



# CITY OF MCKINNEY, TEXAS

## Agenda City Council Regular Meeting

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Tuesday, August 3, 2021

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, TX 75069

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### **WATCH THE BROADCAST LIVE**

This meeting will be broadcast live on cable television and through the City's website. Members of the public who wish to watch this meeting may watch the live broadcast on:

Spectrum Channel 16; AT&T U-Verse Channel 99; and online at <http://mckinney.legistar.com>

Please note that a quorum of the City Council may not all be present at the same location. Some members may instead participate in this meeting from one or more remote locations in an effort to contain the spread of COVID-19. In addition, there may be occasions when the audio and/or video transmission may not be clear or may be interrupted. In those instances, the meeting will continue so long as a quorum is still present.

### **CALL TO ORDER**

### **INVOCATION AND PLEDGE OF ALLEGIANCE**

*Invocation given by Senior Pastor Bruce Miller, Christ Fellowship*

**PUBLIC COMMENTS ON AGENDA ITEMS (For Non-Public Hearing Agenda Items)**

*Pursuant to Section 551.007 of the Texas Government Code, speakers wishing to address the City Council regarding any non-public hearing item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Mayor may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.*

*Speaker Request cards must be submitted before the start of the meeting, either in person or by email to [contact-citysecretary@mckinneytexas.org](mailto:contact-citysecretary@mckinneytexas.org).*

*Written Public Comments may be submitted to the City Council online at <http://www.mckinneytexas.org/CitizenComments>.*

*Agenda-related comments and non-agenda comments received at <http://www.mckinneytexas.org/CitizenComments> between the time of this posting and 6:00p.m. on Tuesday, August 3, 2021 will be recorded in the meeting minutes.*

**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**

- 21-0671**      [Minutes of the City Council Work Session of July 20, 2021](#)  
**Attachments:**    [Minutes](#)
- 21-0672**      [Minutes of the City Council Regular Meeting of July 20, 2021](#)  
**Attachments:**    [Minutes](#)
- 21-0673**      [Minutes of the City Council Special Meeting of July 27, 2021](#)  
**Attachments:**    [Minutes](#)
- 21-0600**      [Minutes of the McKinney Arts Commission Meeting of May 20, 2021](#)  
**Attachments:**    [Minutes](#)
- 21-0603**      [Minutes of the Library Advisory Board Meeting of June 17, 2021](#)

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

**21-0611**      [Minutes of the McKinney Community Development Corporation Finance Subcommittee of June 16, 2021](#)

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

**21-0612**      [Minutes of the McKinney Community Development Corporation TUPPS Project Subcommittee of June 16, 2021](#)

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

**21-0610**      [Minutes of the McKinney Community Development Corporation Meeting of June 24, 2021](#)

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

**21-0613**      [Minutes of the McKinney Community Development Corporation Promotional and Community Events Grant Subcommittee Meeting of July 7, 2021](#)

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

**21-0614**      [Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of July 7, 2021](#)

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

**21-0649**      [Minutes of the McKinney Economic Development Corporation Meeting of June 15, 2021](#)

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

**21-0664**      [Minutes of the Planning and Zoning Commission Regular Meeting of June 22, 2021](#)

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

**21-0663**      [Minutes of the Planning and Zoning Commission Regular Meeting of July 13, 2021](#)

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

**21-0655**      [Minutes of the Visit McKinney Board Meeting of May 25,](#)

[2021](#)

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

## RESOLUTIONS

**21-0674** [Consider/Discuss/Act on a Resolution Authoring the City Manager, or Designee, to Enter into a Contract with Economic and Planning Systems, Inc \(EPS\) for Professional Services in Support of a Neighborhood Preservation Study](#)

**Attachments:** [Resolution](#)  
[EPS Scope & Budget 21-45RFQ](#)  
[Scoring Summary](#)

**21-0675** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Kimley-Horn and Associates, Inc. to Provide Consulting Engineering Services for the 2021 Citywide Traffic Count Program and Authorizing Any Supplemental Agreements](#)

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

**21-0676** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Enter into an Advance Funding Agreement with the Texas Department of Transportation for Improvements to East Louisiana Street \(Capital Improvement Project CO1817\)](#)

**Attachments:** [Resolution](#)  
[Advance Funding Agreement](#)  
[Location Map](#)

**21-0677** [Consider/Discuss/Act on a Resolution Ratifying the Third Meet and Confer Agreement with the McKinney Police Association](#)

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

**21-0678** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Enter into an Interlocal Agreement with the](#)

[University of Texas - Dallas for Participation in a Graduate Certificate in Local Government Management Program](#)

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

**21-0679** [Consider/Discuss/Act on a Resolution Amending the City's Policy for Board and Commission Member Appointments and Eligibility](#)

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

## END OF CONSENT

## REGULAR AGENDA AND PUBLIC HEARINGS

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

**21-0680** [Consider/Discuss/Act on Fiscal Year 2021-22 Proposed Tax Rate, Take Record Vote and Set Public Hearing and Adoption Date](#)

