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MCKINNEY EDITION

Volume 2, Issue 5 | Aug. 4-Aug. 31, 2016

communityimpact.com/social



## Ready for takeoff Growth at McKinney National Airport

**11,000** takeoffs and landings in May 2016 compared with **7,500** in May 2015

**22%** in fuel sales increase from May 2015 to May 2016



More than **100 aircraft** on waiting list for hangar space

New, fully leased **15,000-square-foot hangar**

**7,000-foot runway**



Source: city of McKinney/Community Impact Newspaper  
Marthe Rennels/Community Impact Newspaper

## Airport seeking development partners

City officials hope to form private partnerships to aid infrastructure expansion

By Marthe Rennels

Since voters in November did not approve bond funds for McKinney National Airport to continue to expand its operations, city officials are now looking for a different way to fund future airport development—through a public-private partnership.

“Time is money, and having access to multiple modes of transportation and diverse choices for moving people, goods and products in and out of your community ... enhances your economic potential,” said Darrell Auterson, McKinney Economic Development Corp. director.

The airport consists of about 750 acres—42 acres of which have not been developed—with plans to expand to more than 1,100 acres at build-out if additional land purchases can be secured.

MNA Executive Director Ken Weigand said continued expansion of the airport has the potential to

benefit the entire county. However, he said he fears that if the airport is unable to secure additional land, someone else could develop the surrounding property, which would put an end to any potential airport growth and greatly stifle other economic development surrounding it.

**“We need to secure additional land in order to preserve what we want the airport to be for its entire growth.”**

—Jose Madrigal, deputy city manager

“To have a first-rate [airport], one of the best tower operations in the country and the kind of growth potential that surrounds the facility is really an edge for us,” Auterson said. “We want to use [MNA] in

See **Airport** | 18

## Collin College increases workforce training

By Marthe Rennels and Lindsey Juarez

Roughly 70 percent of jobs available between now and 2030 will require more schooling than a high school diploma but less education than a four-year degree, Collin College President Neil Matkin said.

Collin College, said Matkin, sees this statistic as both a necessity and opportunity for the college to help fill that workforce need locally through additional

certification programs.

With that in mind, the Collin College board of trustees approved the master plan in June, which identifies several local workforce needs, including current jobs in manufacturing and nursing, said Jennifer Blalock, Collin College’s vice president for workforce and economic development. Other programs are expected to begin at Collin College in 2017, she said.

Most workforce training programs take one to two years to complete, cost less than four-year degree programs and often result in certifications rather than degrees. Right now, these programs make up

See **Workforce** | 16



of jobs available between now and 2030 will require

**MORE SCHOOLING THAN a high school diploma but LESS EDUCATION THAN a four-year degree.**

Source: Collin College/Community Impact Newspaper

**4 IMPACTS**

Now Open, Coming Soon & more



**7 BUSINESS FEATURE**

Gather in Downtown McKinney



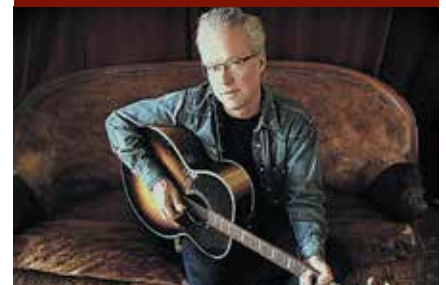
**9 DINING FEATURE**

Sugarbacon Proper Kitchen



**14 CALENDAR**

Radney Foster: An acoustic evening





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John and Jennifer Garrett began *Community Impact Newspaper* in 2005 in Pflugerville, Texas. The company's mission is to build communities of informed citizens and thriving businesses through the collaboration of a passionate team. Now, with 21 markets in the Austin, Houston and Dallas/Fort Worth metro areas, the paper is distributed monthly to over 1.6 million homes and businesses.

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## FROM THE EDITOR



Hey, McKinney! I hope you are preparing to enjoy the last little bit of summer we have left.

There are so many things to share with you that we could barely contain it all in one paper—but we did.

Let me start by saying how sad I am to see Tom Muehlenbeck leave the

city manager's office, and I want to thank him for all of his help throughout our newspaper's first year in McKinney. Let me also say how excited I am to help introduce you to McKinney's new city manager, Paul Grimes. He started Aug. 1 and has big plans for the city. You can read a little more about him inside (see Page 15).

But let's not forget our front-page stories, either. In this issue I report on McKinney National Airport. The city is hoping to contract with private developers

to spark growth at the airport. The day I was at the airport also happened to be the day President Barack Obama was in Dallas, which meant Dallas/Fort Worth International Airport and Dallas Love Field had temporary no-fly zones, and MNA was the only local airport of its kind that could accept business flights. The word "busy" is an understatement to describe the MNA that day.

Next, we met with Collin College and McKinney ISD officials to see how the two institutions are helping address our workforce needs. Be sure to read the impressive list of available certificates both have to offer (see Page 16).

Follow us on social media, and as always, feel free to contact me with your feedback and story ideas. I love covering this city and want to be sure we are covering the news that matters most to you.

Marthe Rennels

EDITOR

mrennels@communityimpact.com

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## TAKE THE POLL

**Do you think having more  
development at McKinney National  
Airport will help spur economic  
development in the city?**

☐ Yes

☐ No

➔ **Take the poll at [communityimpact.com/mck-poll](http://communityimpact.com/mck-poll).**

## COMMUNITY FEEDBACK

### LAST MONTH'S POLL RESULTS

Last month we examined rising home values and property tax bills in McKinney and reported on what local leaders are planning to do to address these issues.

### Did you file a protest with the Collin Central Appraisal District?



Results from an unscientific web survey collected 07/06/16-07/25/16



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## IMPACTS

Map not to scale



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**1 Mercedes-Benz of McKinney**, 2080 N. Central Expressway, McKinney, opened Aug. 1. The 75,000-square-foot, \$32 million project will initially bring 1,600 new vehicles and 125 new jobs to the area. The dealership features new vehicles in

both indoor and outdoor showrooms as well as a service area. 844-857-7991. [www.mercedesbenzofmckinney.com](http://www.mercedesbenzofmckinney.com)

**2 Keith's Comics**, 1681 N. Central Expressway, McKinney, opened July 14. Keith's Comics is a pop-culture store focused around visual storytelling. The store sells comics, anime and manga items, card games,

role-playing games, trading cards, knickknacks, toys and books. [www.keithscomics.com](http://www.keithscomics.com)

**3 CPR Cell Phone Repair**, 2851 Craig Drive, Ste. 202D, McKinney, opened June 13. CPR Cell Phone Repair offers same-day repair and refurbishing services for cellphones, laptops, gaming systems,

digital music players, tablets and other personal electronic devices. 972-832-2634. [www.cellphonerepair.com/mckinney-tx](http://www.cellphonerepair.com/mckinney-tx)

**4 The Howell Insurance Group**, 3900 S. Stonebridge Drive, Ste. 203, McKinney, opened June 1. The Howell Insurance Group offers auto, home, life, and business insurance. 469-712-5831. [www.twfg.com/stevenhowell](http://www.twfg.com/stevenhowell)

## Coming Soon

**5 Best Brains**, 3900 S. Stonebridge Drive, Ste. 1203, McKinney, will open Aug. 9. Best Brains is an enrichment program designed to enhance children's overall academic development in math, English and general studies. Board-certified teachers work with children on a weekly basis in an interactive learning environment. 469-213-0000. [www.bestbrains.com/mckinney](http://www.bestbrains.com/mckinney)

**6 Dempsey's Place**, 310 E. Louisiana St., McKinney, will open in late August. The sports bar and restaurant will offer indoor and outdoor seating with a full bar and grill. The family-friendly eatery will have Giant Jenga, pool tables, and other games available outside on the covered patio and will include 10 TVs inside and 16 TVs outside. Menu items will include burgers, wings and hot dogs. 972-562-2929. [www.dempseymckinney.com](http://www.dempseymckinney.com)

**7 WIT Educational Services**, 3575 Lakota Trail, Ste. 200, McKinney, will open in mid-August. WIT Education Services provides comprehensive occupational and speech therapies to children. 469-215-1781. [www.witeducation.com](http://www.witeducation.com)



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**8 Global Languages Academy,** 3900 S. Stonebridge Drive, Ste. 901, McKinney, will open Aug. 22. Global Languages Academy will be a language learning center focused on teaching children Spanish, Mandarin Chinese and global citizenship skills. [www.my-gla.com](http://www.my-gla.com)

**9 Oxford Grand Assisted Living and Memory Care,** 2851 Orchid Drive, McKinney, began construction in June 2015 and will open in the fall. The 70,000-square-foot, \$15 million development will offer 51 assisted-living apartments and 22 memory care suites. Residents will have access to a coffee bar, restaurant-style dining, a private fitness center and more. The units are under construction, but the welcome center celebrated its opening July 15. [www.oxfordseniorliving.com](http://www.oxfordseniorliving.com)

## Relocations

**10 Proline Tax Advisors,** formerly located at 6401 W. Eldorado Parkway, Ste. 209, McKinney, relocated to 3900 S. Stonebridge Drive, McKinney, in May. Proline Tax Advisors works with individuals and families by managing investment portfolios, structuring or transferring retirement plans, and advising on tax and estate planning. 469-708-8632. [www.prolinetaxadvisors.com](http://www.prolinetaxadvisors.com).

