

CITY COUNCIL WORK SESSION

APRIL 16, 2024

The City Council of the City of McKinney, Texas met in work session in the City Hall Council Chambers, located at 222 N. Tennessee Street, McKinney, Texas on Tuesday, April 16, 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 C. Fuller called the work session to order at 3:06 p.m. upon determining a quorum of the City Council consisting of himself and the following members were present: Mayor Pro Tem Charlie Philips, and Council members Justin Beller, Patrick Cloutier, Rick Franklin, and Michael Jones.

Council Member Geré Feltus joined the work session at 3:50 p.m. during the discussion of agenda item #24-1430.

These City of McKinney staff were present: City Manager Paul Grimes, Assistant City Manager Steve Tilton, Assistant City Manager Kim Flom, Assistant City Manager Barry Shelton, City Attorney Mark Houser, Assistant City Attorney Alan Lathrom, Director of Public Safety Greg Conley, Director of Organizational Development & Performance Management Joseph Mazzola, Director of Strategic Services Trevor Minyard, Code Services Administrative Assistant Stephanie Durrett, Building Inspections Administrative Assistant Brittany Sprague, Housing & Community Services Administrative Assistant Lupe Armijo, Development Services Specialist Donna Bugiel, Executive Office Supervisor Blanca Garcia, Executive Assistant to the City Manager Amy Jeter, Engineering Administrative Assistant Nicole Brammer, Planning Administrative Assistant Terri Ramey, McKinney Performing Arts Center (MPAC) Executive Assistant Heidi Wiese, Information Technology Executive Assistant Deborah Morrison, Police Executive Assistant Malissa Foster, Visit McKinney Executive Assistant Paula Martin, PROS Administrative Specialist Kara Dickson, Financial Services Executive Assistant, PROS Administrative Specialist Kayla Chrisman, Executive Office Staff Assistant Connie Baldazo, Engineering Services Analyst Barbara LaMunion, Planner Araceli Botello, Planning Administrative Assistant

Wendy Semper, City Secretary Administrative Assistant Charlene Johnson, City Secretary Accreditation & Reporting Specialist Edith Ruiz, Deputy City Secretary Tenitrus Bethel, City Secretary Empress Drane, President of McKinney Community Development Corporation (MCDC) Cindy Schneible, President of McKinney Economic Development Corporation (MEDC) Michael Kowski, MEDC Senior Vice President Michael Talley, Director of Engineering Gary Graham, Assistant Director of Engineering Shelley Lang, Director of Public Works Ryan Gillingham, Assistant Director of Public Works Paul Sparkman, Procurement Services Manager Lisa Littrell, Director of Parks, Procurement Services Supervisor Tonya Hall, Recreation & Open Space (PROS) Amy Kinkade, Parks Planning & Development Manager Jenny Baker, Parks Planning Manager Jill Yount, Chief Financial Officer Mark Holloway, Purchasing Buyer Flora Ray, Executive Director of Development Services Michael Quint, Director of Cultural District Andrew Jones, Director of Planning Jennifer Arnold, Affordable Housing Administrator Cristel Todd, Fire Chief Paul Dow, and Transportation Engineering Manager Thuan Huynh.

There were five (5) members of the public present in the audience including these appointed officials of the city: PROS Advisory Board Chair Bruce Mead, Community Grants Advisory Board member Silvia Escamilla, and MCDC Secretary David Riche.

Mayor Fuller called for the Information Sharing item:

24-1428 Proclamation for Administrative Professionals Day & Week

Mayor Fuller called for Discussion of Agenda Items for the City Council Regular Meeting to be held on Tuesday, April 16, 2024 at 6:00 p.m.

At the request of Council member Patrick Cloutier, Director of Engineering Gary Graham explained the process of evaluating contractor bids to ensure staff recommendations related to agenda item #24-1450 for the State Highway 5 Utility Relocation Project.

Mayor Fuller called for the Work Session items:

24-1429 Update on Lower 5 Plaza

24-1430 Consider/Discuss the Funding for and Development of the East McKinney Learning Garden

The presentation for agenda item #24-1430 (not included on the work session agenda) is included in these minutes as *Appendix A: Agenda Item #24-1430 Presentation on McKinney Learning Garden*

24-1431 Consider/Discuss Potential Amendments to the Electioneering Ordinance and the Sign Code

There were no Council Liaison Updates regarding city Boards & Commissions.

Mayor Fuller called for the Executive Session at 4:39 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

- SLC McKinney Partners, LP vs. City of McKinney, Texas, Defendant, Civil Citation No. 493-01986-2024, in the 43rd District Court of Collin County, Texas

C. Section 551.074. Personnel Matters

- City Manager Annual Performance Review

- Fire Department (AwardCo)

D. Section 551.087. Deliberation Regarding Economic Development Matters

- Project Vibes

Council returned from the Executive Session at 5:55 p.m. No action was taken on items discussed in the Executive Session.

Council unanimously approved the motion by Mayor Pro Tem Charlie Philips, seconded by Council member Geré Feltus, to adjourn the meeting at 5:55 p.m.

These minutes were approved by the City Council on July 16, 2024.

