

## **CITY COUNCIL REGULAR MEETING**

**APRIL 6, 2021**

The City Council of the City of McKinney, Texas met in regular session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, April 6, 2021 at 6:00 p.m.

Council Present: Mayor George Fuller, Mayor Pro Tem Rainey Rogers, and Council Members Charlie Philips, Scott Elliott, Frederick Frazier, Rick Franklin, and Angela Richardson-Woods.

Council Member Frazier participated remotely via teleconference.

City of McKinney Staff Present: City Manager Paul Grimes, Assistant City Manager Kim Flom, Assistant City Manager Barry Shelton, Assistant City Manager Steve Tilton, City Attorney Mark Houser, Assistant City Attorney Alan Lathrom, Deputy City Secretary Joshua Stevenson, City Secretary Administrative Assistant Blenda Sims, City Secretary Records Specialist Juametta Terrell, City Secretary Empress Drane, Police Chief Greg Conley, Police Officer Bruno Siqueira, Community Services Coordinator Shirletta Best, Director of Parks & Recreation Michael Kowski, APEX Aquatics & Fitness Manager Teresa Thomason, APEX Assistant Manager Erica Lyght, Director of Planning Jennifer Arnold, Assistant Director of Planning Mark Doty, Planning Manager Caitlyn Strickland, Planning Manager Aaron Bloxham, Planner Joseph Moss, Executive Director of Development Services Michael Quint, Transportation Engineering Manager Thuan Huynh, Capital Improvement Projects Manager Nicholas Ataie, Director of Engineering Gary Graham, Construction Facilities Manager Patricia Jackson, Director of Human Resources & Risk Management Ike Obi, Chief Financial Officer Mark Holloway, and Information Technology Support Technician Robert Lisenby.

There were approximately thirty-five (35) members of the public present in the audience.

Mayor Fuller called the meeting to order at 6:00 p.m. upon determining a quorum of the Council was present.

Mayor Fuller called for the Invocation and Pledge of Allegiance. The Invocation given by Tod Richardson of The Church of Jesus Christ of Latter-Day Saints. The Pledge of Allegiance given by Mayor Fuller.

Mayor Fuller called for the following Information Sharing items.

**21-0266** Proclamation for Sexual Assault Awareness and Prevention Month

**21-0267** Proclamation for National Community Development Week 2021

Mayor Fuller called for Public Comments regarding Agenda items. There were none when called.

Council unanimously approved the motion by Council Member Franklin, seconded by Council Member Richardson-Woods, to approve the following Consent items:

**21-0268** Minutes of the City Council Work Session of March 16, 2021

**21-0269** Minutes of the City Council Regular Meeting of March 16, 2021

**21-0201** Minutes of the Board of Adjustment Meeting of September 30, 2020

**21-0202** Minutes of the Board of Adjustment Meeting of November 11, 2020

**21-0190** Minutes of the Historic Preservation Advisory Board Regular Meeting of January 7, 2021

**21-0150** Minutes of the Library Advisory Board Meeting of January 21, 2021

**21-0208** Minutes of the Main Street Board Meeting of February 11, 2021

**21-0245** Minutes of the McKinney Community Development Corporation Meeting of January 28, 2021

**21-0246** Minutes of the McKinney Community Development Corporation Meeting of February 1, 2021

**21-0247** Minutes of the McKinney Community Development Corporation TUPPS Project Subcommittee Meeting of February 10, 2021

**21-0248** Minutes of the McKinney Community Development Corporation Project Grant Subcommittee Meeting of February 22, 2021

