

## CITY COUNCIL REGULAR MEETING

SEPTEMBER 4, 2018

The City Council of the City of McKinney, Texas met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on September 4, 2018 at 6:00 p.m.

Council Present: Mayor George C. Fuller, Council Members: Chuck Branch, Scott Elliott, Charlie Philips, Rainey Rogers, and La'Shadion Shemwell. Mayor Pro Tem Tracy Rath was absent.

Staff Present: City Manager Paul Grimes; Deputy City Manager Jose Madrigal; Assistant City Manager Barry Shelton; Assistant City Manager Steve Tilton; City Attorney Mark Houser; Assistant to the City Manager Trevor Minyard; Executive Director of Development Services Michael Quint; Fire Chief Danny Kistner; Director of Parks and Recreation Michael Kowski; Director of Finance Trudy Mathis; Director of Libraries Spencer Smith; Chief Financial Officer Mark Holloway; Interim Director of Planning Jennifer Arnold; Purchasing Manager Lisa Littrell; Facilities Construction Manager Patricia Jackson; Video Production Technician Joey Barr; Police Officer Tyler Lewis and City Secretary Empress Drane.

There were 20 guests in present.

Mayor Fuller called the meeting to order at 6:02 p.m. after determining a quorum was present. Invocation was given by Fire Captain Pieter Wasserman of the McKinney Fire Department. Mayor Fuller led the Pledge of Allegiance.

**18-732** Presentation of ISO 1/1Y from Texas Department of Insurance and the Insurance Services Office (ISO). A recognition plaque was presented to Mayor Fuller and the McKinney Fire Department for the highest level rating for public protection by the State of Texas Department of Insurance and Insurance Services Office. In attendance to present the recognition were Phillip Bradley and Mike McCormick of ISO; Jesse Williams and Kelly Stalder of Texas Department of Insurance. In addition to McKinney Fire, the Water Department and Public Safety Communications were recognized for their roles in accomplishing the rating.

**18-733** Proclamation for Pain Awareness Month. Mayor Fuller announced a

Proclamation for Pain Awareness Month.

Mayor Fuller called for Citizen Comments. There were no Citizen Comments.

Council unanimously approved the motion by Council Member Elliott, seconded by Council Member Shemwell, to approve the following consent items:

MINUTES

- 18-595** Minutes of the McKinney Arts Commission Special Meeting of June 5, 2018
- 18-686** Minutes of the McKinney Community Development Corporation Meeting of June 26, 2018
- 18-693** Minutes of the McKinney Economic Development Corporation Meeting of July 17, 2018
- 18-694** Minutes of the McKinney Economic Development Corporation Special Meeting of July 12, 2018
- 18-734** Minutes of the McKinney Housing Authority Meeting of July 24, 2018
- 18-644** Minutes of the Parks, Recreation, and Open Space Advisory Board Meeting of June 14, 2018
- 18-680** Minutes of the Planning and Zoning Commission Regular Meeting of July 24, 2018
- 18-679** Minutes of the Planning and Zoning Commission Work Session of July 24, 2018
- 18-735** Consider / Discuss / Act on a Resolution Adopting the Fiscal Year 2018-2019 Financial Policies. Caption reads as follows:

**RESOLUTION NO. 2018-09-104 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
McKINNEY, TEXAS, ADOPTING THE FINANCIAL POLICIES**

- 18-736** Consider / Discuss / Act on a Resolution Adopting the Investment Policy for Fiscal Year 2018-2019. Caption reads as follows:

**RESOLUTION NO. 2018-09-105 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
McKINNEY, TEXAS, ADOPTING THE INVESTMENT POLICY**

- 18-737** Consider/Discuss/Act on a Resolution Awarding a Contract to Speedpro Imaging of Richardson, Texas, Signarama McKinney of McKinney, Texas, Colorworks Printing of Allen, Texas and Wingfield Signs & Graphics of Richland Hills, Texas to Provide Fabrication and Installation of Custom Signs and Banners. Caption reads as follows:

