

## **CITY COUNCIL WORK SESSION**

**MARCH 15, 2022**

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, March 15, 2022 at 3:00 p.m.

Mayor Fuller called the meeting to order at 3:00 p.m. upon determining a quorum of the City Council was present, the quorum consisting of himself and the following members: Mayor Pro Tem Rainey Rogers, and Council Member Justin Beller, Geré Feltus, Rick Franklin, Charlie Philips, and Patrick Cloutier.

City of McKinney Staff 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, Director of Parks, Recreation & Open Space Michael Kowski, President of McKinney Economic Development Corporation (MEDC) Peter Tokar III, MEDC Executive Vice President of Operations Abby Liu, MEDC Senior Vice President Michael Talley, Director of Engineering Gary Graham, Civil Engineer Tahmidur Rahman, Director of Public Works Ryan Gillingham, Assistant Director of Public Works Paul Sparkman, Street / Drainage Superintendent Edward Garza, Planning Manager Caitlyn Strickland, Planning Manager Paula Nasta, Executive Director of Development Services Michael Quint, Director of McKinney Performing Arts Center & McKinney Main Street Programs Amy Rosenthal, Facilities Construction Manager Patricia Jackson, Fire Chief Danny Kistner, President of McKinney Community Development Corporation (MCDC) Cindy Schneible, Chief Financial Officer Mark Holloway, Deputy City Secretary Joshua Stevenson, City Secretary Records Specialist Juametta Terrell, City Secretary Administrative Assistant Blenda Sims, and City Secretary Empress Drane.

There were four members of the public present, which included MCDC Board Chair Angela Richardson-Woods, MCDC Board Member Jackie Brewer, MCDC Alternate Member David Riche, and Visit McKinney Board Member Jon Dell'Antonia.

Mayor Fuller called for Public Comments regarding agenda items.

Jackie Brewer, 2705 Stonepointe, McKinney TX 75072, spoke regarding agenda item #22-0235.

Mayor Fuller called for discussion of the agenda items for the City Council Regular Meeting to be held, Tuesday, March 15, 2022, at 6:00 p.m. at which time there was no discussion.

Mayor Fuller called for the Work Session agenda items:

**22-0233** Update on East McKinney Projects

**22-0234** Update on Municipal Complex Development

The presentation for agenda item #22-0234 not included on the agenda is included in these minutes as *Appendix A – Municipal Complex Presentation*.

**22-0235** Presentation on Pavement Management Plan - Funding Scenarios

Mayor Fuller called for Council Liaison Comments regarding various Boards & Commissions of the city.

Council Member Charlie Philips commended the Historic Preservation Advisory Board for effectively managing issues presented to that board.

Mayor Fuller called for the Council to meet in Executive Session at 4:15 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

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

- Project DLV

Mayor Fuller reconvened the public Work Session at 5:20 p.m. The Council took no action regarding the Executive Session agenda.

The Council unanimously approved the motion by Mayor Pro Tem Rainey Rogers, seconded by Council Member Geré Feltus, to adjourn the meeting at 5:20 p.m.

Video recording of this meeting is available to the public through the City of McKinney meeting archives.

These minutes approved by the City Council on April 5, 2022.

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GEORGE C. FULLER  
Mayor

ATTEST:

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EMPRESS DRANE  
City Secretary  
JOSHUA STEVENSON  
Deputy City Secretary

City of McKinney, Texas



# MCKINNEY CITY HALL

## CITY COUNCIL UPDATE

MARCH 15, 2022

LAKE | FLATO + Parkhill

### DISTRICT MASTER PLAN

MCKINNEY CITY HALL



### DISTRICT PLAN

MCKINNEY CITY HALL





**SITE PLAN**  
MCKINNEY CITY HALL



**SITE PLAN**  
MCKINNEY CITY HALL



**SITE PLAN**  
MCKINNEY CITY HALL



# **SITE PLAN** MCKINNEY CITY HALL



- legend**
- 01. parallel firelane
  - 02. removable bollards
  - 03. reclaimed blocks
  - 04. curbless street with enhanced paving
  - 05. flex game lawn
  - 06. roof runoff cistern
  - 07. intimate seating nook
  - 08. seat walls
  - 09. main plaza
  - 10. firelane