## Anniversaries

**11 First Choice ER,** 5000 Eldorado Parkway, McKinney, will celebrate its anniversary Aug. 14. FCER locations feature free-standing, fully equipped emergency rooms with state-of-the-art diagnostic and on-site labs. 866-993-4778. [www.fcer.com](http://www.fcer.com)

**12 Piazza on the Green,** 6200 TPC Drive, McKinney, will celebrate its first anniversary Aug. 30. Piazza on the Green is a wedding destination that features in-house catering, unique decor and architecture, state-of-the-art audio and visual technology, two ballrooms and a 325-seat wedding chapel as well as an outdoor wedding venue. 817-520-0026. [www.piazzaonthegreen.com](http://www.piazzaonthegreen.com)

**13 Mom and Popcorn,** 215 E. Louisiana St., McKinney, celebrated its 10th anniversary on July 29. Mom and Popcorn sells nostalgic candy and sodas, homemade fudge and more than 50 different flavors of popcorn. 866-542-7605. [www.momandpopcorn.com](http://www.momandpopcorn.com)

Compiled by Marthe Rennels

News or questions about McKinney?  
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**Mercedes-Benz of McKinney** opened Aug. 1 with a full fleet of 2016 inventory.



Construction continues on **Oxford Grand Assisted Living and Memory Care**, which will open this fall.



**Mom and Popcorn** celebrated its 10th anniversary on July 29.



**Dude's Music** celebrated its first anniversary Aug. 24.

**14 Dude's Music,** 901 N. McDonald St., Ste. 904, McKinney, celebrated its first anniversary Aug. 24. The musical instrument dealer and audio and visual contractor specializes in audio, visual and lighting sales, including microphones, earphones, headphones, mixers, conference equipment, phono cartridges and other audio products. 903-821-5656. [www.dudemusic.com](http://www.dudemusic.com)

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Gather in Downtown McKinney, a wedding and private event venue, can seat up to 200 people.



Mom and daughter duo Jennifer Klassen and Crystal Jansa purchased Gather in November 2011.



Gather hosts between 70-80 weddings a year.

## BUSINESS FEATURE

# Gather in Downtown McKinney

## Venue marries ambiance, functionality

By Ashley Parrott

**D**owntown McKinney is often recognized for its historic atmosphere, iconic restaurants and shops and the small-town charm that gives local businesses a place to thrive.

Among the local businesses is Gather in Downtown McKinney, a wedding and private event venue that its owners said aims to encompass the lifestyle and charisma of McKinney.

Co-owners and relatives Crystal Jansa and Jennifer, Kyle and Paige Klassen purchased Gather in November 2011 after the venue had been operating for 10 months.

"At the end of the year, we were given the opportunity to buy Gather," Jansa said. "I quit my corporate job; I cried. I started working at Gather full-time, and now we're coming up on our fifth anniversary."

Under the operation of Jansa and Jennifer Klassen, Gather originally served brunch and lunch and functioned as a venue in the evenings and on weekends. Although the venue no longer offers stand-alone meals, it has developed into an event hot spot, Klassen said.

"One of my favorite things about Gather is that we have guests from events that will come back to McKinney to shop, eat and come say hi to us," Klassen said. "People are always in awe of downtown McKinney."

Jansa said the wedding industry in McKinney has doubled since 2011 and Gather has successfully developed into a venue that gives customers an authentic taste of downtown.

"When you're booking Gather, you're not just getting the venue;

you're getting a small piece of McKinney," Jansa said. "It's become such a destination for people to have their [wedding] venue in the historic square, with so many things around."

Klassen and Jansa's help and experience are available with the reservation of an event.

"We're not just a venue that gives you a key and tells you what time to be done and to sweep up behind you; Crystal or I work every event," Klassen said. "We're there during the day when the event is set up; we're here that night to help you clean up; we have meetings to sit down and plan with you."

In June, Gather expanded its occupancy to allow for larger parties. The venue can now hold 150-200 people depending on the event. The original occupancy was capped at 100 guests.

"Up and mingling at an event allows for more guests than a seated event," Klassen said. "If you don't need a dance floor and other things like that the event size can increase."

Gather has hosted weddings, Christmas parties, business lunches, and baby and bridal showers, among other events, including one event that was a surprise to all the guests.

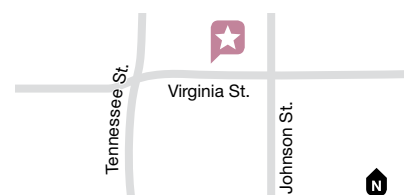
"We had a surprise wedding one time," Klassen said. "Her wedding dress was upstairs; his suit was upstairs. Guests were crying; they had a wedding; they had a reception; and it was just a lot of fun."

Klassen and Jansa have hosted weddings and events with customers from out of the county, state and even the country.

Jansa said Gather's guests are not only invited to the event but also to the experience of downtown.

"There's an added bonus of booking a wedding in downtown McKinney," Jansa said. "You get all of downtown as a backdrop for your event."

### Gather in Downtown McKinney



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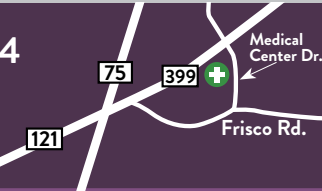
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It took a little work to convert the historic convenience store, but within a few months, Sugarbacon Proper Kitchen was open for business.

## DINING FEATURE

# Sugarbacon Proper Kitchen

New American cuisine meets old downtown

By Jean Ann Collins

**W**hen Johnny Carros walked into the former filling station at 216 W. Virginia St. in downtown McKinney, he said chills ran down his spine. He had been searching for the perfect spot for his restaurant, and said he knew he had found it.

"I was just about to sign a lease on a property along US 75, and I called my [business] partner and said, 'I cannot be next to a chain restaurant,'" Carros said. "I knew we needed something more unique, and when I walked in to the place on the square, I knew this was the space."

Within months, Carros had transformed the former gas station into Sugarbacon Proper Kitchen, where new American cuisine aims to pay homage to its Americana surroundings.

"We wanted to be different," Carros said. "I think we stand alone in what we offer to our customers, and it

seems like we serve the market well."

The city of McKinney recently submitted the site as a nominee for the "Best Renovation Award" to the Texas Downtown Association. Carros said designers worked to maintain the look of the building.

"All the brick was restored on interior walls; concrete floors, exposed ceilings and steel beams were maintained," he said. "And all of the details were thoughtfully designed to enhance the historical references of the building."

Carros, who is the director of operations, works alongside Corporate Chef Jason Ferraro, Executive Chef Brian Bills and General Manager Amanda Busenbark.

Although Carros said the highly trained chefs bring a level of sophistication to the menu, Sugarbacon is designed to appeal to the masses.

"We wanted people to be able to come in and sit at the bar and eat a

burger dressed in comfortable shorts, but also be sophisticated enough that we would be the choice to celebrate anniversaries, birthdays, graduations," Carros said. "The menu and wine list is designed to appeal to a lot of different people. We have our young clientele, but we also have an older crowd. I'd say we reach all."

Sugarbacon is not just the restaurant's name—it is also its namesake menu item and top-selling appetizer.

"Sugarbacon is house-smoked Berkshire pork belly, tossed with ancho barbecue sauce, served on a toasted crostini with pickles," Carros said.

And although Sugarbacon draws diners in for its unique appetizer concoction, Carros said he prides himself in sweeter offerings.

The Butterscotch Banana Pudding, for example, is a combination of butterscotch pudding, bananas foster and whipped mascarpone cheese topped with crumbled sugar cookie.

Carros said Sugarbacon also aims to please with its drink menu.

"We work in sync as a creative team to come up with the menu," Carros said, adding that it changes twice a year. "We are serious about the level of customer service we provide and quality of food and beverage. We provide a very fresh garden-to-glass cocktail program that is second to none."