**RESOLUTION NO. 2018-09-106 (R)**

**A RESOLUTION OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING AWARD OF CONTRACT WITH SPEEDPRO IMAGING, SIGNARAMA MCKINNEY, COLORWORKS PRINTING AND WINGFIELD SIGNS & GRAPHICS TO PROVIDE FABRICATION AND INSTALLATION OF CUSTOM SIGNS AND BANNERS**

END OF CONSENT

- 18-738** Mayor Fuller called for Consideration / Discussion / Action on a Resolution Authorizing the City Manager to Execute a Contract with Rich Leidl, P.C. for Federal Legislative Services. Assistant to the City Manager Trevor Minyard stated cities of size generally have such contractors dedicated to State and Federal lobbying, and cities smaller than ten to fifteen thousand might rely on the National League of Cities. Mr. Minyard stated Mr. Leidl has been on contract with the City for a few years with primary functions such as grant funding and helping the City get things passed. Mr. Minyard gave the example of the contract tower program at the Airport that saved the City approximately \$600,000 to \$700,000 per year, which the City would have otherwise been responsible for paying. Mr. Minyard stated Mr. Leidl lobbies for Federal funding to support projects related to dams, rivers and creeks, and without Mr. Leidl the City would be sending staff to Washington, D.C. any time the City would need to petition for funds. Mayor Fuller stated that he had the opportunity to be with Mr. Leidl in Washington, D.C. many times when Mr. Leidl set up meetings for Mayor Fuller, various Congressmen and the FAA to talk about programs and emphasize needs and continue to make sure our projects are in the queue to continue to receive funding. Mayor Fuller stated Mr. Leidl has been very helpful. Council unanimously approved the motion by Council

Member Rogers, seconded by Mayor Fuller to approve a Resolution Authorizing the City Manager to Execute a Contract with Rich Leidl, P.C. for Federal Legislative Services. Caption reads as follows:

**RESOLUTION NO. 2018-09-107 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR FEDERAL LEGISLATIVE CONSULTING SERVICES FROM RICH LEIDL, P.C. OR WASHINGTON, DC**

**18-739** Mayor Fuller called for a Second Public Hearing on Proposed Tax Rate for Fiscal Year 2018-19 (Tax Year 2018). Chief Financial Officer Mark Holloway stated this is the second of two required public hearings on the tax rate. The proposed tax rate of 0.525170 is 1.5 cent lower than last year. Existing values have increased by 6.3%. New values have grown by almost one billion dollars, or approximately 5% of the overall taxable roll. Over the past 3 years the tax rate has dropped from 0.5830 to 0.525170 proposed tax rate. Mr. Holloway stated while the tax rate will be lowered the tax levy will not decrease. The proposed rate will meet the needs of the requested department budgets however there are some outside of what is being met by this tax rate. There were no requests to speak at the public hearing. Council unanimously approved the motion by Council Member Shemwell, seconded by Council Member Rogers to close the Second Public Hearing on Proposed Tax Rate for Fiscal Year 2018-19 (Tax Year 2018).

**18-740** Mayor Fuller called for a First Public Hearing on the Budget Appropriation Ordinance for Fiscal Year 2018-19. Chief Financial Officer Mark Holloway stated this is the first of two required public hearings on the budget ordinance. There was a public input hearing in April, along with a two-month long electronic exercise that allowed for public input concerning the budget. There is a balanced general fund budget with the overall tax rate reduced by 1.5 cents. Based on public input, public safety and streets were identified as the top two priorities and this budget

addresses those with preparations for Fire Station #10 opening, nine new sworn officers being added, and 2.5 million dollars in the general fund for street reconstruction. Mr. Holloway provided explanations for general fund revenue sources, water and wastewater related revenues and expenditures, and rate changes by the North Texas Municipal Water District affecting the budget. There were no citizen comments for the Public Hearing. Council unanimously approved the motion by Council Member Rogers, seconded by Council Member Shemwell, to close the First Public Hearing on the Budget Appropriation Ordinance for FY 2018-19.