**21-0249** Minutes of the McKinney Community Development Corporation Meeting of February 25, 2021

**21-0227** Minutes of the McKinney Economic Development Corporation Meeting of February 24, 2021

**21-0270** Minutes of the McKinney Housing Authority Meeting of March 2, 2021

**21-0203** Minutes of the Planning and Zoning Commission Regular Meeting of

February 23, 2021

**21-0244** Minutes of the Planning and Zoning Commission Regular Meeting of March 9, 2021

**21-0258** Minutes of the Visit McKinney Board Meeting of February 23, 2021

**21-0271** Consider/Discuss/Act on an Ordinance of the City Council of the City of McKinney, Texas, Authorizing a Certain Budget Amendment Pertaining to the Fiscal Year 2020-2021 Annual Budget and the 2021-2025 Capital Improvements Program to Provide Funding for the Apex Centre Expansion Project; and Providing for an Effective Date Hereof. Ordinance caption reads as follows:

**ORDINANCE NO. 2021-04-027**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING A CERTAIN BUDGET AMENDMENT PERTAINING TO THE FISCAL YEAR 2020-2021 ANNUAL BUDGET AND THE 2021-2025 CAPITAL IMPROVEMENTS PROGRAM TO PROVIDE FUNDING FOR THE APEX CENTRE EXPANSION PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF**

**21-0272** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with McMahon Contracting, L.P. for the Construction of the Wilmeth Road Lanes 3 & 4 Project from East of Redbud Boulevard to State Highway 5. Resolution caption reads as follows:

**RESOLUTION NO. 2021-04-038 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT IN THE AMOUNT OF \$2,947,945.49 WITH MCMAHON CONTRACTING, L.P. FOR THE CONSTRUCTION OF THE WILMETH ROAD LANES 3 & 4 PROJECT FROM EAST OF REDBUD BOULEVARD TO STATE HIGHWAY 5 (ST1723) AND AUTHORIZING ALL NECESSARY CHANGE ORDERS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY CHANGE ORDERS, NOT TO EXCEED \$3,250,000**

**21-0273** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Dannenbaum Engineering Company-Dallas, LLC for Professional Engineering Design Services for the Independence Parkway 24 Inch Waterline Project (WA0210) and Authorizing Any

Necessary Supplemental Agreements. Resolution caption reads as follows:

**RESOLUTION NO. 2021-04-039 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT IN THE AMOUNT OF \$241,115 WITH DANNENBAUM ENGINEERING COMPANY-DALLAS, LLC FOR ENGINEERING DESIGN SERVICES FOR THE INDEPENDENCE PARKWAY 24 INCH WATERLINE PROJECT (WA0210) AND AUTHORIZING ANY SUPPLEMENTAL AGREEMENTS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF SAID SUPPLEMENTAL AGREEMENTS, OF \$280,000**

**21-0274** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Pre-Construction Contract with Crossland Construction Company, Inc. (Crossland) for Pre-Construction Services Related to the Design and Construction of the McKinney Municipal Service Center - North Campus Project (FC2058) Located at 3501 North Central Expressway, McKinney. Resolution caption reads as follows:

**RESOLUTION NO. 2021-04-040 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES CONTRACT WITH CROSSLAND CONSTRUCTION COMPANY, INC. (CROSSLAND) WHOSE LOCAL OFFICE IS IN PROSPER, TEXAS FOR CONSTRUCTION MANAGER AT RISK (CMAR) PRECONSTRUCTION SERVICES RELATED TO THE DESIGN AND CONSTRUCTION OF THE MCKINNEY MUNICIPAL SERVICE CENTER - NORTH CAMPUS PROJECT (FC2058)**

**21-0275** Consider/Discuss/Act on a Resolution Awarding a Contract to Jim Bowman Construction Co., L.P. of Plano, Texas and Alderink Enterprises, Inc. dba C.I. Pavement of Irving, Texas for Concrete Street and Sidewalk Repair Services. Resolution caption reads as follows:

**RESOLUTION NO. 2021-04-041 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE AWARD OF A CONTRACT TO JIM BOWMAN CONSTRUCTION CO., L.P. OF PLANO, TEXAS AND ALDERINK ENTERPRISES, INC. DBA C.I. PAVEMENT OF IRVING, TEXAS FOR CONCRETE STREET AND SIDEWALK CONSTRUCTION REPAIR SERVICES**

