

## CITY COUNCIL REGULAR MEETING

OCTOBER 4, 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 Monday, October 4, 2021 at 6:00 p.m.

Council Present: Mayor George Fuller, Mayor Pro Tem Rainey Rogers, and Council Members Charlie Philips, Geré Feltus, Frederick Frazier, Rick Franklin, and Justin Beller.

City of McKinney Staff Present: City Manager Paul Grimes, Assistant City Manager Steve Tilton, Assistant City Manager Kim Flom, Assistant City Manager Barry Shelton, City Attorney Mark Houser, Strategic Services Manager Trevor Minyard, Assistant Fire Chief Chris Lowry, Assistant Fire Chief Robert Alley, Fire Public Information & Education Coordinator Merit Ossian, Director of Airport Kenneth Carley, Director of Planning Jennifer Arnold, Director of Engineering Gary Graham, and Police Officer Bruno Siqueira.

There was approximately one hundred and fifty (150) 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 Assistant Fire Chief Chris Lowry. The Pledge of Allegiance led by the McKinney Fire Department.

Mayor Fuller called for the Information Sharing Agenda.

**21-0867** Proclamation for Fire Prevention Month

**21-0868** Proclamation for 18th Annual Arbor Day

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

Mayor Fuller called for the Consent Agenda.

Council unanimously approved the motion by Mayor Pro Tem Rogers, seconded by Council Member Franklin, to approve the follow Consent items:

**21-0869** Minutes of the City Council Work Session of September 21, 2021

- 21-0870** Minutes of the City Council Regular Meeting of September 21, 2021
- 21-0871** Minutes of the City Council Work Session of September 28, 2021
- 21-0834** Minutes of the McKinney Community Development Corporation TUPPS Project Subcommittee Meeting of August 17, 2021
- 21-0836** Minutes of the McKinney Community Development Corporation Marketing Subcommittee Meeting of August 23, 2021
- 21-0833** Minutes of the McKinney Community Development Corporation Meeting of August 26, 2021
- 21-0835** Minutes of the McKinney Community Development Corporation TUPPS Project Subcommittee Meeting of September 7, 2021
- 21-0859** Minutes of the Planning and Zoning Commission Regular Meeting of September 14, 2021
- 21-0514** Minutes of the Tax Increment Reinvestment Zone Number One (TIRZ1) Board Meeting of May 18, 2021
- 21-0800** Minutes of the McKinney Urban Transit District Board Meeting of August 18, 2021
- 21-0853** Minutes of the Visit McKinney Regular Meeting of August 31, 2021
- 21-0854** Minutes of the Visit McKinney Work Session of September 14, 2021
- 21-0872** Consider/Discuss/Act on a Resolution Approving Funding Recommendations under the Fiscal Year 2022 Community Support Grant. Resolution caption reads as follows:

**RESOLUTION NO. 2021-10-126 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, APPROVING THE FY 2022 COMMUNITY SUPPORT GRANT FUNDING ALLOCATIONS, AND PROVIDING AN EFFECTIVE DATE**

- 21-0873** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Apply for, Accept, Reject, Alter or Terminate, a Grant from the Firehouse Subs Public Safety Foundation. Resolution caption reads as follows:

**RESOLUTION NO. 2021-10-127 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO APPLY FOR, ACCEPT, REJECT, ALTER OR TERMINATE A GRANT FROM**

**THE FIREHOUSE SUBS PUBLIC SAFETY FOUNDATION**

- 21-0874** Consider/Discus/Act on a Resolution Authorizing the City Manager to Enter into a Professional Contract for Services Relating to a School Resource Officer Program with the Frisco Independent School District. Resolution caption reads as follows:

**RESOLUTION NO. 2021-10-128 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL CONTRACT FOR SERVICES RELATING TO A SCHOOL RESOURCE OFFICER PROGRAM WITH THE FRISCO INDEPENDENT SCHOOL DISTRICT**

- 21-0875** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Modern Geosciences LLC of Keller, Texas for Geotechnical Engineering Services in Conjunction with the Design and Construction of the McKinney Municipal Complex (MMC) Project. Resolution caption reads as follows:

