



# CITY OF MCKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

---

Monday, August 6, 2018

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, TX 75069

---

#### CALL TO ORDER

#### INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Rehan Baaqri

#### INFORMATION SHARING

**18-657**      [National Night Out Proclamation](#)

**Attachments:**    [Proclamation](#)

#### CITIZEN COMMENTS

#### CONSENT AGENDA

*These items consist of non-controversial or housekeeping items required by law. Items may be considered individually by any Council member making such request prior to a motion and vote on the Consent Items.*

#### MINUTES

**18-658**      [Minutes of the City Council Work Session of July 16, 2018](#)

**Attachments:**    [Minutes](#)

**18-659**      [Minutes of the City Council Regular Meeting of July 17, 2018](#)

**Attachments:**    [Minutes](#)

**18-660**      [Minutes of the City Council Special Meeting of July 23, 2018](#)

**Attachments:**    [Minutes](#)

- 18-605      [Minutes of the Library Advisory Board Meeting of June 21, 2018](#)  
**Attachments:**    [Minutes](#)
- 18-557      [Minutes of the Main Street Board Meeting of April 19, 2018](#)  
**Attachments:**    [Minutes](#)
- 18-558      [Minutes of the Main Street Board Meeting of September 28, 2017](#)  
**Attachments:**    [Minutes](#)
- 18-616      [Minutes of the McKinney Convention and Visitors Bureau Board Meeting of May 22, 2018](#)  
**Attachments:**    [Minutes](#)
- 18-617      [Minutes of the McKinney Convention and Visitors Bureau Finance Committee Meeting of May 21, 2018](#)  
**Attachments:**    [Minutes](#)
- 18-618      [Minutes of the McKinney Convention and Visitors Bureau Marketing/Development Committee Meeting of July 2, 2018](#)  
**Attachments:**    [Minutes](#)
- 18-589      [Minutes of the McKinney Economic Development Corporation Special Meeting of June 6, 2018](#)  
**Attachments:**    [Minutes](#)
- 18-591      [Minutes of the McKinney Economic Development Corporation Meeting of June 19, 2018](#)  
**Attachments:**    [Minutes](#)
- 18-590      [Minutes of the McKinney Economic Development Corporation Special Meeting of June 12, 2018](#)  
**Attachments:**    [Minutes](#)

18-661 [Minutes of the McKinney Housing Authority Meeting of June 26, 2018](#)

**Attachments:** [Minutes](#)

18-569 [Minutes of the McKinney Housing Finance Corporation Meeting of April 13, 2018](#)

**Attachments:** [Minutes](#)

18-566 [Minutes of the Planning and Zoning Commission Regular Meeting of June 26, 2018](#)

**Attachments:** [Minutes](#)

18-623 [Minutes of the Planning and Zoning Commission Regular Meeting of July 10, 2018](#)

**Attachments:** [Minutes](#)

#### ORDINANCES

18-662 [Consider/Discuss/Act on an Ordinance Establishing a Reduced Speed School Zone on Virginia Parkway for Hughes Elementary School, on Independence Parkway for Hughes Elementary School, and on Wilmeth Road for Baker Elementary School](#)

**Attachments:** [Ordinance](#)  
[Map - Baker](#)  
[Map - Hughes](#)

18-663 [Consider/Discuss/Act on an Ordinance to Modify the Reduced Speed School Zones, Designated Crosswalks, Parking Restrictions, and Bus Loading Zones for Finch Elementary School](#)

**Attachments:** [Ordinance](#)  
[Map](#)

18-664 [Consider/Discuss/Act on an Ordinance to Modify the Reduced Speed School Zones, Designated School](#)

[Crosswalks, and Parking Restrictions for Faubion Middle School](#)

**Attachments:** [Ordinance](#)  
[Map](#)

## RESOLUTIONS

**18-665**

[Consider/Discuss/Act on a Resolution Authorizing the City Manager to Enter into a Contract with Lincoln Financial Group \(Lincoln\) for Basic & Supplemental Life, Accidental Death & Dismemberment, and Long Term Disability Insurance Coverage](#)