## **UPDATED EXTERIOR RENDERS** SOUTH EAST CORNER OVERVIEW

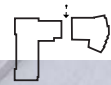


## **UPDATED EXTERIOR RENDERS** SOUTH EAST CORNER

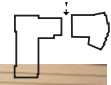




**UPDATED EXTERIOR RENDERS**  
ENTRY FROM NORTH GARAGE



**3D VIEWS**  
DOGRUN APPROACH FROM NORTH GARAGE



**3D VIEWS**  
DOGRUN APPROACH FROM NORTH GARAGE





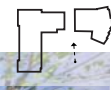
**UPDATED EXTERIOR RENDERS**  
WEST SIDE - EAST ON VIRGINIA



**UPDATED EXTERIOR RENDERS**  
COURTYARD FROM SOUTH WEST



**UPDATED EXTERIOR RENDERS**  
ENTRY CANOPY





**UPDATED EXTERIOR RENDERS**  
ENTRY CANOPY



**UPDATED EXTERIOR RENDERS**  
DOGRUN ENTRY



**COUNCIL CHAMBERS EXTERIOR RENDERS**  
EVENT LAWN





**COUNCIL CHAMBERS EXTERIOR RENDERS**  
COUNCIL CHAMBER EAST



**COUNCIL CHAMBERS EXTERIOR RENDERS**  
NORTH EAST CORNER



**UPDATED EXTERIOR RENDERS**  
PLAZA FROM FLOUR MILL





**COUNCIL CHAMBERS INTERIOR RENDERS**  
COUNCIL LOBBY



**COUNCIL CHAMBERS INTERIOR RENDERS**  
COUNCIL LOBBY



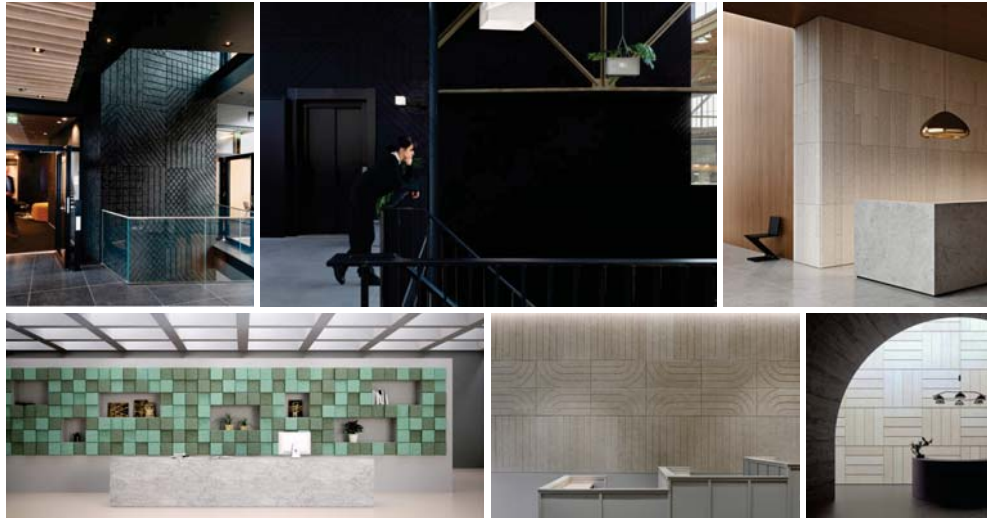
**COUNCIL CHAMBERS INTERIOR RENDERS**  
COUNCIL LOBBY VIEW FROM CHAMBERS





## DIAS BACK WALL INSPIRATION

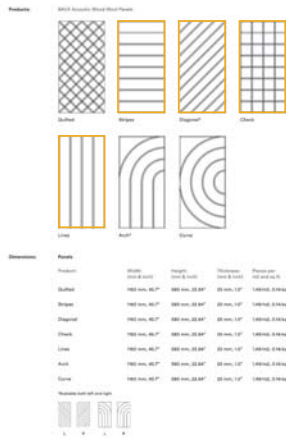
COUNCIL CHAMBER



## PRODUCT INFO

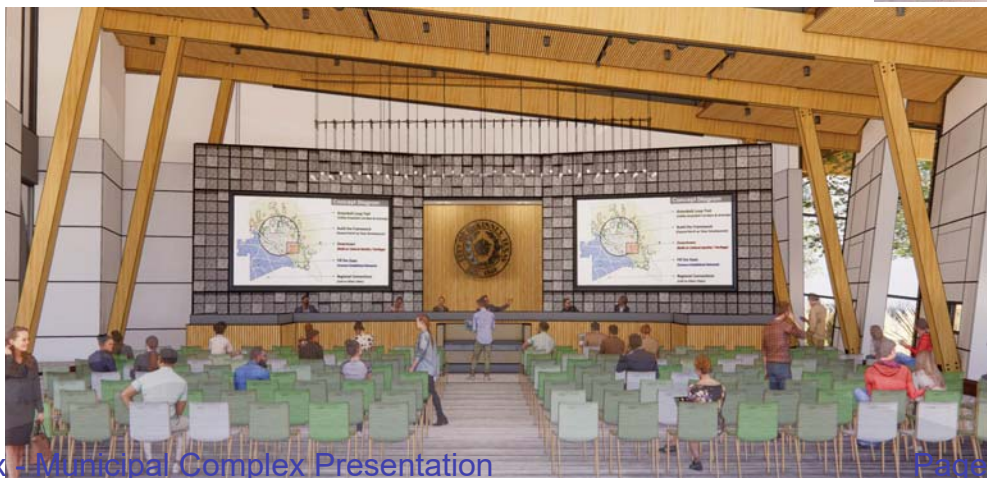
COUNCIL CHAMBER

### Panels

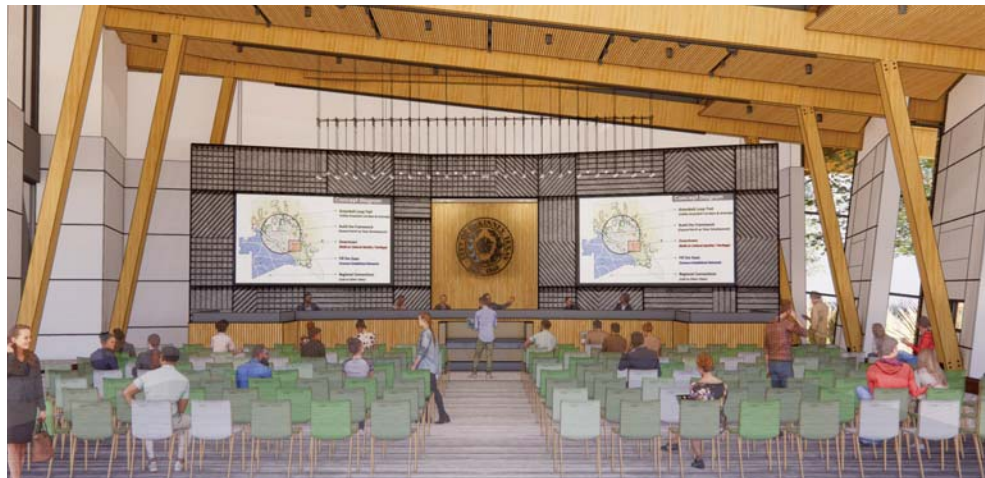


## 3D VIEWS

COUNCIL CHAMBER  
WALL PATTERN 1



**3D VIEWS**  
COUNCIL CHAMBER  