**RESOLUTION NO. 2021-10-129 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICE AGREEMENT WITH MODERN GEOSCIENCES LLC OF KELLER, TEXAS FOR GEOTECHNICAL ENGINEERING SERVICES IN CONJUNCTION WITH THE DESIGN AND CONSTRUCTION OF THE MCKINNEY MUNICIPAL COMPLEX PROJECT (FC1707), MCKINNEY, TEXAS**

- 21-0876** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Supplemental Agreement with BGE, Inc. for Professional Engineering Design Services for the East Louisiana Street Infrastructure Improvements Project. Resolution caption reads as follows:

**RESOLUTION NO. 2020-10-130 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A SUPPLEMENTAL AGREEMENT WITH BGE, INC. FOR ADDITIONAL ENGINEERING DESIGN SERVICES FOR THE EAST LOUISIANA STREET INFRASTRUCTURE IMPROVEMENTS FROM SH 5 TO EAST OF MURRAY STREET FOR AN INCREASE IN THE NOT TO EXCEED FEE FROM \$550,000 TO A TOTAL AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY ADDITIONAL SUPPLEMENTAL AGREEMENTS, NOT TO EXCEED \$715,000.**

- 21-0877** Consider/Discuss/Act on a Resolution Authorizing the City Manager to

Execute a Supplemental Agreement with BGE, Inc. for Professional Engineering Design Services for the Green Street and Andrews Street Infrastructure Improvements Project. Resolution caption reads as follows:

**RESOLUTION NO. 2021-10-131 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A SUPPLEMENTAL AGREEMENT WITH BGE, INC. FOR ADDITIONAL ENGINEERING DESIGN SERVICES FOR THE GREEN STREET AND ANDREWS STREET INFRASTRUCTURE IMPROVEMENTS PROJECT FOR AN INCREASE IN THE NOT TO EXCEED FEE FROM \$580,000 TO A TOTAL AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY ADDITIONAL SUPPLEMENTAL AGREEMENTS, NOT TO EXCEED \$625,000.**

**21-0878** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Agreement with the Texas Department of Transportation to Contribute Right of Way Funds for the State Highway 5 Project. Resolution caption reads as follows:

**RESOLUTION NO. 2021-10-132 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AGREEMENTS WITH THE TEXAS DEPARTMENT OF TRANSPORTATION TO CONTRIBUTE RIGHT OF WAY FUNDS FOR THE STATE HIGHWAY 5 PROJECT**

**21-0879** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute the First Amendment to the Commercial Lease Agreement for 201/203 West Louisiana Street. Resolution caption reads as follows:

**RESOLUTION NO. 2021-10 -133 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A FIRST AMENDMENT TO THE COMMERCIAL LEAS AGREEMENT FOR THE PROPERTY COMMONLY KNOWN AS 201/203 WEST LOUISIANA STREET AND PROVIDING AN EFFECTIVE DATE**

**21-0880** Consider/Discuss/Act on a Resolution Authorizing the Sale of Certain Property (in Fee Simple) Commonly Known as 3332 FM 1461 Generally Located at the Intersection of FM 1461 and Bloomdale Road to the Texas Transportation Commission for the Construction of the State's FM 1461 Project, Which Property Contains Approximately 0.8506 Acres of Land in

the Joel F. Stewart Survey, Abstract No. 838, City of McKinney and City of McKinney Extra Territorial Jurisdiction, Collin County, Texas; and Authorizing the City Manager to Execute Deeds and Documents Regarding the Sale of Said City-Owned Property to the State of Texas. Resolution caption reads as follows:

**RESOLUTION NO. 2021-10-134 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE SALE OF A PARCEL OF LAND TO THE TEXAS TRANSPORTATION COMMISSION FOR THE CONSTRUCTION OF THE STATE'S FM 1461 PROJECT, WHICH PARCEL CONTAINS 0.8506 ACRES OF LAND IN THE JOEL F. STEWART SURVEY, ABSTRACT NO. 838, CITY OF MCKINNEY AND CITY OF MCKINNEY EXTRA TERRITORIAL JURISDICTION, COLLIN COUNTY, TEXAS AND COMMONLY KNOWN AS 3332 FM 1461 LOCATED AT THE INTERSECTION OF FM 1461 AND BLOOMDALE ROAD; AND AUTHORIZING THE CITY MANAGER TO EXECUTE A DEED AND DOCUMENTS REGARDING THE SALE OF SAID CITY-OWNED PROPERTY TO THE STATE OF TEXAS; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF**

