



NOTICE OF MEETING

COLLIN COUNTY PLANNING BOARD

*Collin County Clerk's
official date/time stamp*

FILED

4/27/2023 2:41:00 PM

STACEY KEMP
COUNTY CLERK
COLLIN COUNTY, TEXAS
BY : KG DEPUTY

Notice is hereby given that the Collin County Planning Board will meet on **Thursday, May 4, 2023 at 6:00 p.m.** at the **Collin County Commissioners Courtroom, 2300 Bloomdale Road, 4th Floor, McKinney TX 75071** for the purpose of:

AGENDA

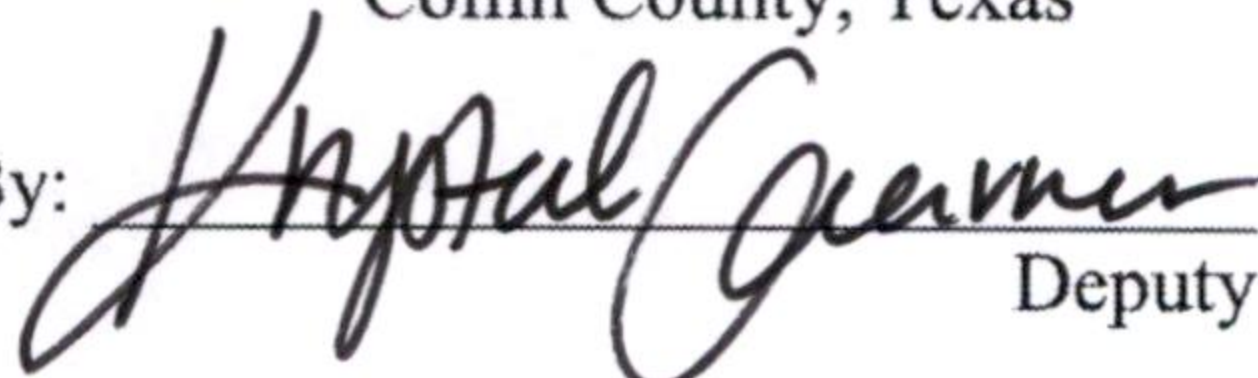
1. Call Meeting to Order;
2. Approval of April 20, 2023 minutes;
3. 2023 Bond Program Discussion and Possible Action;
4. Future Agenda Items;
5. Date Of Next Meeting;
6. Adjourn.

CERTIFICATE

I certify that the above notice of meeting was filed and posted with the County Clerk at the Collin County Jack Hatchell Administration Building, McKinney, Texas on the 27th day of April 2023, per the official time/date stamp of the County Clerk's Office.

Dawn Redwine
Planning Board

Stacey Kemp, County Clerk
Collin County, Texas

By: 
Deputy

Note: The Collin County Planning Board complies with A.D.A. requirements. If you have impairment and wish to appear at a meeting, please telephone (972) 548-3727 to make arrangements.

COLLIN COUNTY PLANNING BOARD
April 20, 2023 – 6:00PM
COLLIN COUNTY COMMISSIONERS COURTROOM, MCKINNEY, TX

1. Call Meeting to Order

Meeting was called to order at 6:06 pm by Rusty Glover. The following members were present: Brian Reinhardt, Rusty Glover, Ben Hangartner, Steve Terrell, Shep Stahel, Steven Wright, Bill Mills, Doug Reece, Joe Helmberger, Bill Moore, Mark Quinn and Terrie O'Donnell. The following members were not present: Tim Bennett, Sammy Yang and Scott Manis. Collin County staff present: Bill Bilyeu, Clarence Daugherty, Dawn Redwine and Bridell Miers. Guest Speakers: Al Bourdreaux (Boy Scouts of America), Barron Bozeman (President of Master Gardeners), Marianne Wells (Myers Park Board), Judy Moody (Myers Park), Judge George Flint (401st District Court), Judge Jay Bender (County Court at Law VI), Lynn Hadnot (Director of Juvenile Services for Collin County), and Mike Combest (Assistant Director of Juvenile Services for Collin County).

2. Approval of April 5, 2023 Minutes

- Dawn pointed out the need to change the word “or” to “of” under Item 3., Comm. Williams, bullet point 7.
- Mark noted that the words “County Youth Park” need to be changed to “Adventure Camp” under Item 3., Paragraph 4, line 1.
- Ben identified a correction of the number “\$242M” to “220M” under Item 3., Comm. Fletcher, bullet point 1.

Shep moved to approve the minutes with the suggested edits; it was seconded by Brian and was passed unanimously.

4.a 2023 Bond Program Discussion and Possible Action

Steve Wright requested that a portion of Agenda Item 4, discussion of Myers Park, be moved up. He then began the discussions pertaining to the Facilities funding requests for Myers Park.

- He emphasized that it is more than a park; it is also an event center.
- Many counties in Texas and other states have parks and event centers of one type or another.
- Gave overview of the events that took place this month at Myers Park and those that happen throughout the year.
- It is used and accessible to all the schools in Collin County.
- TAMU uses the facility for lab work.
- County staff uses the facility for gatherings and meetings.