WALL PATTERN 2



**3D VIEWS**  
COUNCIL CHAMBER  
WALL PATTERN 3



**3D VIEWS**  
COUNCIL CHAMBER - DIAS WALL OPTIONS



ACOUSTIC PANELS



OPTION 2

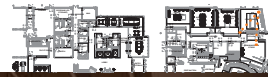


OPTION 1



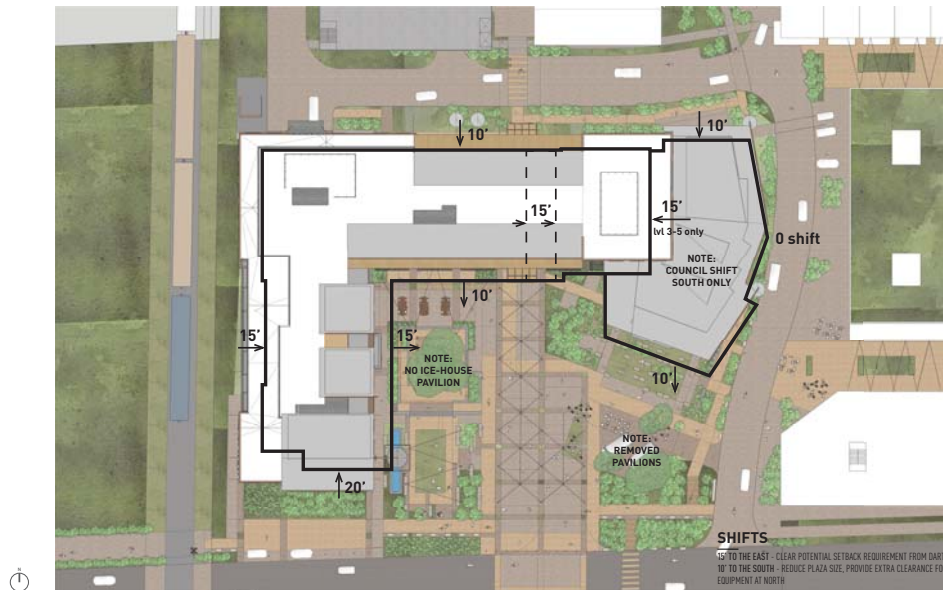
OPTION 3





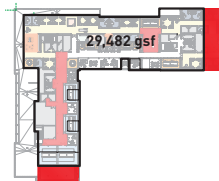
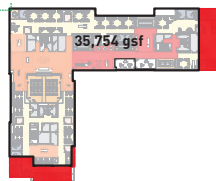
### REDUCTIONS AND SHIFTS SUMMARY

MCKINNEY CITY HALL SITE PLAN



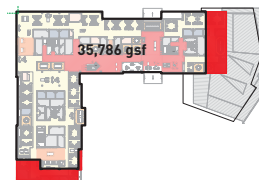
### REDUCTIONS SUMMARY

MCKINNEY CITY HALL



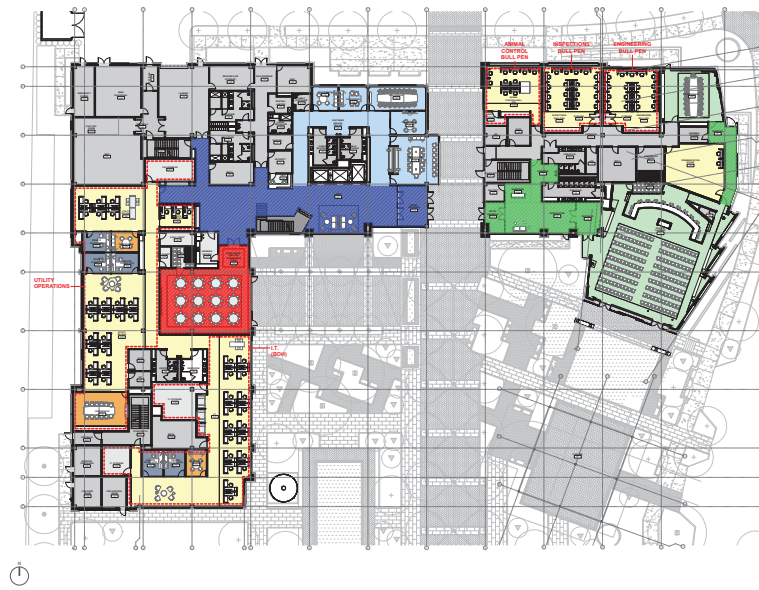
<b>AREA REDUCTION:</b> -19,963 gsf	<b>WORKSTATION COUNT REDUCTION:</b> -17 seats
<b>REVISED BUILDING AREA:</b> 184,297 gsf	<b>REVISED WORKSTATION COUNT:</b> 442 seats