**21-0881** Consider/Discuss/Act on a Resolution Terminating the Chapter 380 Agreement by and between the City of McKinney, Texas and Tatum Tek Modular LLC and Mutually Releasing Both Parties from Any Further Obligations, and Authorizing the City Manager to Execute the Agreement; and Providing an Effective Date. Resolution caption reads as follows:

**RESOLUTION NO. 2021-10-135 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, TERMINATING THE CHAPTER 380 AGREEMENT BY AND BETWEEN THE CITY OF MCKINNEY, TEXAS AND TATUM TEK MODULAR LLC AND MUTUALLY RELEASING BOTH PARTIES FROM ANY FURTHER OBLIGATIONS, AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.**

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

**21-0006SUP2** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for a Private Club (End Zone), Located at 4150 Eldorado Parkway, and Accompanying Ordinance

Council unanimously approved the motion by Council Member Feltus, seconded by Council Member Frazier, to close the public hearing and approve a Specific Use

Permit to Allow for a Private Club (End Zone), Located at 4150 Eldorado Parkway, and  
Accompanying Ordinance. Ordinance captions reads as follows:

**ORDINANCE NO. 2021-10-100**

**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 PRIVATE CLUB (END ZONE), LOCATED AT 4150 ELDORADO 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.**

**21-0010SUP2** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for a Car Wash, Located on the South Side of Virginia Parkway and Approximately 490 Feet West of Hardin Boulevard, and Accompanying Ordinance

Paras Khara (Applicant), 660 Lawerton Drive, Frisco, TX 75036, spoke regarding this item.

Council unanimously approved the motion by Council Member Franklin, seconded by Council Member Frazier, to close the public hearing and approve a Specific Use Permit to Allow for a Car Wash, Located on the South Side of Virginia Parkway and Approximately 490 Feet West of Hardin Boulevard, and Accompanying Ordinance. Ordinance caption reads as follows:

**ORDINANCE NO. 2021-10-101**

**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 SOUTH SIDE OF VIRGINIA PARKWAY AND APPROXIMATELY 490 FEET WEST OF HARDIN BOULEVARD; 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.**

**21-0008A2/** Conduct a Public Hearing to Consider/Discuss/Act on a Petition to  
**21-0087Z3** Annex (Case No. 21-0008A) and a Request to Zone (Case No. 21-

0087Z) on Certain Land (the "Property") to "PD" - Planned Development District, Located on the East Side of County Road 317 and Approximately 2,000 Feet South of Harry McKillop Boulevard (FM 546), and Related Ordinance(s) and Agreements

The applicant's presentation will be recorded in the appendix of the Minutes as "Appendix A – 21-0008A2/21-0087Z3 Applicant Presentation".

The Mayor's presentation will be recorded in the appendix of the Minutes as "Appendix B - 21-0008A2/21-0087Z3 Mayor Presentation".

Bob Roeder (Applicant), 1700 Redbud #300, McKinney, TX 75071, spoke regarding this item.

Gary Nicholls (Applicant), 109 Brookview Dr., Borne, TX 78006, spoke regarding this item.

Edward Neil Sperry, 3757 CR 325, McKinney, TX 75069, spoke regarding this item.

Darrell Hale, 3705 Amos Carter, McKinney, TX 75070, spoke regarding this item.

Dr. Jared Pickens, 711 Pearson Avenue, McKinney, TX 75069, spoke regarding this item.

Kelli Hammon, 3600 Bahnman Drive, McKinney, TX 75070, spoke regarding this item.

Andre Schuster, 4035 Summit Court, McKinney, TX 75069, spoke regarding this item.

Thomas Shackelford, 1809 Chessington Lane, McKinney, TX 75072, spoke regarding this item.

Jamie Cox, 3487 County Road 317, McKinney, TX 75069, spoke regarding this item.

Dan Porzio, 5500 McKinney Pl. Dr., McKinney, TX 75070, spoke regarding this item.

Drew York, 2901 Wilderness Court, McKinney, TX 75069, spoke regarding this item.