Steve then introduced Al Bourdreaux, a representative of the Boy Scouts of America, as the next speaker to inform the Board of the use of Myers Park and Event Center by the Boy Scouts. Al began with stating that he has been a volunteer at Myers Park since the 1970s. He started working with the Boy Scouts of America in the 1990s. He gave an overview of all the ways that the Boy Scouts use the property and that there is a 20% increase in membership expected this year in their organization. 3,800 scouts and adults used the facility in 2022.

Steve then introduced Barron Bozeman, representing the Master Gardeners Association as the next speaker to discuss his association's use of the park. Barron began with stating that there are over 400 members of the Master Gardeners Association and that Myers Park and Event Center has been their home base for 10 years. There are 12 gardens on the property including research gardens for TAMU. There is a greenhouse currently being built as well. The barns on the property allow for the largest plant sale in the state, which is their main fundraiser, and they hold 2 a year. Their members volunteer over 6,000 hours a year at Myers Park and an additional 30,000 hours at 38 locations county wide. They hold their meetings and workshops in The Landing.

Steve then introduced Marianne Wells, who is a member of the Myers Park Board, as the next speaker. Marianne explained that 258 acres of land was deeded to the County in 1969. The property is used 233 days a year and 75 youth related groups use it. It serves not only the youth of Collin County, but also their families. She stated that there are terrible foundation issues in the barns and that in the next 4 years there will be a sink hole between the two.

Steve then went on to say that help is needed to get it back to being useful again and then stated some of the priorities.

- Regain use of the stalls
- Concrete paving
- Show Barn needs a renovation
- Restrooms are not ADA compliant
- Pole Barn needs a basic face lift.

Judy Moody then spoke about:

The Show Barn

- The foundation already has funding
- Restrooms need to be gutted
- Rehab is needed to prolong life instead of building new
- Most used facility on the property
- No other facility in the county for 4H and FFA use

The Stall Barn

- Foundation issues that are not being addressed

The Farm Museum

- Has it's own budget
- No insulation, heating or air
- Houses the ag heritage and all donations are from Collin County
- Run by volunteers and 1 County staff member
- Built in 1982

Steve then spoke about:

The Gazebo

- Erosion on the side by the pond needs to be corrected so the foundation does not fail

Steve pointed out that extending the sewer trunk line that is east of the Park will improve the sewage situation. He said that the County can get impact fees back for people to tap into it.

A new office is being requested, so a question was asked as to where the current office is located and if the current museum can be renovated to add the office. Judy answered that it is a very old 900sf pier and beam house that has continual problems. She stated that the farm museum is not an option because it has air conditioning and no insulation.

These are county wide assets that must be maintained because they can't be replaced.

A concern was brought up that many of the items seem more like maintenance and not something to spend 20year bond funds on. Clarence explained that it's not maintenance, it's major reconstruction.

3. Report about the McKinney Airport

Doug Reece updated the board with information after speaking with Ken Carly of the McKinney Airport.

- On the March 6th Bond Election for City of McKinney
- Planned since 2012

- Will cost \$12-15M to operate every year
- Solar panels will power the terminals
- There will be 4 gates with 12 departures per day (working towards 18)
- Of those that responded to interest survey, 75% were in favor of the expansion
- Will create 2,700-3,200 new jobs
- Environmental Study will be complete in Aug 2023
- 2024 start with 2026 finish
- Runway will be extended 1,000 feet north which is already funded

4.b 2023 Bond Program Discussion and Possible Action

Bill Bilyeu gave a handout, “*Collin Central Appraisal District 2023 Preliminary Estimate of Taxable Value*”, to everyone in attendance. With this updated information, the bond program could go up about \$60M without raising the tax rate.

Bill then introduced some of the people that were in attendance to provide information about facility needs: Judge George Flint, Judge Brooke Fulks, Judge Randy Johnson, Judge Jay Bender, Judge Jennifer Edgeworth, Judge John Roach, William Shulze, Bill Burke, Kerry Lindsey, Lynn Hadnot and Mike Combest.

He then distributed hand-outs that provide information about the Facilities projects. The prices listed are today’s prices and Bill Burke will work on getting new numbers to account for inflation. He stated that they can’t do all the projects at once and will stagger them over the five years of the bond program. Design, bids and permits are all part of the projects and the staff can only handle so much at a time. They need to fund items that are needed and can be completed within 5 years.

\$200M was awarded from ARPA and additions funds will be needed to fill in for inflation. The ARPA funds have to be used for health care.

Bill discussed the information on the hand-out which is attached to the minutes, explaining which project were funded, which were not funded and which were funded but need additional funds to be built or completed.

All projects are at the McKinney complex except for the Juvenile Office in Plano and for Myers Park and Event Center. The projects identified for consideration for the bond program would bring all McKinney offices to the current complex. The Medical Examiner, the Health Care Department would move next to the Administration Building along with a parking garage.