**18-741** Mayor Fuller called for Consideration / Discussion / Action on Designating the Term Lengths for Appointees to the Community Grants Advisory Commission. Mayor Fuller stated that Donna Loughmiller and William Wehunt were appointed by City Council to serve on the Community Grants Advisory board on August 27 and needed to be assigned to the vacant one-year and two-year terms.

Council unanimously approved the motion by Mayor George Fuller, seconded by Council Member Philips, to the appointment of Donna Loughmiller to a 2 year term effective October 1, 2018 to September 30, 2020; and William Wehunt to a 1 year term effective October 1, 2018 to September 30, 2019.

**18-0005SUP** Mayor Fuller called for a Public Hearing to Consider / Discuss / Act on a Specific Use Permit Request to Allow for Motor Vehicle Fuel Sales (7-Eleven), Located on the Northeast Corner of Coit Road and Virginia Parkway, and Accompanying Ordinance. Interim Director of Planning Jennifer Arnold stated the Specific Use Permit will increase the allowable number of pumps at the convenience store to be 8 instead of 12 and the increase requires a Specific Use Permit. Ms. Arnold stated the concept plan was reviewed in July 2018 and staff recommends approval. There

were no citizen comments for the Public Hearing.

Council unanimously approved the motion by Council Member Branch, seconded by Council Member Philips, to close the Public Hearing and approve the Specific Use Permit Request to Allow for Motor Vehicle Fuel Sales (7-Eleven), Located on the Northeast Corner of Coit Road and Virginia Parkway, and Accompanying Ordinance. Caption reads as follows:

**ORDINANCE NO. 2018-09-064**

**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 MOTOR VEHICLE FUEL SALES FACILITY, LOCATED ON THE NORTHEAST CORNER OF COIT ROAD AND VIRGINIA PARKWAY; 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**

**18-0085Z** Mayor Fuller called for a Public Hearing to Consider / Discuss / Act on a Request to Rezone the Subject Property from "AG" - Agriculture District to "LI" - Light Industrial District, Located 550 Feet South of Spur 195 and on the West Side of State Highway 5 (McDonald Street), and Accompanying Ordinance. Interim Director of Planning Jennifer Arnold stated the request is to rezone approximately 65 acres on the northern side of highway 5. City Staff has worked with the applicant, reviewed the request and are in support of the rezone. Ms. Arnold stated the intended uses of the area are for research and development, flex office space, distribution and warehousing, and the proposed rezoning coincides with the McKinney Comprehensive Plan for land use. There were no citizen comments for the Public Hearing. Council unanimously approved the motion by Council Member Rainey Rogers, seconded by Council Member Branch, to close the Public Hearing and approve the Request to Rezone the Subject Property from "AG" - Agriculture District to "LI" - Light Industrial District, Located 550 Feet South of Spur 195 and

on the West Side of State Highway 5 (McDonald Street), and  
Accompanying Ordinance. Caption reads as follows:

**ORDINANCE NO. 2018-09-065**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
McKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE  
CITY OF McKINNEY, TEXAS; SO THAT AN APPROXIMATELY  
65.30 ACRE PROPERTY, LOCATED 550 FEET SOUTH OF  
SPUR 195 AND ON THE WEST SIDE OF STATE HIGHWAY 5  
(MCDONALD STREET), IS REZONED FROM “AG” –  
AGRICULTURAL DISTRICT TO “LI” – LIGHT INDUSTRIAL  
DISTRICT; 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**