Nancy McClendon, 2941 Dogleg Trail, McKinney, TX 75069, spoke regarding this item.

Kevin Olali, 1503 Field Cove Dr., Plano, TX 75023, spoke regarding this item.

Sy Shahid, 1 Nature Place, McKinney, TX 75069, spoke regarding this item.

Meg Latham, 461 Kentucky Lane, Fairview, TX 75069, spoke regarding this item.

Anna Magnuson, 5304 Vineyard Ln., McKinney, TX 75070, spoke regarding this item.

J. Vanessa Vaughn, no address given, spoke regarding this item.

Shari Naratette, 2728 Gillingham, McKinney, TX 75071, spoke regarding this item.

Larry Offerdahl, 2411 Reachtree Lane, McKinney, TX 75072, spoke regarding this item.

Daniel Leightner, 1501 S. Tennessee St., McKinney, TX 75069, spoke regarding this item.

Jennifer Dexter, 3003 Morning Dove, McKinney, TX 75072, spoke regarding this item.

Carol Mitchell, 1606 West St., McKinney, TX 75069, spoke regarding this item.

Oscar L. Jeanies, 1515 Stewart Rd., McKinney, TX 75069, spoke regarding this item.

Carolyn Campbell, 950 Circle in The Woods, Fairview, TX 75069, spoke regarding this item.

Tamara Romonowski, 607 S. College St., McKinney, TX 75069, spoke regarding this item.

Carolyn Barry, 107 S. Waddill, McKinney, TX 75071, spoke regarding this item.

Kristi Barrus, 3312 Sedona Ln., McKinney, TX, spoke regarding this item.

Rich S. Szecsy, 4807 Arbor Glen Dr., McKinney, TX 75072, spoke regarding this item.

Vicente Torres, 3300 Brentwood Dr., McKinney, TX 75070, spoke regarding this item.

Citizen Comment Cards will be recorded in the appendix of the Minutes as "Appendix C - 21-0008A2/21-0087Z3 Comment Cards".

Council unanimously approved the motion by Mayor Pro Tem Rogers, seconded by Council Member Franklin, to close the public hearing.



Council unanimously approved the motion by Council Member Feltus, seconded by Council Member Frazier, to table a Petition to Annex (Case No. 21-0008A) and a Request to Zone (Case No. 21-0087Z) on Certain Land (the "Property") to "PD" - Planned Development District, Located on the East Side of County Road 317 and Approximately 2,000 Feet South of Harry McKillop Boulevard (FM 546), and Related Ordinance(s) and Agreements.

This item will appear on the agenda of the City Council Regular Meeting of October 19, 2021.

**21-0005Z7** 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

Vicente Torres, 3300 Brentwood Dr., McKinney, TX 75070, spoke regarding this item.

Council unanimously approved the motion by Council Member Feltus, seconded by Mayor Fuller, 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.

This item will appear on the agenda of the City Council Regular Meeting of November 2, 2021.

Mayor Fuller called for Citizen Comments on matters not on the Agenda. There were none when called.

Mayor Fuller called for Council and Manager Comments.

Council Member Philips spoke regarding McKinney North Girls Volleyball Team, North Athlete Camile Murry on the Swim Team, McKinney Boyd Junior Caleb Sempebwa. Philips continued about sisters Audrey, Ella, and Lauren.

Council Member Feltus spoke regarding citizen Jason Hernandez and New Outreach Church.

Council Member Beller spoke regarding vaccine popup with Beaker Pharmacy.

Council Member Franklin spoke regarding his feelings about being on Council.

Council Member Frazier spoke regarding difficult decisions, Maylee Thomas-Fuller, Fire Station 10 Opening, trash on 75 & TxDot, sewer rates, and his daughter.

Assistant City Manager Flom spoke regarding the success of McKinney's Oktoberfest and National Night Out on Tuesday, October 5, 2021.

Mayor Fuller spoke regarding Council Member Franklin's comments.

Council unanimously approved the motion by Council Member Philips, seconded by Council Member Feltus, to adjourn the meeting at 8:53 p.m.