Doing business downtown is something Carros enjoys, he said, adding that he and his partners recently opened a second restaurant, Butcher Board, next door.



The smoked Berkshire pork chop (\$26) includes green chile hominy and apple salad.



Sugarbacon (\$10) includes Berkshire pork belly, ancho barbecue sauce and spicy pickles.



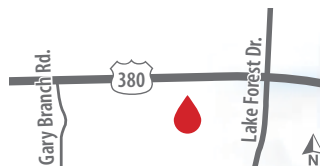
The Butterscotch Banana Pudding (\$7) is one of the most popular desserts on the menu.

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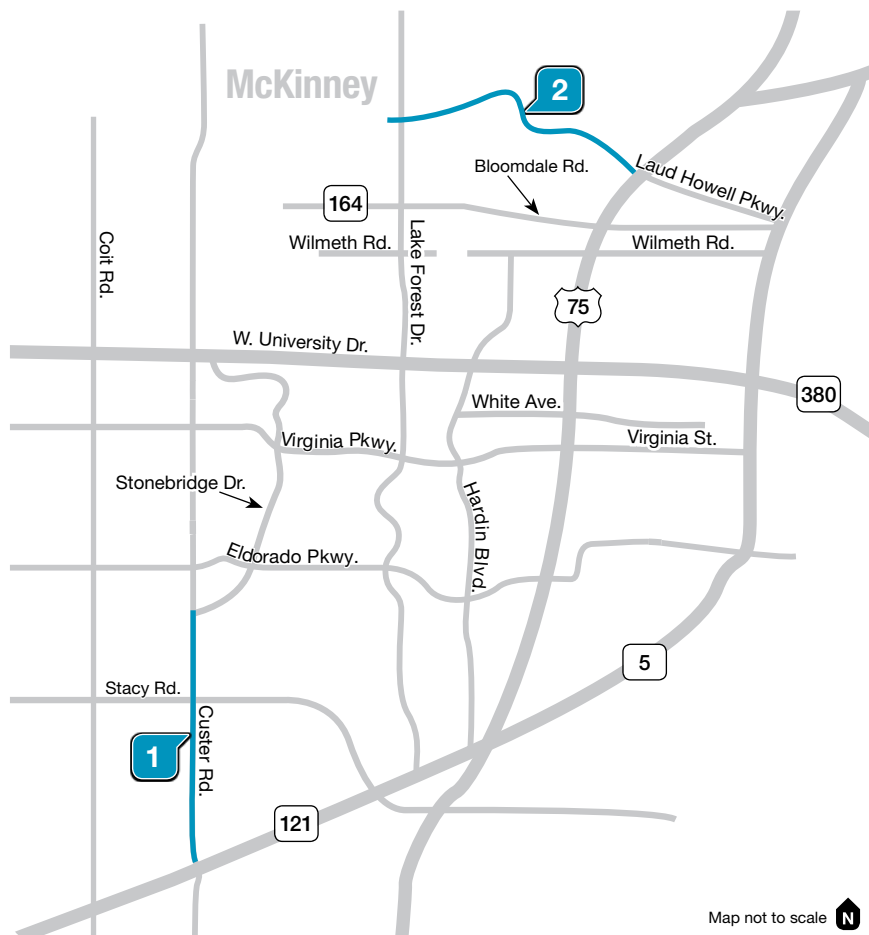
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## TRANSPORTATION UPDATES

Major projects in the area

Compiled by Marthe Rennels



### 1 Custer Road widening

The city of Frisco is widening Custer Road from Stonebridge Drive to SH 121. The road runs between Frisco and McKinney and sees daily traffic to and from both cities.

To accommodate the growth in this area, the 3-mile project will widen the existing four-lane roadway to six lanes.

Construction on this project was 60 percent complete as of mid-July and is expected to be completed in the fourth quarter of this year between October and December, according to Frisco officials.

Heavy traffic is expected in this area until construction is complete. City staff is coordinating with the Texas Department of Transportation regarding closures, detours and traffic switches along Custer, FM 423 and US 380 during the road's widening projects.

**Timeline:** January-December

**Cost:** \$9.17 million

**Funding sources:** city of Frisco, Collin County

### 2 Laud Howell Parkway Construction

Design work on the widening and future alignment of Laud Howell Parkway will soon begin because of a fund allocation approved by McKinney City Council on July 19.

Council transferred \$1 million from the city's street construction fund balance to the capital improvement program. The funding will be used to initiate professional engineering design services for the roadway.

Design work is slated to take roughly 10 months, and city officials said it will be done in phases.

Construction is set to begin around the start of 2017, officials said.

The roadway will be one of the first major roadway improvements in the northwest sector of McKinney and city officials said it will help pave the way for future development in the area.

Right now, the only development under construction in the northwest sector that will immediately benefit from the roadway is the master-planned community of Trinity Falls, which is in phase two of construction.

**Timeline:** TBD

**Cost:** TBD

**Funding sources:** city of McKinney



News or questions about these  
or other local transportation projects?  
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## CITY & COUNTY

News from McKinney and McKinney ISD

Compiled by Marthe Rennels

# McKinney City Council considering a restaurant row to attract corporations

**MCKINNEY** City Council is working to bring some new lunch spots to McKinney because of an idea from Mayor Pro Tem Randy Pogue to help spur economic development along the city's most popular corridors.

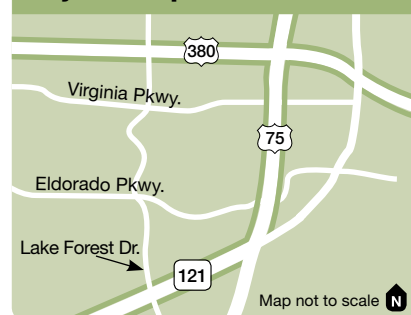
In June, Pogue pitched the idea to bring a restaurant row to the city, hoping to meet the needs of the lunch rush associated with corporations that are looking to move into the city.

"[Corporations] are telling us we do not have mid-level shopping or restaurants for their employees' lunchtime traffic," he said.

During the July 18 City Council work session, council asked city staffers to prepare a request for proposal to area developers and landowners to

create a restaurant row on land along the city's major transportation corridors, which includes both developed and undeveloped land. Pogue said he anticipates the city will be able to issue a request for proposal "sooner rather than later."

### Major transportation corridors



# MISD earns recognition from Texas comptroller for financial transparency

**MCKINNEY ISD** The district is one of the first eight school districts in Texas to earn the Transparency Star Award in the area of Traditional Finances from state Comptroller Glenn Hegar this summer.

The Transparency Star program, which launched in March, replaces

former Comptroller Susan Combs' Leadership Circle recognition program for financial transparency. The former program called on local entities to make specific financial information available online. Under that program, MISD earned the highest possible designation for six years.

# Aquatic and fitness center receives name

**MCKINNEY** The city's new aquatic center officially has a name as McKinney City Council voted July 19 to call the facility the Apex Centre.

"The Apex Centre is the single-largest project the city of McKinney has ever built, and its name reflects the milestone," said Rhoda Savage, director of parks and recreation in a news release. "Apex literally means 'peak, summit, highest level and greatest success.' The Apex Centre is an asset for the community that will add immense value for years."

The city of McKinney and the McKinney Community Development Corp. teamed up to build the \$36 million aquatics and fitness center in Gabe Nesbitt Community Park.

The 80,000-square-foot facility will



The Apex Centre construction is set to complete in December.

include an indoor 25-by-27-yard pool for competitive and lap swimming, a leisure pool, and an outdoor leisure and recreation pool. A fitness facility, weight-training equipment, sports courts, an elevated track, babysitting facilities and multipurpose rooms will be also be open to the public.

The Apex Centre is scheduled to open at the beginning of 2017.

The new program enables eligibility to apply for recognition in four other areas, including contracts and procurement, economic development, public pensions and debt obligations.

Hegar's initiative is to not only provide access to more information but to make it easier for taxpayers to understand that information.

Hegar's office also calls for local governments and school districts to include finance summaries of

expenditures and revenues and provide visualizations of that information.

MISD officials said most of this information has been available on the district's website, but the business office worked to integrate any new or additional components to better meet the new criteria and further the effort to offer the highest level of financial transparency for parents and taxpayers.