### TOTAL



## FIRST FLOOR

MCKINNEY CITY HALL FLOOR PLAN

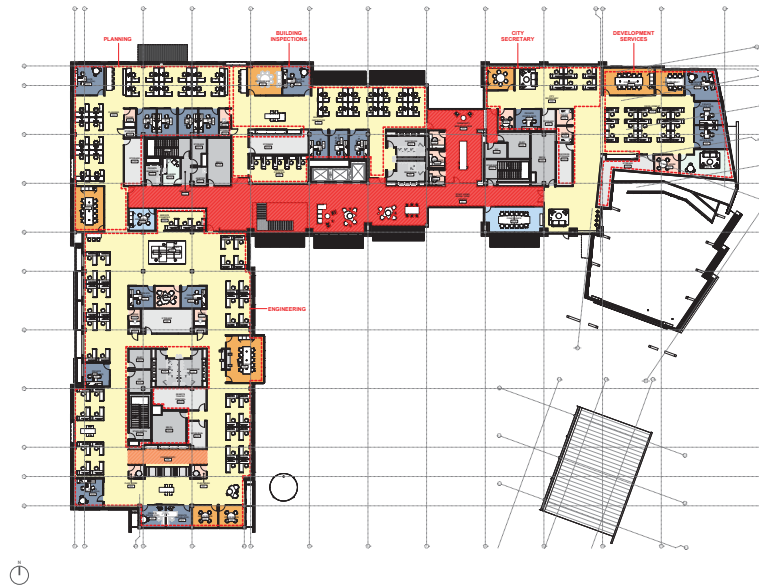


- LOBBY
- PUBLIC CONFERENCE
- COUNCIL
- COUNCIL SUPPORT
- CITY DEPARTMENT
- AMENITY
- PRIVATE CONFERENCE
- PRIVATE OFFICE
- COFFEE COPY
- FLEX
- MISC.
- BOH

CONFERENCE ROOMS, FLEX SPACES, AND PHONE BOOTHS ARE INTENDED TO BE SHARED AMONGST DEPARTMENTS.