**Attachments:** [Proposed Tax Rate Powerpoint](#)

**21-0681** [Conduct a Public Hearing to Consider/Discuss/Act on a Resolution Approving the 2021-2022 CDBG Annual Action Plan](#)

**Attachments:** [Resolution](#)  
[Annual Action Plan](#)  
[Amendments](#)

**21-0682** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Enter into a Contract with Cigna Health and Life Insurance Company \(Cigna\) for Third Party Administrative Services for Employee Medical, Prescription Drugs and Dental Benefits](#)

**Attachments:** [Resolution](#)  
[Evaluation Scoring Summary](#)  
[Presentation](#)

**21-0683** [Consider/Discuss/Act on a Resolution Authorizing the City](#)

Manager to Enter into a Contract with Lincoln National Life Insurance Company (Lincoln) for Basic & Supplemental Life, Accidental Death & Dismemberment, and Long Term Disability Insurance Coverage

**Attachments:** [Resolution](#)  
[Evaluation Scoring Summary](#)  
[Presentation](#)

**21-0684** Consider/Discuss/Act on a Resolution to Award a Contract with HPS, LLC of Georgetown, Texas, for the Development and Implementation of an Advanced Metering Infrastructure (AMI) System, WA2051, and to Authorize the City Manager to Execute a Contract and any Change Orders

**Attachments:** [Resolution](#)  
[Scoring Summary](#)  
[Presentation](#)

**21-0005SUP2** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for an Outdoor Amusement Facility (The Flour Mill), Located at 501 East Louisiana Street, and Accompanying Ordinance

**Attachments:** [PZ Minutes 7.13.2021](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Exhibits A-C](#)  
[Proposed Ordinance](#)  
[Presentation](#)

**21-0035Z2** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS-60" Single Family Residence District and "TMN" Traditional McKinney Neighborhood Overlay District to "PD" - Planned Development District and "TMN" Traditional McKinney Neighborhood Overlay District, Generally to Modify the Uses and Development Standards, Located at 800 South Chestnut Street, and Accompanying Ordinance

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Town Center District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Proposed Ordinance](#)  
[Exhibits A-E](#)  
[Presentation](#)

**21-0007A/21-0074Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Petition to Annex \(Case No. 21-0007A\) and a Request to Rezone a Portion of the Subject Property from "AG" - Agricultural District and "CC" - Commercial Corridor Overlay District to "C2" - Local Commercial District and "CC" - Commercial Corridor Overlay District, and Zone a Portion of the Subject Property to "C2" - Local Commercial District \(Case No. 21-0074Z\), Located on the Northwest Corner of University Drive \(U.S. Highway 380\) and County Road 856, and Related Ordinance\(s\) and Agreements](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[PZ Minutes 07.13.21](#)  
[Letter of Intent](#)  
[Petition Requesting Annexation](#)  
[Proposed Annexation Facilities Agreement](#)  
[Proposed Annexation Ordinance](#)  
[Proposed Annexation Exhibits A-D](#)  
[21-0074Z - Zoning Request Information](#)  
[Proposed Zoning Exhibits A-C](#)  
[Proposed Zoning Ordinance](#)  
[Presentation](#)

**21-0006M2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146 \(Zoning Regulations\), Appendix G-1 \(MTC - McKinney Town](#)

Center Regulating Plan) of the Code of Ordinances  
(REQUEST TO BE TABLED)

**Attachments:** Existing Regulating Plan (Appendix G-1)

**21-0080Z2** Conduct a Public Hearing to Consider / Discuss / Act on a Request to Rezone the Subject Property from "RS-60" - Single Family Residence District and "TMN" Traditional McKinney Neighborhood Overlay District to "MTC" - McKinney Town Center District and "TMN" Traditional McKinney Neighborhood Overlay District, Located at 511 Green Street and 701 Anthony Street (REQUEST TO BE TABLED)

**Attachments:** Location Map and Aerial Exhibit

**21-0685** Consider/Discuss/Act on Ethics Complaint No. 06-16-2021

#### **CITIZEN COMMENTS ON MATTERS NOT ON THE AGENDA**

#### **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)

B. Section 551.071 (A) Pending or contemplated litigation

C. Section 551.072. Deliberations about Real Property

- StarCenter Expansion



## D. Section 551.074. Personnel Matters

- Meet and Confer Agreement between the City of McKinney, Texas and the Professional Fire Fighters of McKinney, IAFF 266, dated September 5, 2017

- Meet and Confer Agreement between the City of McKinney, Texas and the McKinney Police Association, dated May 2, 2017

## E. Section 551.087. Deliberation Regarding Economic Development Matters

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

*Posted in accordance with the Texas Government Code, Chapter 551, at or before 6:00p.m., July 31st, 2021*

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*Empress Drane, City Secretary  
Joshua Stevenson, Deputy 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. Email contact-[adacompliance@mckinneytexas.org](mailto: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>.*