## Meetings

► **McKinney City Council**  
Meetings are scheduled for the first and third Tuesday of the month at 6 p.m. City Hall, 222 N. Tennessee St. 972-547-7500. [www.mckinneytexas.org](http://www.mckinneytexas.org)

► **McKinney ISD board of trustees**  
Meetings are scheduled for the fourth Tuesday of the month at 7 p.m. McKinney ISD Administration Building, #1 Duvall St. • 469-302-4000 [www.mckinneyisd.net](http://www.mckinneyisd.net)

► **Collin County Commissioners Court**  
Meetings are generally held Mondays at 1:30 p.m. Jack Hatchell Administration Building, 2300 Bloomdale Road 972-548-4100 • [www.co.collin.tx.us](http://www.co.collin.tx.us)

## Tweetings

For instant coverage of these meetings, follow us on Twitter: **@impactnews\_mck**



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Map showing location at the intersection of Tennessee St., Virginia St., Louisiana St., and Johnson St.

## CALENDAR

## August

**05 through 13**  
**Bad Medicine, or Good to the Last Drop**

McKinney Repertory Theatre presents its annual melodrama, a tale complete with a villain, heroine and hero. The local sheriff has to save a young woman from the clutches of a bad guy out to get her family ranch. 8 p.m. (Aug. 5, 6). Noon and 2:30 p.m. (Aug. 7 and 13). \$12 (children), \$14 (seniors and students), \$17 (adults). Courtroom Theater of the McKinney Performing Arts Center, 111 N. Tennessee St., McKinney. 214-544-4630. [www.mckinneyperformingartscenter.org](http://www.mckinneyperformingartscenter.org)

**06** **Cooper Kids Triathlon**

The Cooper Fitness Center at Craig Ranch is hosting the annual event. The health-conscious event is a timed race. Children ages 6-8 will swim 50 meters, bike 3 miles and run a half-mile; ages 9-10 will swim 100 meters, bike 3 miles and run 1 mile; ages 11-15 will swim 200 meters, bike 6 miles and run 1 mile. 8 a.m.-noon. \$55. Cooper Fitness Center, 7910 Collin McKinney Parkway, McKinney. 214-383-1000. [www.itsyourrace.com](http://www.itsyourrace.com)



Courtesy Made of Sugar and Spice

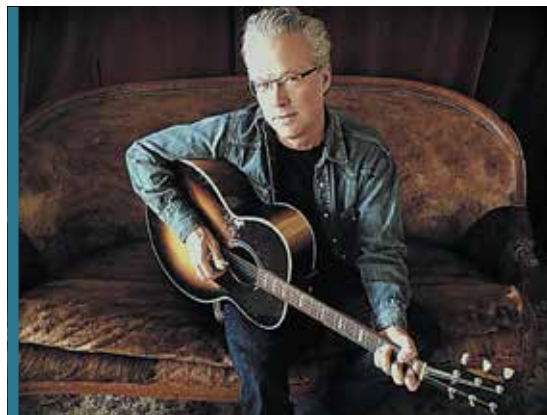
**08 through 09**  
**Back-to-School summer camp**

This camp is for children ages 4-10 to celebrate summer's end and features crafts and activities at historic downtown McKinney's Made of Sugar and Spice. Activities include crafts for teacher gifts, decorating pencil bags, backpack tags, water bottles and monograms. In addition, there is dancing, karaoke, makeovers and a backpack relay, with proceeds donated to Court Appointed Special Advocates for Children (CASA) of Collin County. Parents should send a water bottle and lunch. Camp meets for two days from 10 a.m.-1 p.m. \$65 (includes

crafts, activities and a snack.) Sugar and Spice, 207 N. Kentucky St., McKinney. 972-693-6141. [www.madeofsugarandspice.com](http://www.madeofsugarandspice.com)

**18** **Sawyer Fredericks at MPAC**

The 2015 winner of NBC's singing competition, "The Voice," Sawyer Fredericks, will be at the McKinney Performing Arts Center for its summer concert series. As the champion of the eighth season of the popular music series, the 16-year-old was the youngest victor in the show's history. In addition, he had 14 songs hit the overall iTunes charts in one week. 8-10 p.m. \$22 (general admission). Courtroom Theater at the McKinney Performing Arts Center, 111 N. Tennessee St., McKinney. 214-544-4630. [www.mckinneyperformingartscenter.org](http://www.mckinneyperformingartscenter.org)



Courtesy McKinney Performing Arts Center

**23** **Radney Foster: An acoustic evening**

Americana artist and Texas singer/songwriter Radney Foster performs at the McKinney Performing Arts Center. As part of the country music scene for 30 years, Foster crosses between mainstream and independent Americana music. 8-10 p.m. \$22 (general admission.) Courtroom Theater at the McKinney Performing Arts Center, 111 N. Tennessee St., McKinney. 214-544-4630. [www.mckinneyperformingartscenter.org](http://www.mckinneyperformingartscenter.org)

**27** **Classics on the Square Car Show**

The Morning Maniacs car enthusiasts are hosting the Classics on the Square Car Show on the historic downtown square. The group started in 2006 with four members and has grown to more than 300 members who gather to share their love of vehicles. The group welcomes classic car, truck and motorcycle enthusiasts, both foreign and domestic. The Maniacs donate proceeds from their car shows to local charities, including Habitat for Humanity, Collin County Meals on

Worth the **TRIP**

Courtesy Frisco Discovery Center

**Through Jan. 1****'Water's Extreme Journey'**

Frisco Sci-Tech Discovery Center has a new exhibit that engages visitors through play, science inquiry, art and action while teaching how to contribute to healthy, safe water initiatives in their community and beyond. 10 a.m.-4:30 p.m. (Mon.-Fri.), 10 a.m.-6 p.m. (Sat.), noon-6 p.m. (Sun.), \$8 (general admission), \$6.50 (seniors, military and teachers). Frisco Discovery Center, 8004 N. Dallas Parkway, Frisco. 972-546-3050. [www.mindstretchingfun.org](http://www.mindstretchingfun.org)

Wheels, Toys for Tots, a local food pantry and the Susan G. Koman Walk for the Cure. 7:30-10:30 a.m. Downtown McKinney. 972-547-2660. [www.morningmaniacs.com](http://www.morningmaniacs.com)

**31** **Handbags at the Heard-Craig**

Attendees are invited to bring a handbag to trade in during the handbag exchange where participants will be able to select a new handbag. Refreshments will be served. 5:30-7:30 p.m. \$6 (plus one handbag). Reservations required. Heard-Craig Center for the Arts, 205 W Hunt St., McKinney, 972-569-6909. [www.heardcraig.org](http://www.heardcraig.org)

## Online Calendar

Find more or submit McKinney events at [communityimpact.com/mck-calendar](http://communityimpact.com/mck-calendar).

To have McKinney events considered for the print edition, they must be submitted online by the second Friday of the month.



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## PEOPLE

# Paul Grimes

## City Manager

By Marthe Rennels

**O**n Aug. 1., the city of McKinney welcomed new City Manager Paul Grimes. Grimes has several years' experience in city management. He and his family moved from Orland Park, Illinois, to McKinney, and Grimes said he is ready to become part of the community by immersing himself in everything the city has to offer.

Grimes said in his youth, he used to bail hay and detassle corn and worked in meat-packing, adding that he is not afraid of getting his hands dirty.

He calls himself a "hayseed kid from Indiana" who earned everything he owns through hard work, something of which he said he is very proud. Grimes also said through his experience, he has gained the ability to have meaningful conversation with the highly educated and typical working-class people.

Courtesy of McKinney



### Tell me a little about yourself. Where did you grow up?

I grew up in Fulton, Indiana, a town of about 400 people in north-central Indiana.

### What led you to a career in city management?

I've always been drawn to public service, but if you would have asked me in college or even graduate school if I wanted to be a city manager, I probably wouldn't have had much idea of what that entailed. Over the years, however, I found myself drawn to the action in city management. There are many layers and aspects to running a city, and that relative diversity attracted me. Cities really

fairly entrepreneurial, and I'm a firm believer and advocate of local communities charting their own futures with their decision-making. And, learning and bringing best practices in our field toward decision-making and management is very exciting.

### What have been the most rewarding surprises you've encountered in this role?

I'm not sure about surprises ... There are always lots of surprises. However, with respect to rewarding, the people—it's usually always the people that I find the most rewarding. It is always gratifying to complete a project, gain recognition for something we've done right or launch a new initiative. But seeing the communities thrive and develop with the efforts of many people—often with divergent interests—working together is the most rewarding.