## SECOND FLOOR

MCKINNEY CITY HALL FLOOR PLAN

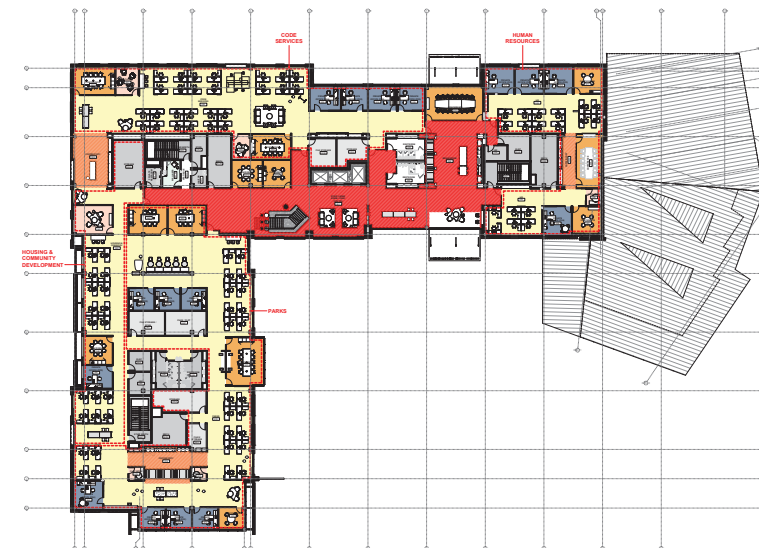


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- MISC.
- BOH

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## THIRD FLOOR

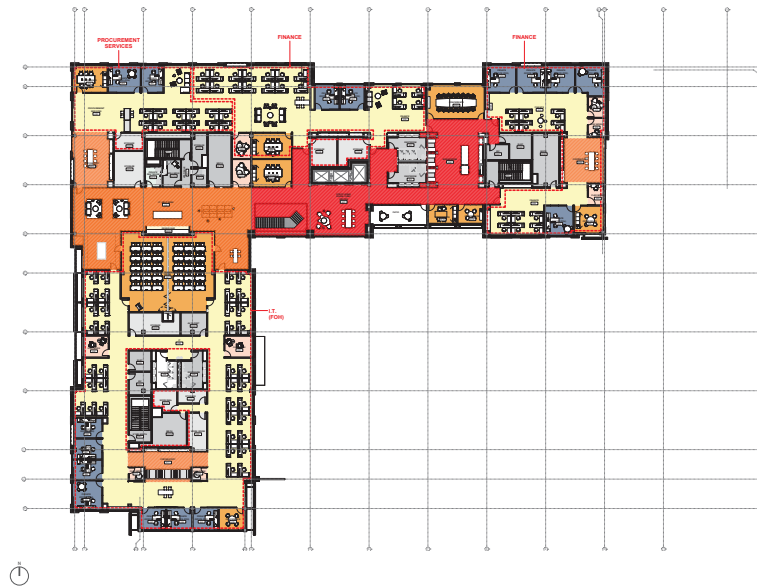
MCKINNEY CITY HALL FLOOR PLAN



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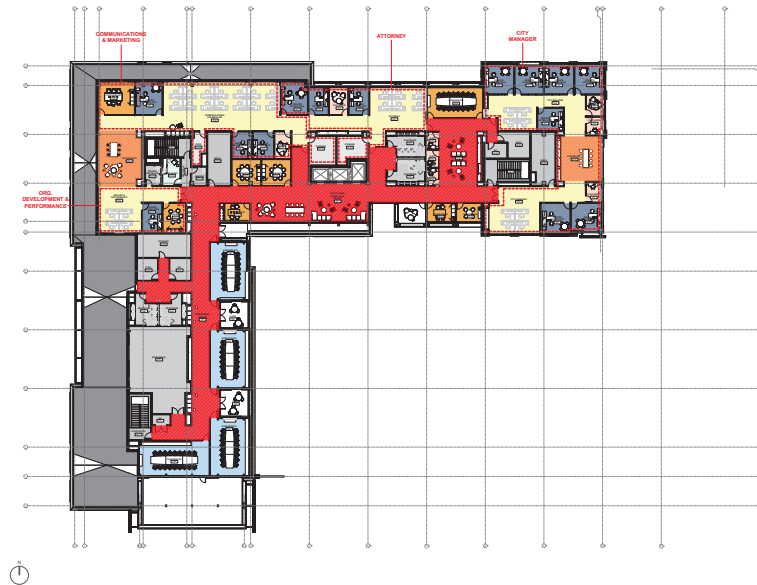
#### FOURTH FLOOR MCKINNEY CITY HALL FLOOR PLAN



- LOBBY
- PUBLIC CONFERENCE
- COUNCIL
- COUNCIL SUPPORT
- CITY DEPARTMENT
- AMENITY
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- PRIVATE OFFICE
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- FLEX
- MISC.
- BOH

CONFERENCE ROOMS, FLEX SPACES, AND PHONE BOOTHS ARE INTENDED TO BE SHARED AMONGST DEPARTMENTS.

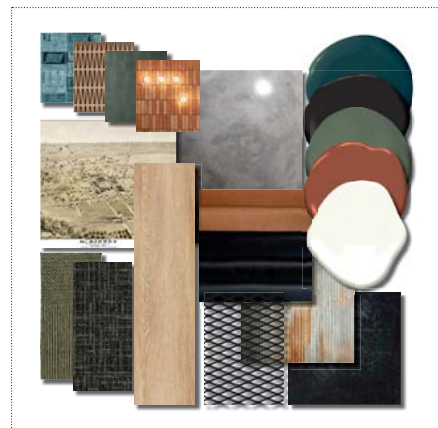
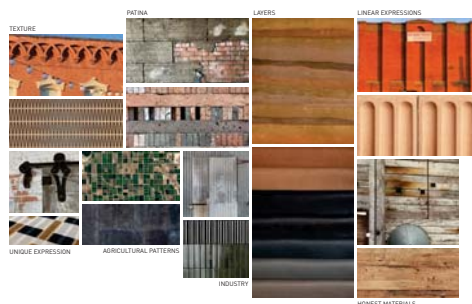
#### FIFTH FLOOR MCKINNEY CITY HALL FLOOR PLAN



- LOBBY
- PUBLIC CONFERENCE
- COUNCIL
- COUNCIL SUPPORT
- CITY DEPARTMENT
- AMENITY
- PRIVATE CONFERENCE
- PRIVATE OFFICE
- COFFEE COPY
- FLEX
- MISC.
- BOH

CONFERENCE ROOMS, FLEX SPACES, AND PHONE BOOTHS ARE INTENDED TO BE SHARED AMONGST DEPARTMENTS.

