

## **JOINT MEETING**

**FEBRUARY 23, 2017**

The City Council and the McKinney Community Development Corporation of the City of McKinney, Texas met in joint session in the Council Chambers of the Municipal Building on February 23, 2017 at 8:00 a.m.

Council Present: Mayor Brian Loughmiller, Mayor Pro Tem Randy P. Pogue, Council members: Chuck Branch, Don Day, and Tracy Rath. Council member Rainey Rogers arrived at 8:06 a.m. Absent: Council member Travis Ussery.

McKinney Community Development Corporation Present: Chairman Kurt Kuehn, Vice Chairman David Clarke, Secretary Hamilton Doak, Treasurer David Myers, Michelle Gamble, Jackie Brewer and Rick Glew.

Staff Present: City Manager Paul Grimes; Assistant City Manager Barry Shelton; City Attorney Mark Houser; City Secretary Sandy Hart; MEDC Operations & Compliance Administrator Sheri Van Slycke; Director of Parks and Recreation Rhoda Savage; Assistant Director of Parks and Recreation Ryan Mullins; Director of Strategic Services Chandler Merritt; McKinney Economic Development Corporation President Darrell Auterson; McKinney Community Development Corporation President Cindy Schneible; Airport Director Ken Wiegand; Assistant Airport Director Mark Jaraczewski; Chief Financial Officer Mark Holloway; MCVB Sales Manager Vanesa Rhodes, MPAC/Main Street Director Amy Rosenthal, Main Street Program Coordinator Aaron Werner and Senior Financial Analyst Trevor Minyard.

There were four guests present.

Mayor Loughmiller called the City Council meeting to order at 8:02 a.m. after determining a quorum was present. Chairman Kuehn called the McKinney Community Development Corporation meeting to order at 8:03 a.m.

Chairman Kuehn called for citizen comments.

Ms. Mary Carole Strother, Executive Director of the Collin County Historical Museum expressed appreciation for the grant support offered by the MCDC Board and shared how it has positively influenced the services offered by the museum to the public.

**17-180** Mayor Loughmiller and Chairman Kuehn called for

Consideration/Discussion on the 10 year MCDC Revenue Forecast and Model. Chief Financial Officer Mark Holloway discussed the MCDC Long Range Forecast Model Plan. The 10-year forecasting and modeling began about three years ago with our long-term general obligation debt service plan and the general fund plan. The goal was to develop a comprehensive model based on conservative growth assumptions that could be used to identify current operational expenses and project how future projects will impact the MCDC. Senior Financial Analyst Trevor Minyard presented the forecasting model's flexibility and how it will allow for expense and revenue variables to be changed to view different scenarios.

Mayor Loughmiller and Chairman Kuehn recessed the meeting into executive session at 8:23 a.m. per Texas Government Code Section 551.071 (2) Consultation with City Attorney on any Joint Session agenda item requiring confidential, attorney/client advice necessitated by the deliberation or discussion of said items (as needed) and Section 551.087 Discuss Economic Development Matters as listed on the posted agenda. Mayor Loughmiller and Chairman Kuehn recessed back into open session at 9:45 a.m.

Vice Chairman Clarke left the meeting at 8:45 a.m.

Council unanimously approved the motion by Mayor Pro Tem Pogue, seconded by Councilwoman Rath, to adjourn. Mayor Loughmiller adjourned the City Council meeting at 9:45 a.m.

#### McKINNEY COMMUNITY DEVELOPMENT CORPORATION AGENDA

**17-210** Chairman Kuehn called for the January Financial Report. Senior Financial Analyst Trevor Minyard reported the revenue is above budget YTD by 16.46%. Sales tax figures came in 11.23% above last year's collection through January. Expenditures are below budget in total. The MCDC fund's expenditures for January have been concentrated in funding The Apex Centre project. The MCDC has made over \$30.4

million in expenditures related to the construction of The Apex Centre.

**17-211** Chairman Kuehn called for the Board and Liaison Updates.

Board Chair – Chairman Kuehn reported the Chamber Community Awards Dinner and The Apex Centre Ribbon-Cutting were fantastic events.

City of McKinney – City Manager Paul Grimes reported the McKinney Fire Department is hosting a Citizens Fire Academy for anyone interested in knowing more about the Fire Department. Mr. Grimes explained in last month's Board meeting about the whiteboard presentation outlining flow of funds for the McKinney Airport/McKinney Air Center. Additionally, staff has recently prepared a video that showcases the impact of the airport on the community.

Parks and Recreation – Parks and Recreation Director Rhoda Savage reported The Apex Centre will be open for charter members on February 28<sup>th</sup> and to the general public on March 1<sup>st</sup>. Ms. Savage expressed appreciation to all the staff and departments that have worked long hours to bring The Apex Centre to its completion. Ms. Savage shared the upcoming parks and trails projects entering the bidding process, as well as construction beginning.

Main Street/MPAC - MPAC/Main St. Director Amy Rosenthal shared the upcoming downtown events for the City of McKinney. Sunday, February 26<sup>th</sup> is the 15<sup>th</sup> Annual Krewe of Barkus. The Children's Chorus of Collin County will be performing on the February 24<sup>th</sup> and Sunrise, a silent film will be playing at MPAC with the theater organ accompanying on February 25<sup>th</sup>.