### Why did you choose to come to McKinney?

McKinney has an outstanding reputation for quality of life. So, from a family standpoint, the quality of life, schools and overall place to raise a family was very important. Professionally, I was interested in joining a larger and rapidly growing community. That brings challenges that, as a practitioner in the field of city management, is very appealing. Every community has its challenges, and every community has a history. But every community also has—or needs—a vision, and the fun and

challenging part is navigating all those dynamics in getting results that the community supports toward that vision.

### What is your policy regarding interaction with residents?

My approach is to ensure that all our residents receive courteous and informative responses. We cannot always give folks what they want or tell them what they want to hear, but my experience is that when we respond in a timely fashion with helpful information, most people appreciate it. McKinney is a high-service community, as is Orland Park for that matter. Our challenge is being smarter and more efficient in how we respond to increasing demands in an impatient world. That's part of the challenge—and part of the fun.

### Education and experience

Grimes served as Village Manager for Orland Park, Illinois, and served as the director of administration—equivalent to city manager—in Cranston, Rhode Island.

Grimes also served as an officer in the US Navy.

In addition to his governmental employment, he has served in the private sector in health care and economic development.

Grimes is a graduate of Purdue University where he received a bachelor's degree in history and political science. He also earned a Master of Public Affairs degree from Indiana University.

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**“Our challenge is being smarter and more efficient in how we respond to increasing demands in an impatient world”**

—Paul Grimes, city manager

are the laboratories of democracy. I like the servant leadership aspect of public administration, particularly at the local government level where interaction with the community and the businesses and residents is very direct. Local government can be



# MEETING WORKFORCE DEMANDS



One of Collin College's strategic priorities in its recently approved master plan is to increase its focus on workforce training programs. According to the community college district, more employers are looking for workers with more education than a high school diploma but less schooling than a four-year college degree. Workforce training programs could help students attain the necessary education for local in-demand jobs.

## Workforce

Continued from I 1

less than one-third of Collin College's academics, but that will soon change as the college focuses on expanding workforce training to better meet the needs of the local market demand.

"As the county grows and continues to grow, there's an increase in demand," Matkin said. "For us, we feel very strongly that we want to make sure to provide what the economy needs."

### Meeting the local market demand

John Valencia, McKinney Economic Development Corp. director of business retention, expansion and emerging technology, said the MEDC works closely with Collin College and Workforce Solutions for North Central Texas to respond to workforce needs within the city.

One way the MEDC works with

these organizations is by meeting with local companies and determining their workforce needs.

"Workforce Solutions and Collin College can both develop curriculum to train people, and we can let them both know what companies have those needs," Valencia said. "If companies come to us with those certain needs [or open positions] we try to make sure we help them make those connections."

Valencia said he has recently been working with several start-up companies within the emerging local technology, software development and gaming sector and found they are facing challenging recruiting efforts

because the needed workforce is not available locally.

"They try to find local people, but they are having to go outside the immediate area," he said. "I won't say it's impossible to find [the workforce] locally, because the people I am working with are finding [employees] and they are hiring them, but they are definitely having to look for them."

Valencia said there is also a lack of non-degreed, skilled workers. Collin College also found a strong demand for non-degreed positions in advanced manufacturing to the tune of almost 3,000 job openings a month throughout Collin, Dallas, Denton and

Tarrant counties. Collin College officials said a large number of engineering technology-related positions require no more than an associate degree.

"There are companies in our community that need that labor force, and it's pretty thin, which is kind of good news-bad news," Valencia said. "The good news is that people are working; the bad news is that people aren't available."

Valencia said he is currently working with two McKinney food-manufacturing companies that are challenged with finding enough employees.

"The hiring sign is out, and that labor pool is pretty thin," Valencia said.

### COLLIN COLLEGE'S current workforce training programs

Workforce training programs are designed to take

**1-2 YEARS TO COMPLETE**

- Architecture and construction
- Arts, A/V technology and communications
- Business management and administration
- Education and training
- Health science
- Hospitality and tourism
- Human services
- Information technology
- Law, public safety, corrections and security
- Manufacturing and energy
- Marketing and sales services
- Science, technology, engineering and math

### MCKINNEY ISD Career and Technical Education program

MISD's CTE gives students workforce training to receive the following

**CERTIFICATE PROGRAMS**

- Agriculture, food and natural sciences
- Architecture and construction
- Arts, A/V technology and communication
- Business, management and administration
- Education and training
- Health science
- Human services
- Information technology
- Law, public safety, corrections and security
- Science, technology, engineering and math
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## HEALTH CARE:

**IN-DEMAND JOBS:** registered nurses, nursing assistants, medical secretaries and licensed practical and vocational nurses

**NUMBER OF JOBS IN 2015:** 48,392

**AVERAGE ANNUAL WAGES IN 2015:** \$60,059

**AVERAGE MONTHLY JOB DEMAND BY EDUCATION LEVEL:**

9,257 jobs (less than a bachelor's degree)  
4,097 jobs (bachelor's degree)



## IT AND DIGITAL TECHNOLOGIES:

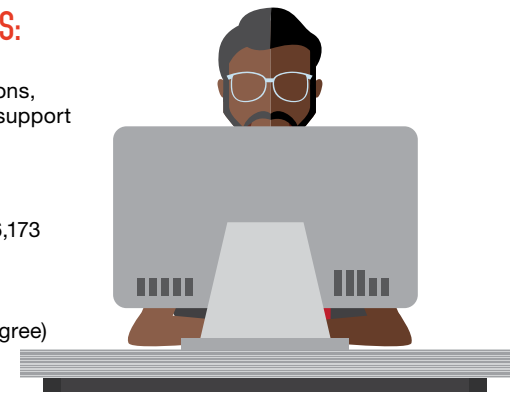
**IN-DEMAND JOBS:** computer occupations, web developers, computer network support specialists, computer operators

**NUMBER OF JOBS IN 2015:** 15,747

**AVERAGE ANNUAL WAGES IN 2015:** \$126,173

**AVERAGE MONTHLY JOB DEMAND BY EDUCATION LEVEL:**

4,470 jobs (less than a bachelor's degree)  
4,097 jobs (bachelor's degree)



## OTHER IN-DEMAND FIELDS

Finance and business services

Manufacturing

Distribution and logistics

Construction and energy

Sources: Collin College, McKinney ISD/Community Impact Newspaper

Matkin said Collin College also meets regularly with companies, which can help shape the workforce programs Collin College offers and the structure of those programs.

According to the college, manufacturing-related occupations was identified as the most in-demand field in McKinney. Some of the most needed positions in this field include welders, machinists and electronics-related technicians. The college also found demand for employees skilled in repair, inspection, inventory management and computer-related design. Robotics, sensing technologies and quality-control positions are also in need.

**“For us, we feel very strongly that we want to make sure to provide what the economy needs”**

—Neil Matkin, Collin College president

“The mechanical engineering sector continues to see a need, not only from the practical side of experienced engineers but also for interns and recent graduates,” Valencia said.

The college would like to offer more workforce training in mechanical engineering and technological areas;

however Matkin said the challenge to offering more workforce training programs is the need for more facilities.

“At this point in time, we would love to get into welding, [heating, ventilating, and air conditioning] and electrical,” he said. “But today, in terms of facility use, where would we put them? We don’t have a place to put them.”

The college is working to expand its footprint by building a new main campus in Wylie and two centers in Celina and Farmersville, all of which are expected to open in 2020.

Collin College’s workforce training programs include IT fields such as computer networking and cybersecurity.

Blalock said it is important to continually update these programs so IT employees can stay relevant in their fields.

“When you look at the life cycle of higher education, it’s ongoing and continuous,” she said. “People never

stop learning, which is a beautiful and wonderful thing. But when we think of workforce and technical education, we have to understand that that’s an ongoing continuum as well. It’s about people getting those skills and that readiness so that they can contribute in a proactive and productive way to our local economy.”

### McKinney ISD workforce training

McKinney ISD has also tapped into the efforts to provide workforce training for students through its Career and Technical Education Program.

The program offers more than 25 different certifications and partners with Collin College to offer dual credit, which allows the courses to count as both high school and college credit, said Melinda DeFelice, senior director of college and career readiness for MISD.

“We have one health science-articulated credit—students take the MISD course, and when they enroll with Collin College, the college recognizes the credit,” DeFelice said. “The program is one-third the cost of tuition. Plus, it benefits students who are college-bound by helping them

get a head-start toward their college degree and at the same time finishing up high school.”

MISD officials said the district’s CTE Program exists to serve students by helping them discover their own unique strengths and interests. Its mission, officials said, is to provide students with business and industry experience. Students are exposed to a unique combination of classroom instruction and technical work environments where they can gain new concepts, techniques and procedures related to their specific career interests, MISD officials said.