#### INTERIORS DESIGN DIRECTION CREATING A SENSE OF PLACE





### 3D VIEWS ENTRY VESTIBULE



### 3D VIEWS LEVEL 01 LOBBY



custom lighting  
moment

open stair  
transparency

service portal

easy way finding,  
approachable and  
warm

custom panels  
with steel edging

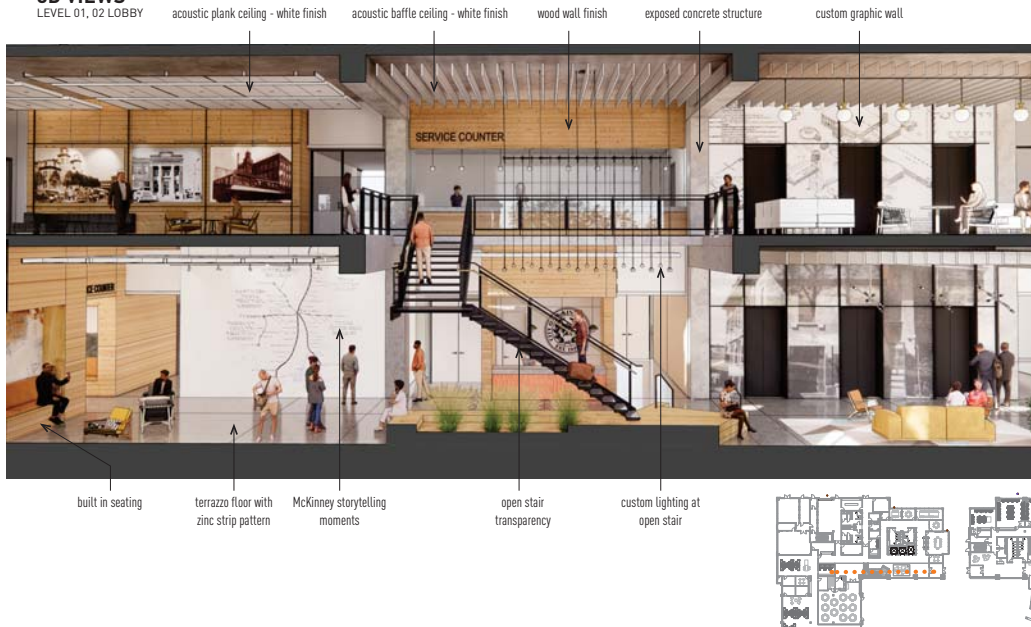


### 3D VIEWS 1ST FLOOR CONFERENCE CENTER



### 3D VIEWS

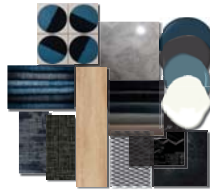
LEVEL 01, 02 LOBBY



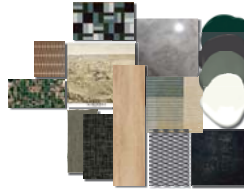
### 3D VIEWS

WORK AREAS COLOR STORY

#### LEVEL 04



#### LEVEL 03



#### LEVELS 01 & 02



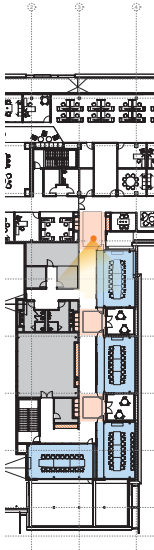
### 3D VIEWS

WORK AREAS - ACCENT STUDY

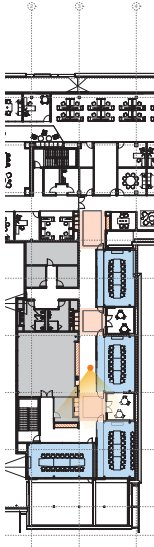




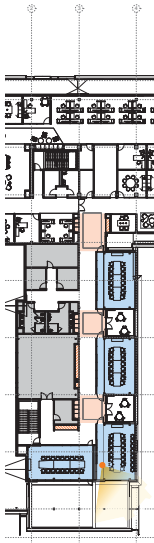
**3D VIEWS**  
5th FLOOR CONFERENCE CENTER - ENTRY



**3D VIEWS**  
5th FLOOR CONFERENCE CENTER - COFFEE BAR



**3D VIEWS**  
5th FLOOR CONFERENCE CENTER - MEETING ROOM



**3D VIEWS**  
1ST FLOOR EVENT SPACE



**3D VIEWS**  
1ST FLOOR EVENT SPACE



**CONSTRUCTION BUDGET**  
MCKINNEY CITY HALL



**CURRENT PHASE: CONSTRUCTION DOCUMENTS**

**TARGET BUDGET: 95 MILLION** (CONSTRUCTION COST)

**TARGET CONSTRUCTION START: Q4 2022**

**TARGET CONSTRUCTION COMPLETION: Q4 2024**