SIGNED:

GEORGE C. FULLER, Mayor

ATTEST:

EMPRESS DRANE, City Secretary
TENITRUS BETHEL, Deputy City Secretary

East McKinney Learning Garden

704 Greenville St. (Adjacent to TUPPs Brewery)



East McKinney Learning Garden (EMLG) Summary

McKinney Parks Foundation (MPF), the City of McKinney, and MCDC entered into a contract effective 1/1/24 to create the East McKinney Learning Garden (EMLG), a ¼ acre MCDC-owned site adjacent to the new TUPPs Brewery campus on Greenville Rd. This area is a designated food desert.

The Garden's goal is to assist in bridging the large food-desert gap in our community by teaching people how to create food-producing gardens in their own backyards and to use that food as part of a healthy diet.

The garden will feature about 30 raised garden beds in a variety of styles as well as a storage area, potting benches and a harvest wash area. The space will also serve as an outdoor classroom with a teaching area and will feature a monarch butterfly waystation. It is our hope that the EMLG will be the most accessible garden in Collin County allowing people of all abilities to work together.

The learning garden will host a variety of classes/learning opportunities and students of the garden will range from children to seniors. The garden will be managed and maintained by volunteers and classes will be led by local teachers, chefs, farmers, gardeners, community leaders and more.

Food produced at the garden will be distributed to area agencies focused on food insecurities and the community including Community Garden Kitchen, La Tiendita, Hugs Café and East McKinney Farmers Market.



Timeline

- **January 2023** – Mead/Schneible initial conversation about Garden
- **February 2023** – MCDC and Parks meet for the first time to discuss passive landscape for MCDC property.
- **March 2023** - MPF introduces Learning Garden concept to MCDC.
- **April 2023-Current** - Coordinating community outreach and programming including bilingual collaterals and teachers for adult and children's classes. Also coordinating with MISD and local elementary schools including Webb Elementary (EMLG project in March 2024 to rejuvenate Webb's school garden).
- **April 2023** – Discuss funding and donation options. Idea was to use funds MCDC/Parks/City would have spent on passive landscape (estimated to cost between \$100,000 and \$277,000) to the Garden and allow MPF to fundraise for the “Garden” elements.
- **May 2023** – Site visit with Texas Health Resources Foundation
- **June 2023** – Service agreement with Kimley-Horn
- **July 2023** – MCDC approves project. Initial budget of \$210,870 (MPF \$128,970/City \$81,900 – clearly noted were unknowns of actual infrastructure costs).
- **July-Dec 2023** – GeoTech, design reviews, and planning meetings with Parks, MPF and KH.



Timeline cont.

- **July 2023-Current** – MPF fundraising. As of April 4, over \$164,000 has been raised including corporate donations from SRS Distribution, Encore Wire, Independent Financial, HEB, CamWest, DreamCatchers, McKinney Hat Company, TUPPs Brewery, Zimmerer Kubota, Local Yocal, Community Impact, Franklin Land Co, D&L Farm & Ranch, Tractor Supply Company, Westlake Ace Hardware, and The Home Depot,
- **September-Current** – Offsite bed construction and material procurement by MPF. To date, over 800 MPF volunteer hours have been invested in the EMLG.
- **January 1, 2024** – Contract between MCDC, City of McKinney, and MPF goes live. Three year term with three year option. Contract specifies City/Parks/MCDC responsibilities as water, electric, gas, sewer, and utility tap-ins; permitting; site prep; infrastructure; irrigation; related structures including grain bin and shade structures; major maintenance work; and ongoing electric and water expenses.
- **February 2024** – Kimley-Horn bid specs received outlining expected costs at \$732,069 including 15% general conditions/contingency fees.
- **February 2024** – Final design and OPC review with KH, MPF and Parks.
- **February 2024** – Follow up meeting with MPF/MCDC/Parks to discuss progress.
- **March 2024** – MPF, CMO, Parks and MCDC discuss funding needs and grant requests.
- **March 2024** – MPF requests up to \$150,000 grant through MCDC to cover grading and structure expenses

Current Challenge

Problem

\$903,419 (\$774,449 Kimley-Horn, \$128, 970 MPF preliminary estimates)

\$223,970 remaining funds.

Delta: **\$679,449**

Solution

- Reallocate work to MPF - allows lower cost (but qualified) contractors to be used immediately without having to secure City funds based on Kimley-Horn bid specs.
- Remove unnecessary items (i.e. lighting)
- **\$469,878** revised estimate - (MPF working on approvals and permitting)

Delta: **\$245,908**

Additional funding

- **\$20,000** additional funding from MPF
- **\$100-000- \$150,000** MCDC grant

Delta range: **\$75,908 - \$125,908**

Funding Gap Range Projection: \$83,499- 138,499 (10% contingency included)

Funding Solutions and Constraints

Funding Options

- 1) Use available fund balance in the Parks construction fund
- 2) Reduce funds from next years 5.5 million MCDC grants to Parks
- 3) General Fund

Important

- More than \$164,000 has been raised through MPF fund-raising efforts. Unwinding those donations poses reputational and tax issues for MPF and donors including large corporations and individuals.
- There is still an expense between \$100,000 (initial estimate in 2022) and \$277,000 (recent bid specs) to turn the site into a passive landscape.
- Public support for the project – including East Side community leaders - has been overwhelmingly positive.
- \$74,000 spent on design and construction documents which are prepared for bid.