“The program gives students a chance to take a college-level course while in high school,” DeFelice said. “It saves major tuition costs as well as allowing students to attempt a college-level course while in high school to learn about the rigor of college life and prepares them for when they graduate. Students will not only graduate with a high school diploma but complete an associates degree within his or her field.”

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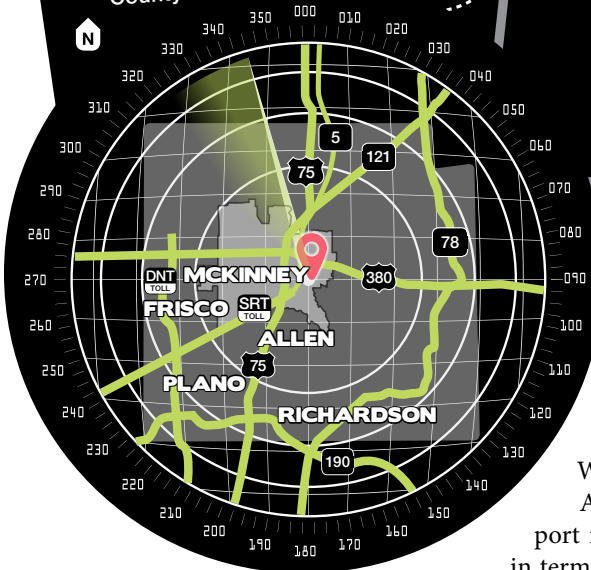
# McKinney National Airport

MNA is under great demand as more corporate headquarters relocate to Collin County. The airport's master plan outlines future growth plans to help accommodate current and future demand.

Key

- ..... Airport property line
- Runway
- Hangars
- Future airfield pavement
- Proposed buildings

**Airport location**  
The MNA draws flight business from Plano, Richardson, Allen and many other surrounding cities within Collin County.



## Airport

Continued from I 1

every way to enhance our growth opportunities here in our community, so it is a very critical piece of our infrastructure.”

### Request for proposal

MNA, a general aviation airport, is the only one of its kind in Collin County.

A general aviation airport, according to the Federal Aviation Administration, focuses mainly on more specialized services compared with the commercial airline services an airport such as Dallas/Fort Worth International Airport provides. Those specialized services include emergency medical flights; flights by local, state and federal law-enforcement agencies; and flight-training purposes as well as business and corporate traffic from companies headquartered or interested in doing business in Collin County.

In McKinney, the MNA acts as a welcome mat to companies building or relocating their headquarters in Collin County, and as such the airport

has continued to see high demand and high revenue, Weigand said.

Although the demand at the airport is positive for airport business in terms of revenue, Weigand said the lack of hangar space and other airport infrastructure hurts the airport's ability to draw more business from larger corporations that want to establish a presence at the airport.

“We need to secure additional land in order to preserve what we want the airport to be for its entire growth,” Deputy City Manager Jose Madrigal said. “We also need more hangars. We are turning jets away every day. We have planes wanting to come to McKinney—we just don't have a place to put them right now.”

In order to help solve that problem, in mid-July the city issued a request for proposal, or RFP, to local developers who might be interested in partnering with the city to further develop the airport.

“When the bond issue failed in November, it meant we had limited funding available to develop the airport, and one of the things we had to look at was having the private sector—through some sort of contract—come in and develop those [undeveloped] 42 acres and come up with concepts to build hangars and things like that since we don't have the capital to do it,” Madrigal said.

The RFP is open-ended, he said, adding that the city did not want to place any guidelines or plans that could potentially limit development.

“We are not looking for a specific company or developer; it's really more about the concept and what it looks like in regards to protecting our investment,” he said. “We have to figure out how the hangars work, what would developers need for the hangars—would they build the hangar, then we rent the space back? There are so many different ways you could [take development that] we just want to keep it as open as possible to see what is out there. We talked about what [a partnership] could potentially look like, but we didn't want to limit ourselves because maybe there is something out there we have never thought of.”

Madrigal said he expects the city to have multiple proposals within 90 days of the RFP's issuance and if an acceptable plan is submitted, city staff will research it and present it to City Council for a vote to allow staff to continue discussions.

“I think within 12 months we could see something come to fruition—not something being built, but an agreement being made and discussions taking place working toward turning some dirt,” Madrigal said. “I think there are plenty of people in our area that will see this and be interested in the RFP.

McKinney is an aviation airport and I think people understand the value of growing this airport.”

### Working to meet current demand

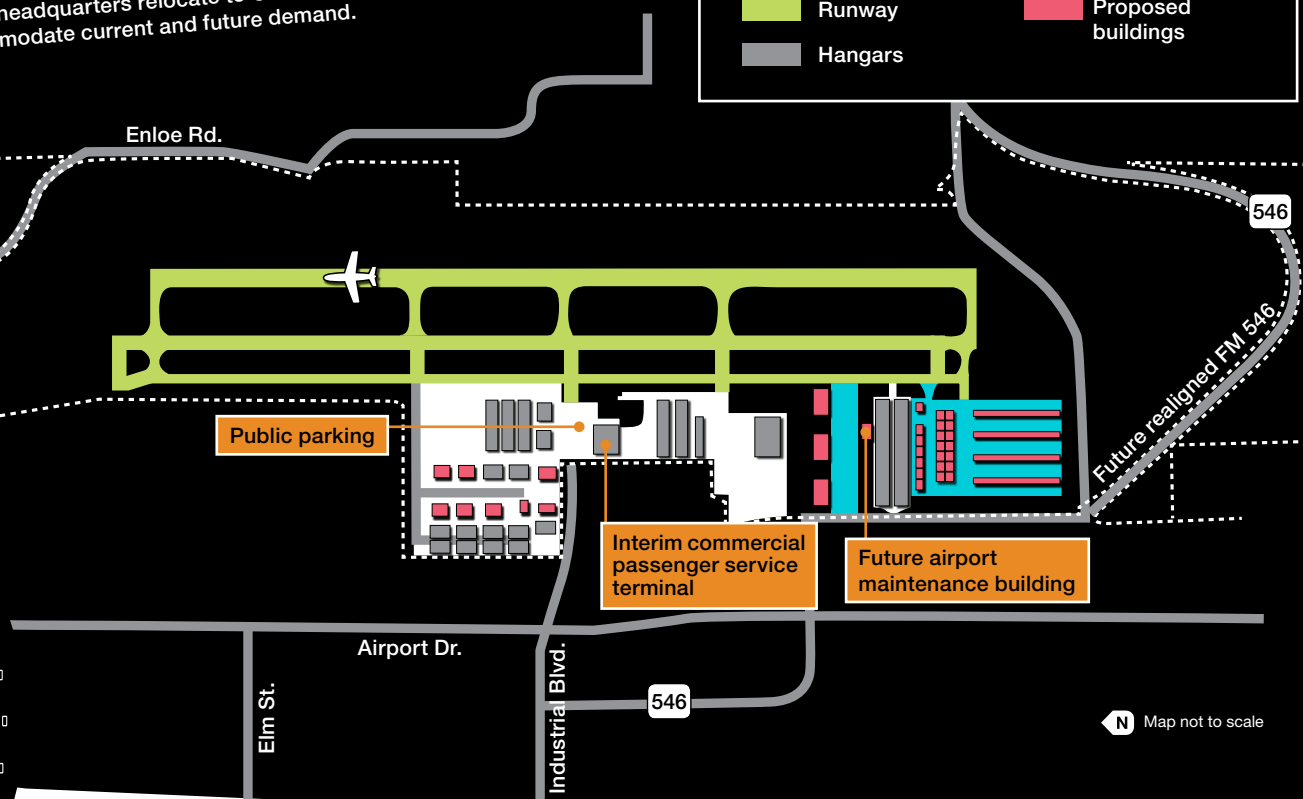
While airport officials work to bring more development, they have finished construction on two major projects.

Construction was completed on a new 15,000-square-foot hangar that was preleased at capacity by the time the hangar opened Aug. 1.

Madrigal said the airport also finished a reconstruction of the apron—where aircraft are parked outdoors—made possible through a \$6.2 million grant from the Texas Department of Transportation. The project reconstructed a 38,500-foot apron and added 8,500 square feet for a total of 47,000 square feet of apron, which greatly increased the number of aircraft that can be parked at one time.

“This project has come in at an advantageous time because we are seeing increased traffic and we can park jets to the side [of the runway] if they come in for day trips so we can continue to serve the capacity we've been getting,” he said.