McKinney Convention and Visitors Bureau – MCVB Sales Manager Vanesa Rhodes reported that USA Today featured a photo of McKinney taken by Beth Shumate, MCVB's Communications Manager, in the Top 50 Scenic Small Towns (Road Trip) publication which provided a print value of \$44,900 and Public Relations value of \$78,300. The update on

the Holiday Inn at Craig Ranch indicates walk-throughs this weekend and securing the CO next week. MCVB hosted the HelmsBriscoe group, which is a third party meeting planner, in early February with 20 attendees. MCVB has contracted with the Daytripper for the next three months to market the upcoming World War I exhibit at the Collin County Historical Museum, Arts in Bloom and Oktoberfest. In January, MCVB assisted with over 75 hotel room nights, submitted photos of trout derby to Dallas Child, took photos of Undercover Boss night at Painting with a Twist and submitted an ad for April publication in Texas Highways Magazine.

McKinney Economic Development Corporation – MEDC President Darrell Auterson reported the five RFQ responses received for the Gateway project were all high caliber. Staff assembled a team of 12 graders that evaluated the five responses and identified two finalists. Those two finalists appeared before the MEDC Board and the City Council Gateway Committee for interviews on February 21<sup>st</sup>. The finalist selected was KDC Team McKinney. A meeting to begin work on a MOU will be scheduled in the next week. The MEDC Strategic Plan process is underway and will be continuing through April with TadZo Consulting.

McKinney National Airport/McKinney Air Center – Airport Director Ken Weigand and General Manager Mark Jaraczewski reported the Airport Master Plan is a three-phase process. Phase one includes inventory, forecasting and infrastructure requirements. There are a series of committee and public meetings held to complete phase one. Phase two will begin this summer and includes facility and infrastructure alternatives over the next 20 years in five-year increments. Phase three is the implementation process and begins Fall 2017. The implementation process will include a recommended draft layout for the master plan. Finally, there will be an environmental overview. With regard to the FBO, due to the impact of the revenue generation of the fuel services and

hangar space rental, City Manager's office will be collaborating with an outside consultant on a 10-year business plan. Mr. Jaraczewski continued with the demand elements of the FBO and further expressed the need for expansion. Board expressed further clarification on the need for hangar space versus land acquisition. Mr. Jaraczewski explained the first priority is hangars, after that; terminal and parking would be the next development need for the FBO. Ultimately, land acquisition will be necessary for long-term expansion.

**17-212** Chairman Kuehn called for the President's Report. President Cindy Schneible directed the Board to the reports attached to the agenda packet relating to the status of discretionary grants and the impact to the budget for this year. Staff, along with the Main Street staff, continues to explore options for the festival tent to be used during downtown events and will have more concrete information to share with the Board in the next three or four weeks. Ms. Schneible will be meeting with Engineering and Code Enforcement to discuss the potential signage project and impact of city ordinances. In closing, the next project grant cycle will open March 1<sup>st</sup> and we will be accepting applications through March 31<sup>st</sup>.

**17-213** Chairman Kuehn called for the Consideration/Discussion/Action on Project #17-02, Submitted by McKinney Main Street in an Amount not to Exceed Twenty-Five Thousand Dollars (\$25,000) for the Purchase of a Polaris GEM, to Provide Downtown Shuttle Service between Remote Parking Areas and the Commercial Core; Total Estimated Project Cost is \$55,000 Including Vehicle Purchase and Operating Costs; the Amount Requested for Vehicle Purchase Represents 46% of Total Project Cost. MPAC/Main Street Director Amy Rosenthal shared since the previous Board meeting there has been overwhelming positive feedback received from the public concerning the GEM during several test runs. In order to meet the ADA requirements and the large demand for service, Main Street will need to purchase a second vehicle. Staff is currently reaching

out to a number of sources to support the expense of the second vehicle.

Ms. Rosenthal reported that the annual budget to run the GEM is \$30,000, which will be covered by advertising sponsorships. This total includes the driver being sourced through a temporary agency, since Main Street is not equipped to employ the driver. Board members acknowledged the benefit to downtown and encouraged Ms. Rosenthal to keep Board members updated regarding additional vehicle needs. Board members approved, by a vote of 6-0, the motion by Treasurer Myers, seconded by Board member Glew, to approve Project #17-02.

**17-214** Chairman Kuehn called for the Consideration/Discussion/Action on Project #17-01, Submitted by the City of McKinney in the Amount of Three Million, Five Hundred Thousand Dollars (\$3,500,000) for Partial Funding for an Expansion to the McKinney StarCenter; Estimated Project Construction Cost is \$8,500,000; the Amount Requested Represents 42% of the Total Estimated Construction Cost. Assistant City Manager Barry Shelton reminded the Board from his presentation last month that this is a request by the City to fund a portion of the construction costs for an expansion project for the Dr. Pepper StarCenter. Board members approved, by a vote of 6-0, the motion by Secretary Doak, seconded by Board member Gamble, to approve Project #17-01.

Chairman Kuehn called for citizen and Board or Commissioner comments and there were none.

Board members unanimously approved the motion by Secretary Doak, seconded by Board member Glew, to adjourn. Chairman Kuehn adjourned the McKinney Community Development Corporation meeting at 10:55 a.m.

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BRIAN LOUGHMILLER  
Mayor

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KURT KUEHN  
MCDC Chairman

ATTEST:

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SANDY HART, TRMC, MMC  
City Secretary