**Attachments:** [Resolution](#)  
[2018 RFP Life AD&D Updated Best and Final Analysis for HR \(002\).pdf](#)  
[2018 RFP LongTermDisability Final Analysis for HR \(002\).pdf](#)

**18-666**

[Consider/Discuss/Act on a Resolution Authorizing the City Manager to Enter into a Contract with Paymentus for Utility Billing Online Customer Portal and Related Payment Services](#)

**Attachments:** [Resolution](#)

**18-667**

[Consider/Discuss/Act on a Resolution Authorizing the City Manager to Participate in Execution of Special Warranty Deed for Property Being Lot 3, Webb Addition, aka 202 E Erwin Ave, and Property Being Tract 44, Block 3 of the William Davis Survey, aka 203 E Erwin Ave, City of McKinney, Collin County, Texas](#)

**Attachments:** [Resolution](#)  
[Distribution of Proceeds](#)  
[Special Warranty Deed](#)  
[Location Map](#)

**18-668**

[Consider/Discuss/Act on a Resolution Authorizing the City Manager to Participate in Execution of Special Warranty](#)

[Deed for Property Being Lot 1B & 1D, Block 49, Shorts Addition, City of McKinney, Collin County, Texas](#)

**Attachments:** [Resolution](#)  
[Special Warranty Deed](#)  
[Distribution of Proceeds](#)  
[Location Map](#)

## REGULAR AGENDA AND PUBLIC HEARINGS

*This portion of the agenda consists of items requiring individual consideration by the Council.*

**18-669**      [Consider/Discuss/Act on Fiscal Year 2018-19 Proposed Tax Rate, Take Record Vote and Set Public Hearing and Adoption Dates](#)

**Attachments:** [Presentation](#)

**18-670**      [Consider/Discuss/Act on an Ordinance Authorizing the Issuance of "City of McKinney, Texas, Waterworks and Sewer System Revenue Bonds, Series 2018", and Delegating Matters Relating to the Sale and Issuance of Said Bonds to an Authorized City Official\(s\)](#)

**Attachments:** [MCKINNEY WS 2018 - Ordinance - parameters Presentation](#)

**18-671**      [Consider/Discuss/Act on an Ordinance Authorizing the Issuance of "City of McKinney, Texas, General Obligation Bonds, Series 2018", and Delegating Matters Relating to the Sale and Issuance of Said Bonds to an Authorized City Official\(s\)](#)

**Attachments:** [MCKINNEY GO 2018 - Ordinance - parameters](#)

**18-672**      [Conduct a Public Hearing to Consider/Discuss/Act on a Resolution Approving the 2018-2019 Community Development Block Grant \(CDBG\) Annual Action Plan](#)

**Attachments:** [Resolution](#)  
[Action Plan Summary](#)  
[AAP draft](#)

**17-0024Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone from "C"- Planned Center District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to Allow for a Telecommunication Tower, Located Approximately 985 Feet South of Bloomdale Road and on the East Side of U.S. Highway 75 \(Central Expressway\); and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 07.10.18](#)  
[Location Map and Aerial Exhibit](#)  
[Overall Property Map](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[Presentation](#)

**18-0007M** [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146 \(Zoning Regulations\), Section 146-84 \(BN - Neighborhood Business District\), Section 146-85 \(BG - General Business District\), Section 146-86 \(C - Planned Center District\), Section 146-90 \(ML - Light Manufacturing District\), Section 146-91 \(MH - Heavy Manufacturing District\), and Appendix F-4 \(Schedule of Uses\), of the Code of Ordinances, and Accompanying Ordinance \(REQUEST TO BE TABLED\)](#)

**Attachments:** [PZ Minutes DRAFT](#)  
[Proposed 146-84 Changes](#)  
[Proposed 146-85 Changes](#)  
[Proposed 146-86 Changes](#)  
[Proposed 146-90 Changes](#)  
[Proposed 146-91 Changes](#)  
[Proposed F-4 Changes](#)