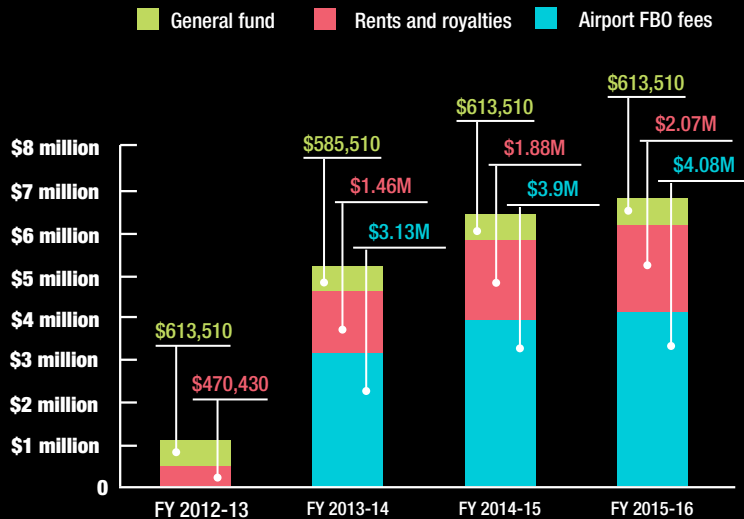
Mark Jaraczewski, general manager of McKinney Air Center, the fixed-base operator that provides aeronautical services such as fueling, hangaring, parking, and aircraft rental and more





## Airport budget

MNA was purchased by the city in 2013. Since that time, the city has transferred money from its general fund to help cover costs associated with running the airport. However, the airport has consistently topped its year-over-year revenues, a trend Executive Director Ken Weigand said shows no signs of slowing.



In May, the airport and its fixed-base operations experienced its highest month of revenue since the city took ownership in 2013. Weigand said if revenue and expenditure trends continue for the remainder of fiscal year 2015-16, the airport's end-of-year net profits will fall between \$650,000 and \$850,000.

Sources: city of McKinney, McKinney National Airport/Community Impact Newspaper

for MNA, said even with the amount of funding the city has put into the building of new hangars, demand is already there for even more space. He said as the area sees an increase of major corporations moving to the area, its available aircraft space decreases.

"It's a very delicate balance; it's very much which one comes first—do you get the land ... or get the hangars that could produce the revenue to purchase the land?" Madrigal said. "We have to go with whatever is going to give us the most bang for our buck, which right now means the hangar, because it will produce the revenue we need to purchase the land, which is too [expensive] for the means that we currently have."

### Learning from other airports

Weigand said developing the airport sooner rather than later is essential, adding that his biggest fear is becoming landlocked like neighboring general aviation airports.

Addison Airport, for example, is another general aviation airport in the region similar to MNA. The airport was purchased by the city of Addison in 1976 and generates roughly \$370 million of economic contribution each year, said Darci Nuezil, deputy director of Addison Airport.

"There are more than 80 aviation-related employers on or near the airport

who provide a diverse array of aviation and aircraft services," she said. "Aviation employers create over 2,340 jobs at the airport with salaries, wages and benefits totaling in excess of \$136 million. Taken as an economic entity, [Addison Airport] ranks among the major employers in the town of Addison."

Nuezil said the airport is a large factor in attracting new businesses and a financial benefit to the city.

"Business spending at the airport injects revenues into the community, and spending by air visitors produces revenues for businesses in the hospital-ity sectors as well," she said.

Although Addison Airport continues to generate revenue, further development at the airport is impossible because of a lack of available land.

"Addison [Airport] can't expand—they can only redevelop, which means they will have to tear something down and build on top of it rather than add more runways or more hangars," Weigand said. "We just want to make sure we can fully develop the airport before the land around us is bought and developed."

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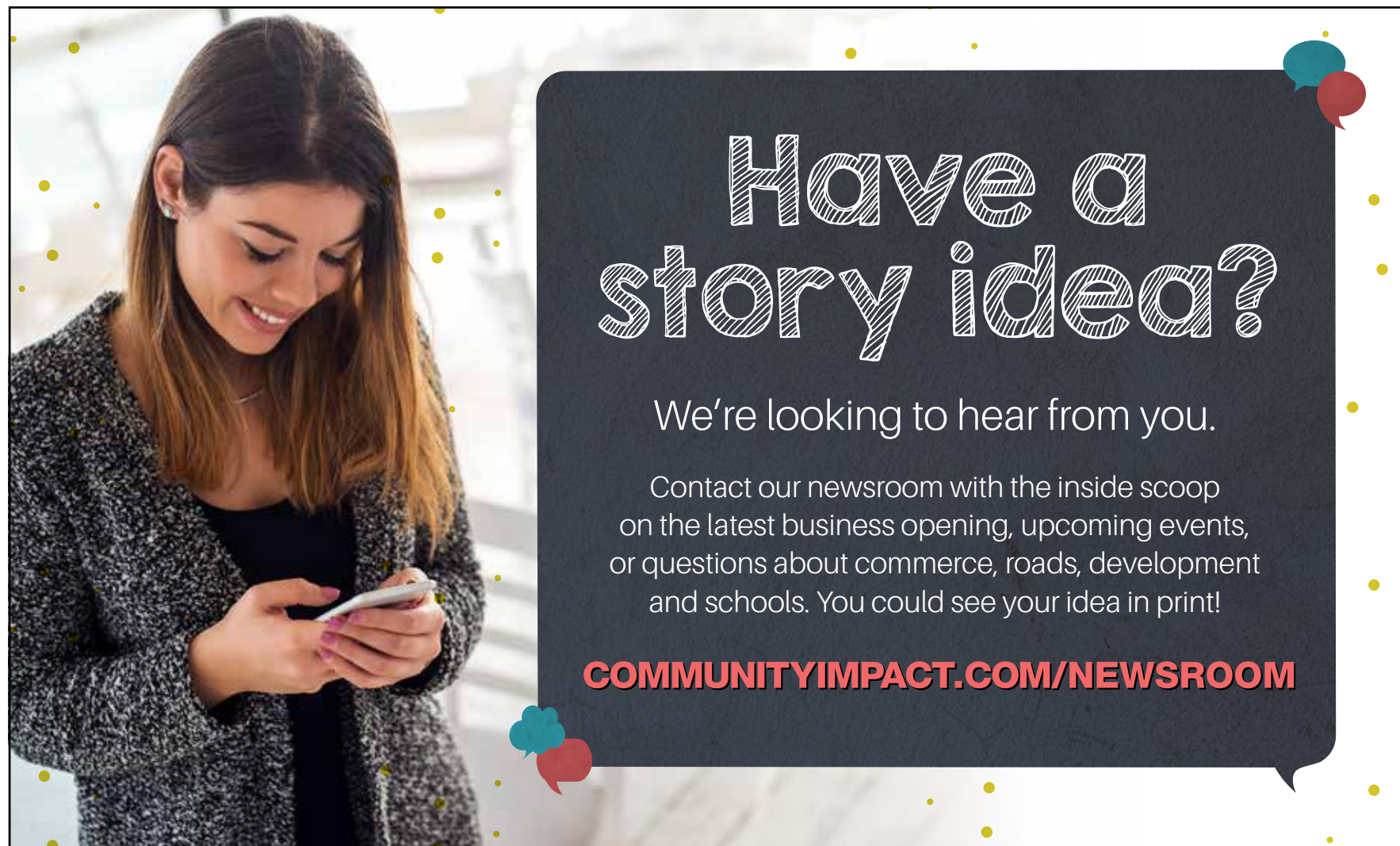
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## TOP STORIES

## DART, Plano working to bridge region

**PLANO** With construction of the Legacy West mixed-use development in Plano underway, local leaders are working with Dallas Area Rapid Transit to prepare the Legacy corridor in west Plano as a regional transportation hub.

DART is expected to roll out several projects in the coming months and years to enhance connectivity and decrease traffic congestion throughout Plano.

These projects include a new east-to-west express bus service, additional rail cars and a 67.7-mile commuter rail line that will link Plano to Tarrant and Dallas counties, and eventually to Fort Worth.

"There's going to be a lot of development activity and employment that is going to be out there very quickly in the Legacy West area. When you get to that density, the first thing that needs to be focused on [is] the



Courtesy Dallas Area Rapid Transit

transportation elements," said Jack Carr, deputy city manager for the city of Plano.

Additional public transit options to and from the Legacy area will benefit commuters to the south of Plano and in northeastern parts of Collin County, Carr said.

City staff is working on a \$160,000 mobility study of the Legacy area funded by Plano, Collin County and DART. Findings are expected to be presented to the Plano City Council in August.

