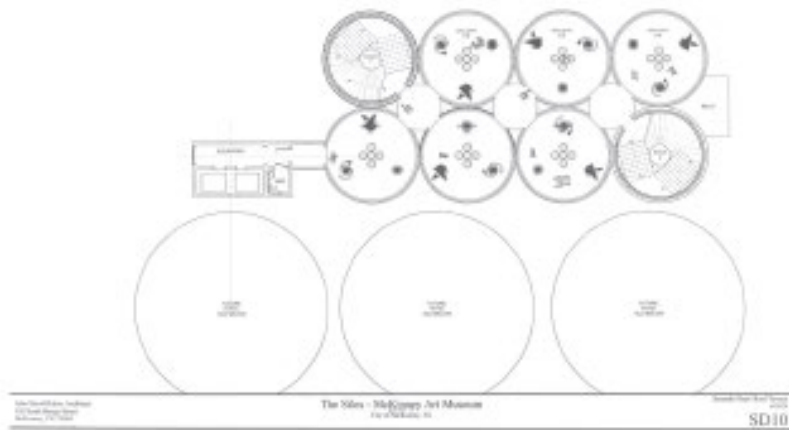
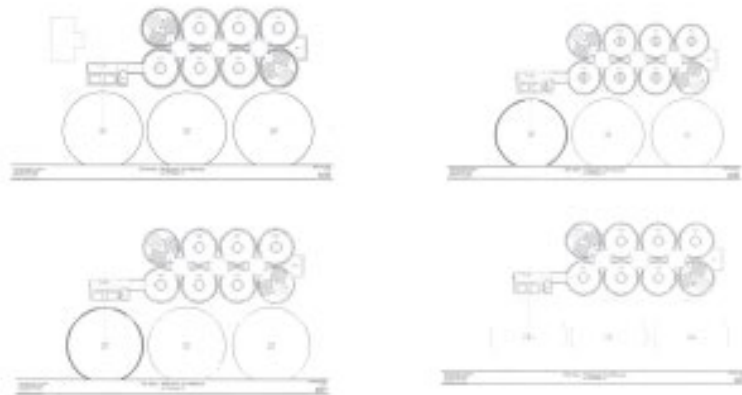
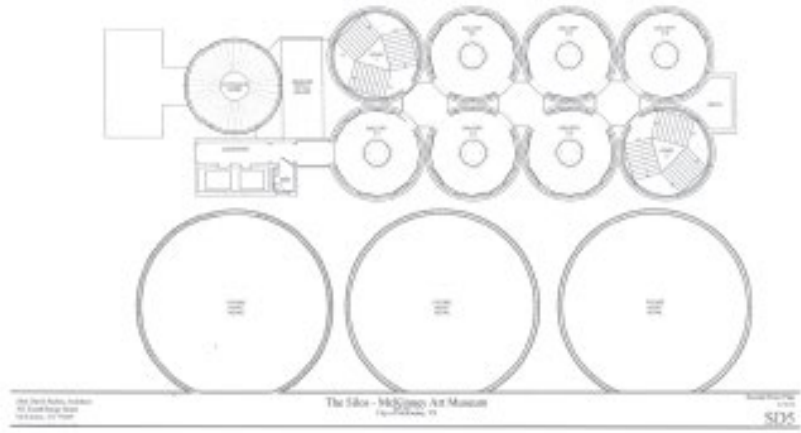


- Provide a mechanical space in the lowest level to avoid any issues with the existing structural foundation and the existing shaped floor when used as a grain silo.



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The King Hill silos

The new city hall will be needed as it sits between various other east side redevelopment projects, including the Flour Mill and Tappan Streets.

Tappan will relocate from its old location. Andrew Street will accommodate green rail with a 25,000 square-foot, four-story building. In addition to connecting the project will also feature a retail wall community welcoming amenity site, a LEI service restaurant, a coffee shop, indoor and outdoor stages, for jobs, and more across Levee.

"Part of our vision while moving to the east side is we're going to bring the fun and the culture and a social environment," Tappan Recovery President Keith Lewis said. "That will help really stimulate a lot of other growth to happen on the east side, and eventually it will benefit the whole city."

The new city hall will be just one street over from the new Tappan site. The two projects will complement each other and help call attention to the east side of the city, Lewis said.

"For the longest time, this just wasn't commensurate on the east side, and it was almost a forgotten area," Lewis said. "And here's our main history there's no main culture. It's just a really neat part of town. Fuller said redevelopment of the east side was part of his regional election campaign. Despite the push for growth, Fuller recognized the potential for negative repercussions on nearby residential communities.

"It's an irony in the fact that the negative aspect of development like this in the older neighborhood is generally gentrification, which comes with potentially pricing people out. That's been something we've been really aware of and cognizant of... [so] we're developing programs that will protect homeowners that are there now," Fuller said.

The silos for the new city hall had been unoccupied for a number of years, with a single industrial building on the site. No residential homes have been displaced by the project. Mayor said, once city hall is completed, the city expects further interest in redevelopment of nearby historic buildings, particularly along Virginia Street and Louisiana Street. Mayor also noted that the 300 publicly-accessible parking spots the city hall complex will provide will give parking relief to existing and future nearby venues.

"This [City Hall] is going to carry us forward long after we're gone and the city grows to a much larger community," City Manager Phil O'Brien said.

Examples of Silo & Concrete Cylinder Art Venues



Oliver Ranch Performance Venue - Sonoma CA



Zellu Museum of Contemporary Art & Music

Thank you
Questions & Comments