**21-0276** Consider/Discuss/Act on a Resolution Awarding a Contract to Vulcan, Inc. DBA Vulcan Aluminum, Inc. of Foley, AL, Newman Signs Inc. of

Jamestown, ND and Centerline Supply, Inc. of Grand Prairie, TX for Street Signs and Materials. Resolution caption reads as follows:

**RESOLUTION NO. 2021-04-042 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE AWARD OF CONTRACTS TO VULCAN, INC. DBA VULCAN ALUMINUM, INC. OF FOLEY, ALABAMA, NEWMAN SIGNS, INC OF JAMESTOWN, NORTH DAKOTA AND CENTERLINE SUPPLY, INC. OF GRAND PRAIRIE, TEXAS FOR THE PURCHASE OF STREET SIGNS AND MATERIALS**

Mayor Fuller called for the Plat Agenda items.

**21-0024CVP** Consider/Discuss/Act on a Conveyance Plat for Lots 3R and 4, Block A of the Summit Park Addition, Located on the Southwest Corner of U.S. Highway 75 and Valley Creek Trail

Council unanimously approved the motion by Council Member Elliott, seconded by Council Member Philips, to approve Staff's recommendation of a Conditional Approval on a Conveyance Plat for Lots 3R and 4, Block A of the Summit Park Addition, Located on the Southwest Corner of U.S. Highway 75 and Valley Creek Trail.

Mayor Fuller called for the Regular Agenda and Public Hearing items.

**20-0012SUP3** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for a Car Wash, Located on the Southwest Corner of Collin McKinney Parkway and Lake Forest Drive, and Accompanying Ordinance

The applicant's presentation will be recorded in the minutes as "Regular Meeting Appendix A – 20-0012SUP3 Applicant Presentation".

Council unanimously approved the motion by Council Member Elliott, seconded by Council Member Rick Franklin, to close the public hearing and approve a Specific Use Permit to Allow for a Car Wash, Located on the Southwest Corner of Collin McKinney Parkway and Lake Forest Drive, and Accompanying Ordinance. Ordinance caption reads as follows:

**ORDINANCE NO. 2021-04-028**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; PROVIDING FOR A SPECIFIC USE PERMIT FOR A CAR WASH, LOCATED ON THE SOUTHWEST CORNER OF COLLIN MCKINNEY PARKWAY AND LAKE FOREST DRIVE; PROVIDING REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING**

**FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.**

**21-0005Z5** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District, "AG" - Agricultural District, and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District, Located on the Southeast Corner of U.S. Highway 380 (University Drive) and Meadow Ranch Road, and Accompanying Ordinance (REQUEST TO BE TABLED)

The following citizens spoke in opposition to the item:

Chris Bowers, 1800 Valley View Lane, Suite 360, Farmers Branch, TX 75234.

Mike Gorman, 1910 Meadow Ranch Rd., McKinney, TX 75071.

Vincent Gunn, 1911 Meadow Ranch Rd., McKinney, TX 75071.

Mark Rutledge, 1830 Meadow Ranch Rd., McKinney, 75071

Daniel Tissarand, 1901 Meadow Ranch Rd., McKinney, TX 75071.

Mark Schneider, 1800 Meadow Ranch Rd., McKinney, TX 75071.

Rick McDaniel, 1841 Meadow Ranch Rd., McKinney, TX 75071.

Kari McDaniel, 1841 Meadow Ranch Rd., McKinney, TX 75071.

Barbara Schneider, 1800 Meadow Ranch Rd., McKinney, TX 75071.

Julette Buchanan, 1830 Meadow Ranch Rd., McKinney, TX 75071.

A presentation submitted by Michael Gorman will be recorded in the Minutes as "Regular Meeting Appendix B – 21-0005Z5 M. Gorman Presentation".

A presentation submitted by Vincent Gunn will be recorded in the Minutes as "Regular Meeting Appendix C – 21-0005Z5 V. Gunn Presentation".