Full story by Kelley Crimmins

## Rockhill Parkway extension to aid access

**FRISCO** Drivers can now use the eastern portion of Rockhill Parkway as part of their commute and can expect further construction as the city of Frisco plans to continue to expand the roadway into six lanes.

The \$45 million project extends from CR 26 to Coit Road, and the portion that extends from Dallas Parkway to Preston Road is now open with six lanes and a bridge.

The section from Dallas Parkway to CR 26 is substantially complete with six lanes. However because of the construction being done on US 380 by the Texas Department of Transportation, this portion will not be open in July as planned. An opening date has not been determined.

The portion from Preston Road to Coit is open to traffic but is only two lanes. The design phase will begin in August to expand it into six lanes. Construction is expected to begin

between July-September 2017.

Rockhill will be a major thoroughfare in Frisco, said Brian Moen, assistant director of transportation for Frisco.

Construction to the roadway was done in anticipation of future development surrounding Rockhill Parkway, Moen said. Neighborhoods and urban centers are zoned for that area according to the city's future land-use plan.

Moen said the roadway will be more accessible to not only vehicles but also pedestrians.

"We will have pedestrian accommodations set up and tailor more to the environment that the roadway is in," Moen said.

According to the city's thoroughfare plan, Rockhill will eventually extend all the way to FM 423.

Full story by Nicole Luna

## Frisco ISD to hold election to raise tax rate

**FRISCO ISD** Frisco ISD, for the first time in its history, will hold a tax ratification election, or TRE, asking voters to raise the district tax rate by 13 cents to make up for a loss in state funding.

The district held multiple meetings leading up to calling for the Aug. 27 election. During those meetings, residents voiced concerns, and district staff worked to explain the complicated school finance system.

In June, the FISD board of trustees

approved a \$471.4 million budget for the 2016-17 year that is based on a 13 cent property tax rate increase.

However, the budget is not contingent on the passage of the TRE. If the TRE fails, FISD will have to dip into its fund balance to make up the difference.

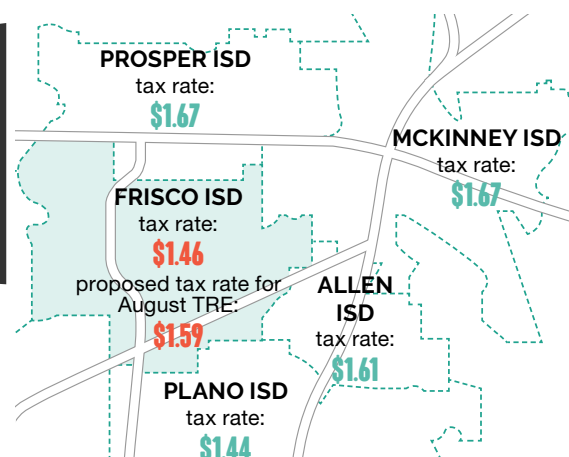
FISD officials said the district would not be able to depend on the fund balance for too long without calling for another TRE.

Full story by Nicole Luna

## HOW SURROUNDING DISTRICTS DIFFER

Frisco ISD is the only district in Collin County that has not held a TRE to ask voters to approve a tax rate change.

- TRE held previously
- No TRE held to date



Sources: Frisco ISD, Texas Education Agency, Prosper ISD, McKinney ISD, Allen ISD, Plano ISD/Community Impact Newspaper



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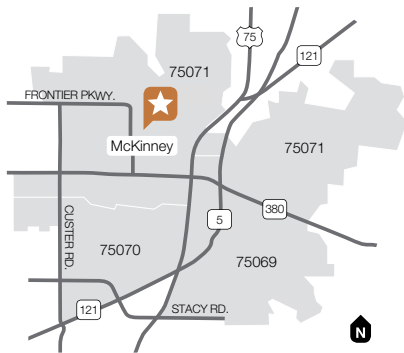
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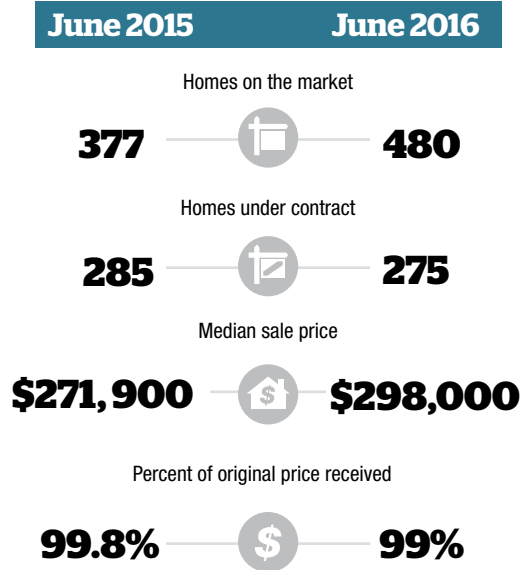
Auburn Hills is a new community slated to begin development this fall. The community is located near the intersection of Lake Forest Drive and Wilmeth Road.

The master-planned community will feature walking trails and a community lake. Students in this community will attend Prosper ISD.

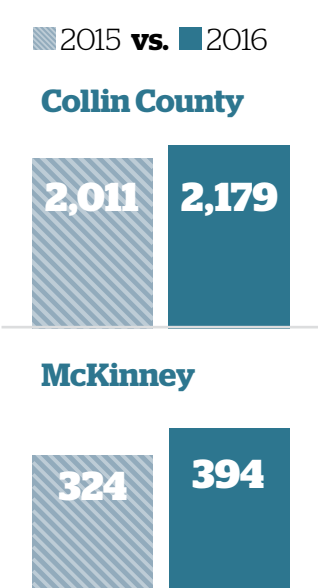


Market Pulse-August 2016

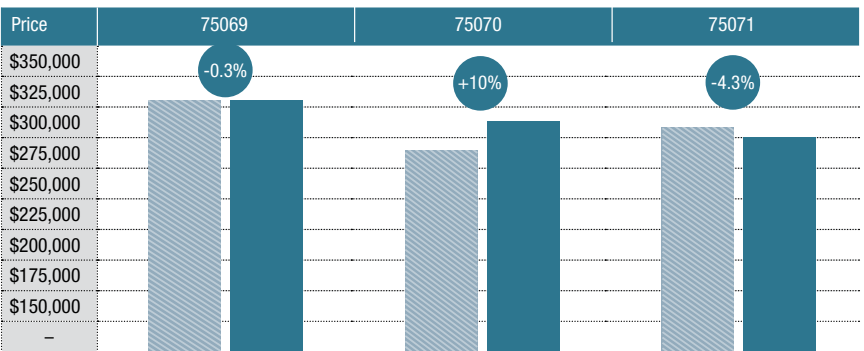
Market Data comparison



June new listings



Median price of homes sold by ZIP code



Source: Market Data provided by Steve Haid of Collin County Association of Realtors, courtesy of North Texas Real Estate Information System (NTREIS)

FEATURED DEVELOPMENT

Auburn Hills



**Builder:** Pulte Homes  
**Total lots:** 859 (to be built in phases)  
**Average starting price:** TBD  
**Average square footage:** 1,701-3,252  
**School district:** Prosper ISD  
**Amenities:** walking trails, community lake, future on-site amenity center

Although every effort has been made to ensure the timeliness and accuracy of this data, *Community Impact Newspaper* assumes no liability for errors or omissions. Contact the property's agent or seller for the most current information.

Ask a buyer's agent



Local title officers answer questions about real estate trends and offer tips to homebuyers and sellers considering buying or selling a home in or around McKinney.

By Marthe Rennels

**Shannon Patterson**  
Senior buyer's agent  
Jane Clark Realty Group

What are some things buyers can do to ensure they are able to purchase the home they want in a market as hot as McKinney's?

One of the most important things I do for my clients is to make sure they have access to the most current information and are notified the moment a new property hits the market. When a new property goes active, buyers need to be available to view the house immediately. Houses that go on the market early in the week will most likely be gone by the time the weekend rolls around. It is

vital for buyers to work with a Buyer's Agent who is available to show them houses in the evening after work or on the weekend. Every minute counts in this market. Buyers should take the time to write down their must haves. It is not uncommon for buyers to not pull the trigger on one of the first houses they see because they feel like they haven't looked at enough houses. Knowing if a house fits their criteria will allow them to avoid buyers' remorse over missing out on the house of their dream.

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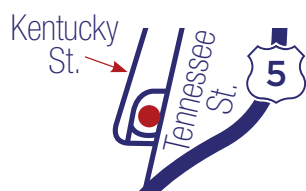
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