All current projects that are under construction have been approved, but there is a shortfall of \$22,432,774.

Judge George Flint spoke about the Courthouse Expansion:

- He addressed the question that has been asked of why there can only be 1 judge per courtroom. He said that Collin County is the most efficient Court system in the state because they do a good job managing the case load and don’t get backed up. The reason is because we have the resources. Other counties, such as Travis, share court rooms and they are half as efficient.
- It’s a guaranty that cases will go to trial because the Judges control their courtrooms. People are settling because we have resources, however if we do not do an expansion soon, some things will come to a stop.
- The Auxiliary Court hears about 40-50 pleas a day, but the extra space they use for this will be going away with the added Judges.
- The case numbers will go down because they won’t have the space any longer.
- He explained that 267 people move to Collin County a day, so they need to stay on top of the case load.

- Collin and El Paso County were the only ones that did not get behind on cases during the COVID shutdowns.

Judge Jay Bender then spoke and answered more questions about the Courthouse Expansion:

- A board member asked the question, “Why wasn’t an expansion in the last bond program 5 years ago?” He explained that was requested, but the Commissioners Court determined that it wasn’t a priority over transportation projects.
- His courtroom had a water leak during COVID and he still has issues with it today because getting supplies to fix it has been non-existent. His lights have been on for 3 years straight. If we do not fund it this time around, and start getting the supplies needed, there is no telling how many years from now things might be fixed.
- Currently the courtrooms are getting new AV systems and each court will be displaced for 3 weeks. Without the extra courtrooms to move into, they will have to completely close their courtroom while the work is being completed. This will cause a backup in cases.

Questions were asked about why the crime rate is lower in Collin County than in the surrounding counties. Bill Bilyeu gave one reason as being that there are no bars in Collin County. Judge Randy Johnson stated that the District Attorney prosecutes all crimes, unlike in some counties. Therefore, people are less likely to commit the crimes here and go elsewhere. Steve Wright also stated that the judges in Collin County have care and concern for the people in the jails.

Lynn Hadnot and Mike Combest gave a presentation about the facility needs for the Juvenile Justice system.

- The request is for Cluster 1 in the Juvenile Detention Center to be built, which is an estimated \$17M. Clusters 2, 3 & 4 have already been built
- There are 12 single housings per pod.
- Facility activity increases as the population of the County increases. There was a 25% increase in felony charges in 2022-2023. They are continuing to see large increases.
- Inmates are between the ages of 10-17 with the majority being 15-16
- Major issues with this age group is guns and fentanyl. They can get anything they want at any school in Collin County.
- Total referrals are up
- The “Unique Category” on the chart in the hand-out are for juveniles that have committed more than one offense.
- Juveniles are separated by pre-adjudication and post-adjudication. They do their best to separate by age and sex, but not required. It was asked if they could split them up more, but the answer was there is not enough staff to cover that.
- Post-adjudication is usually always full. If they are at capacity, and receive a new juvenile, they have to release one in order to make room which jeopardizes public safety.
- 10 pods are used every day (120 beds). The new request is for 4 pods that would contain a total of 48 beds.
- It was asked if parents are part of the rehab and the answer is yes. The families must be involved in counseling together as part of the treatment.
- It was asked if the proposal is the most efficient option or is there something better since now is the chance to ask. Lynn responded that there is so much research on this subject and he will get some of those ideas to Bill Burke to present back to the Board.

Bill Bilyeu gave an overview of the Animal Shelter project.

- The shelter is county wide. It serves all cities except for Plano, Allen and Wylie.
- It was thought the original building would be large enough for many years
- During Covid, all animals were adopted
- Adoptions are much slower now. Not just in Collin County, but nation-wide.
- 2/3 of dogs are not reclaimed
- Rescues are also backed up

- The cities pay the county for the services and the fee is based on their population.
- McKinney and Frisco animals make up 60%
- The whole amount needed will be in the bond, however, the cities are contributing and that money will be paid back.
- There are just as many volunteers as there are staff
- The SCORE program cleans daily and feeds the animals

Bill Bilyeu gave an overview of the Juvenile Probation (Plano) project.

- Built in 1986
- Is used for adult and juvenile
- Bond or not, it has to be renovated

5. Future Agenda Items

- Transportation will be the topic for next meeting. Jon Kleinheksel will discuss county roads and Clarence will discuss larger projects county-wide.
- 3 more meetings until recommendations are given to the Court
- Rank projects at next meeting
- A board member stated that costs shown in the hand-out were extremely high. He asked for more realistic, less inflated numbers, before project ranking is done.
 - Bill Burke mentioned that the costs include design, construction management, finishes and other additional items.

6. Date of Next Meeting

May 4, 2023 @6PM

7. Adjourn

Mark made a motion to adjourn meeting at 8:20, second by Bill Moore, which passed unanimously.

Action Items

- Staff to update Facilities Project costs to be closer to actual and present to board.
- Mr. Hadnot will get some ideas to Bill Burke that could represent more efficient plans, based on research, for the Juvenile facility. Bill Burke will then present back to the Board.