A presentation submitted by Rick and Kari McDaniel will be recorded in the Minutes as "Regular Meeting Appendix D – 21-0005Z5 McDaniel Presentation".

A presentation submitted by Mark and Barbara Schneider will be recorded in the Minutes as "Regular Meeting Appendix E – 21-0005Z5 Schneider Presentation".

Citizen comments submitted online regarding this item will be recorded in the Minutes as "Regular Meeting Appendix F – 21-0005Z5 Online Comments".

Council unanimously approved the motion by Council Member Richardson-Woods, seconded by Council Member Franklin, to close the public hearing.

Mayor Fuller called for discussion.

Council approved the motion by Council Member Franklin, seconded by Mayor Pro Tem Rogers, to table a Request to Rezone the Subject Property from "PD" - Planned Development District, "AG" - Agricultural District, and "CC" - Corridor Commercial Overlay District to "C2" - Local Commercial District and "CC" - Corridor Commercial Overlay District, Located on the Southeast Corner of U.S. Highway 380 (University Drive) and Meadow Ranch Road, and Accompanying Ordinance with a vote of 6 - 1, Council Member Elliott voting no.

Mayor Fuller called for Council and Manager Comments.

During the Council and Manager Comments, the Council unanimously approved the motion by Council Member Philips, seconded by Mayor Pro Tem Rogers, to appoint Candace Carlsen as Associate Municipal Judge of the City of McKinney, Texas as discussed in Executive Session.

Mayor Fuller called for Citizen comments regarding issues not on the Agenda.

Tamara Johnson, P.O. Box 2514, McKinney, TX 75070, spoke regarding a variety of topics.

Carol A. Mitchell, 1606 West St., McKinney, TX 75069, was not present when called to speak.

Elizabeth Michel, 6205 Eaglestone Drive, McKinney, TX 75070, spoke regarding Marvin Scott, III.

Citizen comments submitted online regarding items not on the Agenda will be recorded in the Minutes as "Regular Meeting Appendix G – Online Non-Agenda Comments".

Mayor Fuller called for Council and Manager Comments.

Council Member Philips spoke regarding new State champions in wrestling.

Council Member Elliott Empty Bowls McKinney is taking place April 29, 2021 from 6 p.m. to 8 p.m. at the McKinney Performing Arts Center, for tickets visit EmptyBowlsMcKinney.com. The Council Member thanked Jamie SinClaire for her work

with Empty Bowls McKinney. Elliott spoke regarding the definition of what “neighbors” mean.

Council Member Richardson-Woods spoke regarding current events and reminded citizens to pray as a community to stay neighbors and work together.

Council Member Franklin urged citizens to support Downtown businesses and reminded that Arts in Bloom will happen April 9-11.

Council Member Frazier the recent Easter Weekend and the Community. The Council Member thanked the Fire Department, and everyone involved with the Vaccine Hub for their hard work. Frazier spoke regarding social media and TxDoT.

Mayor Pro Tem Rogers spoke regarding his bees and stated that he lost 7 of his 11 hives due to the freeze.

City Manager Grimes updated the Council on the following items:

- Arts in Bloom will be held from April 9-11 in Downtown McKinney.
- The Parks and Recreation Summer Activity Guide is available online at [mckinneytexas.org/ParksGuides](http://mckinneytexas.org/ParksGuides)

Mayor Fuller spoke regarding the upcoming election. The Mayor urged citizens to educate themselves on the items that are on the ballot.

Council unanimously approved the motion by Council Member Elliott, seconded by Council Member Philips, to adjourn the meeting at 7:53 p.m.

The video recording of this meeting is available online through the City of McKinney video archives.

These minutes were approved by the City Council on April 20, 2021.

SIGNED:

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GEORGE C. FULLER, Mayor

ATTEST:

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EMPRESS DRANE, City Secretary  
JOSHUA STEVENSON, Deputy City Secretary