**18-0052SP** Mayor Fuller called for Consideration / Discussion / Action on a Site Plan for a Library Expansion (John and Judy Gay Library), Located at 6861 Eldorado Parkway. Interim Director of Planning Jennifer Arnold stated site plans are typically for staff approval; however, being a City of McKinney project, the site plan it is being presented to the Planning & Zoning Commission and City Council for consideration. The site plan and proposed elevations are in conformance with required zoning and staff supports the request. Director of Libraries Spencer Smith presented two design concepts for the site plan and stated the primary intent of the design was for the expansion to complement the existing building, allow more natural light in, show the activities going on inside and include all the desired features to fit in the space of construction. Bill Hidell, architect, stated that library designs and use of libraries have changed over the last 10 years and continue to change. People not only use libraries to get data and content but also to create it today. The rationale to open up the interior design and exterior façade is to capture the excitement and making it more encouraging to go into the library. Mayor Fuller noted the major architectural and aesthetic difference in the two designs offered were the exterior use of glass in Option A and brick masonry in Option B.

Mr. Smith stated there “hammerhead” feature of the parking lot allows for a full fire lane access for a fire truck and also can be utilized as additional outdoor programming space. Mr. Smith stated the expansion includes some remodeling of land space near the parking lot as well as ADA compliance accessibility. Mr. Smith stated the expansion will add 15,000 square feet of indoor program space and roughly 4,000 square feet of outdoor space. The public space will be doubled, additional parking space will be added, and very little staff space will be added. Mr. Spencer stated Library staff and a majority of the Library Advisory Board preferred the glass exterior design more than the brick design. Mr. Smith stated the existing glass features of the Library have held up over the years without weather damage issues. Mr. Hidell stated many contemporary library designs include glass façades.

Council unanimously approved the motion by Council Member Shemwell, seconded by Council Member Philips, to approve the Site Plan with Option A (exterior glass façade) for the Library Expansion (John and Judy Gay Library), Located at 6861 Eldorado Parkway.

Mayor Fuller called for Council and Manager Comments.

Council Member Philips had no comments.

Council Member Elliott mentioned the change in the upcoming change to the City Council meetings on September 17 and September 18. He deferred to Mayor Fuller and City Manager Paul Grimes to discuss the schedule change in detail.

Council Member Rogers congratulated the McKinney Convention and Visitors Bureau (MCVB) for winning three awards at the annual TACVB Convention for the Best Convention Promotions, competing against people with millions and millions of dollars of budget; they also won the award for Best Cooperative Marketing with the DASH electrical car, in cooperation with the McKinney Main Street and McKinney Community Development Corporation; People Choice Award for Convention Promotion Venue. Mr. Rogers said the MCVB is doing great things and he appreciates all the people who help with that.



Council Member Shemwell recognized the McKinney ISD stadium opening up and attending the first game and opening of the stadium. He was proud of the accomplishment of MISD to build the stadium, and the opening event, despite being disappointed that McKinney High School lost the game. Mr. Shemwell stated the Community Engagement Town Hall will be September 13 and the Police Community Forum on September 6; both at Old Settler's Recreation Center are opportunities for the public to engage with City Council and City police.

Council Member Branch stated that he also attended the McKinney ISD opening game and was grateful that McKinney North High School won the game. Mr. Branch expressed his pride and support of McKinney ISD for their efforts.

City Manager Paul Grimes stated the Budget Adoption is scheduled for Monday, September 17 to accommodate some scheduling conflicts that would occur on Tuesday, September 18. The September 17 meeting will be a Special Meeting in order to take action on the Budget items, in addition to the normal work session items. September 18 will still be a regular meeting. Mr. Grimes restated the Police Community Meeting on September 6 and City Council Town Hall Meeting, both at Old Settler's Recreation Center at 6 p.m. Mr. Grimes shared the Office of Emergency Management is providing 700 free emergency preparedness kits at the McKinney Libraries to help family be prepared for emergencies during the month of September.

Mayor Fuller stated that he enjoyed the football game between McKinney High School and McKinney North High School.

There was no Executive Session.

Council unanimously approved the motion by Mayor Fuller, seconded by Council Member Elliott, to Adjourn. Mayor Fuller adjourned the meeting at 6:57 p.m.

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GEORGE C. FULLER  
Mayor

ATTEST:

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EMPRESS DRANE  
City Secretary