**17-0017Z** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “PD” - Planned Development District, “REC” - Regional Employment Center Overlay District and “CC” - Corridor Commercial Overlay District to “PD” - Planned Development District and “CC” - Corridor Commercial Overlay District, Generally to Allow for Commercial, Hotel/Motel, Outdoor Amusement and Multi-Family Uses, Located at the Northeast Corner of Henneman Way and Alma Road and on the South Side of Collin McKinney Parkway, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 7.10.18](#)  
[PZ Minutes 6.26.18](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use & Tax Base Summary](#)  
[Land Use Comparison Table](#)  
[Ex. PD Ord. No. 2003-01-004](#)  
[Ex. PD Ord. No. 2008-06-054](#)  
[Proposed Ordinance](#)  
[Exhibits A-E](#)  
[Presentation](#)

**18-582** [Consider/Discuss/Act on a Facilities Agreement for 331 Single Family Residential Lots and 9 Common Areas \(Cambridge Meadows\), Located at the Southwest Corner of County Road 412 and County Road 409](#)

**Attachments:** [7.17.18 CC Minutes \(DRAFT\)](#)  
[Location Map & Aerial Exhibit](#)  
[City Proposed Facilities Agreement](#)  
[Applicant Proposed Facilities Agreement](#)  
[Proposed Agreement \(Applicant Changes\)](#)  
[Presentation](#)

- 17-0021PF**      [Consider/Discuss/Act on a Preliminary-Final Plat for 331 Single Family Residential Lots and 9 Common Areas \(Cambridge Meadows\), Located at the Southwest Corner of County Road 412 and County Road 409](#)
- Attachments:**    [7.17.18 CC Minutes \(DRAFT\)](#)  
[Standard Conditions Checklist](#)  
[Location Map & Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Preliminary-Final Plat Presentation](#)
- 18-673**            [Consider/Discuss/Act on a Resolution Authorizing the Execution of Documents for the Acquisition of Easements and the Consideration of the Use of Eminent Domain to Condemn Property for the Construction of Utility Lines Along US 380 \(University\) from about Red Bud Drive Continuing East for Approximately 4,600 Feet and Along a Portion of Custer Road Commencing Approximately 300 Feet South of its Intersection with University and Continuing South for Approximately 1,000 Feet in Association with the US 380 Water Line Improvements Project \(WA4415\)](#)
- Attachments:**    [Resolution](#)  
[Locator Map](#)
- 18-674**            [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with RKM Utility Services, Inc. for the Construction of Redbud Boulevard \(ST1612\) and McLarry Drive \(ST1613\) Paving, Sidewalk, and Drainage Improvements Project](#)
- Attachments:**    [Resolution](#)  
[Location Map](#)  
[Recommendation Letter](#)
- 18-675**            [Consider/Discuss/Act on a Town Hall Meeting for a Date and Location to be Determined](#)

**COUNCIL AND MANAGER COMMENTS**

Council and Manager Comments relating to items of public interest: Announcements regarding local or regional civic and charitable events, staff recognition, commendation of citizens, traffic issues, upcoming meetings, informational update on City projects, awards, acknowledgement of meeting attendees, birthdays, requests of the City Manager for items to be placed on upcoming agendas, and condolences.

**EXECUTIVE SESSION**

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)

**ACTION ON EXECUTIVE SESSION ITEMS****ADJOURN**

Posted in accordance with the Texas Government Code, Chapter 551, on the 3rd day of August, 2018 at or before 5:00 p.m.

---

Empress Drane  
City Secretary

In accordance with the Americans with Disabilities Act, it is the policy of the City of McKinney to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 hours in advance of the event. Phone 972-547-2694 or email [contact-adacompliance@mckinneytexas.org](mailto:contact-adacompliance@mckinneytexas.org). Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at <http://www.mckinneytexas.org/ada>.