SIGNED:

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GEORGE C. FULLER, Mayor

ATTEST:

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EMPRESS DRANE, City Secretary  
JOSHUA STEVENSON, Deputy City Secretary

City of McKinney, Texas

# North Texas Natural Select Materials McKinney Facility

September 2021



1

## Mr. Gary Nicholls, PE

- ◆ Sr. Vice President in charge of technical departments
- ◆ Overall Experience 38+ years
- ◆ Experience with Westward 24 years
- ◆ Member of TxAPA, ASCE, TACA, NSSGA, AGC
- ◆ Certified Visible Emissions Evaluator
- ◆ Registered Professional Engineer in TX, CA, OK, LA, AR
  
- ◆ Available for questions from the Council

2

## Recycled Concrete

- ◆ EPA estimated that 600 million tons of construction and demolition debris were generated in the United States in 2018, which is more than twice the amount of generated Municipal Solid Waste.
- ◆ Benefits of Recycling Concrete vs Landfilling
  - ◆ Reduces truck traffic (haul distances for disposal and raw materials)
  - ◆ Reduced landfill space required
  - ◆ Reduced tipping fees and freight charges
  - ◆ Reduces need for newly mined aggregate
- ◆ Used to achieve LEED credits for sustainable building practices

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## Portable concrete crushing plant



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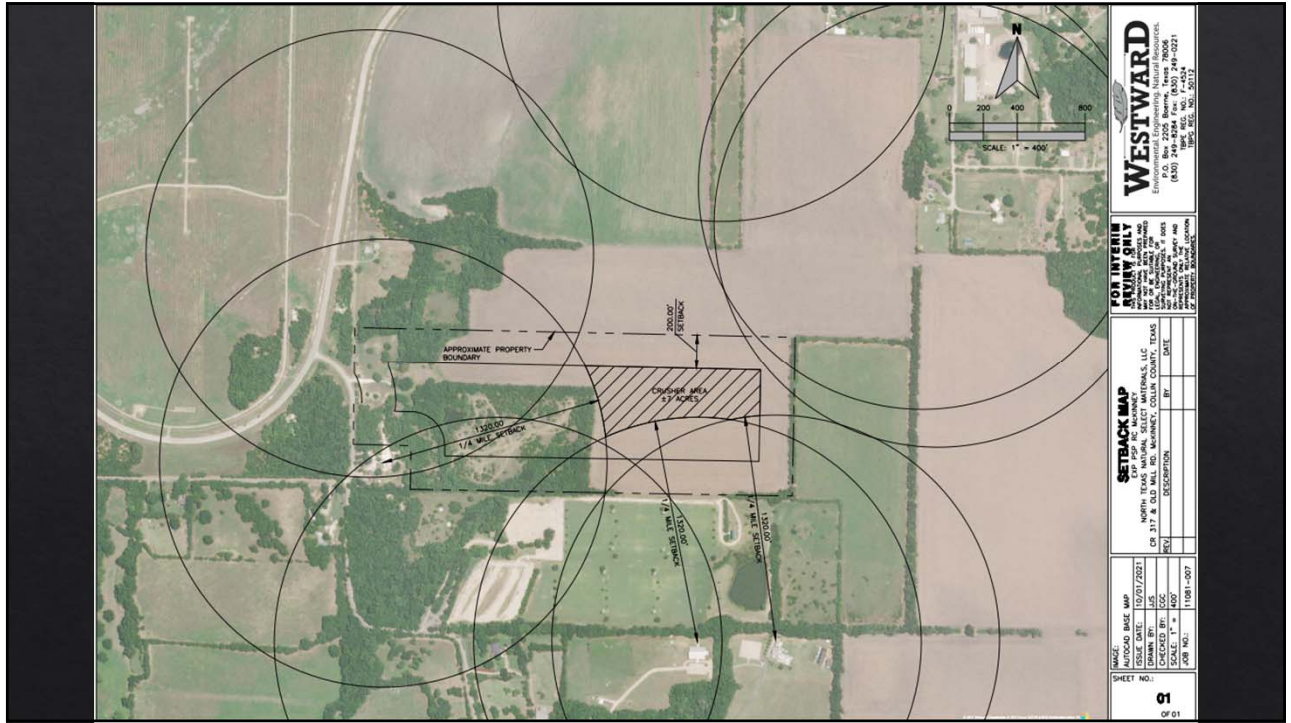


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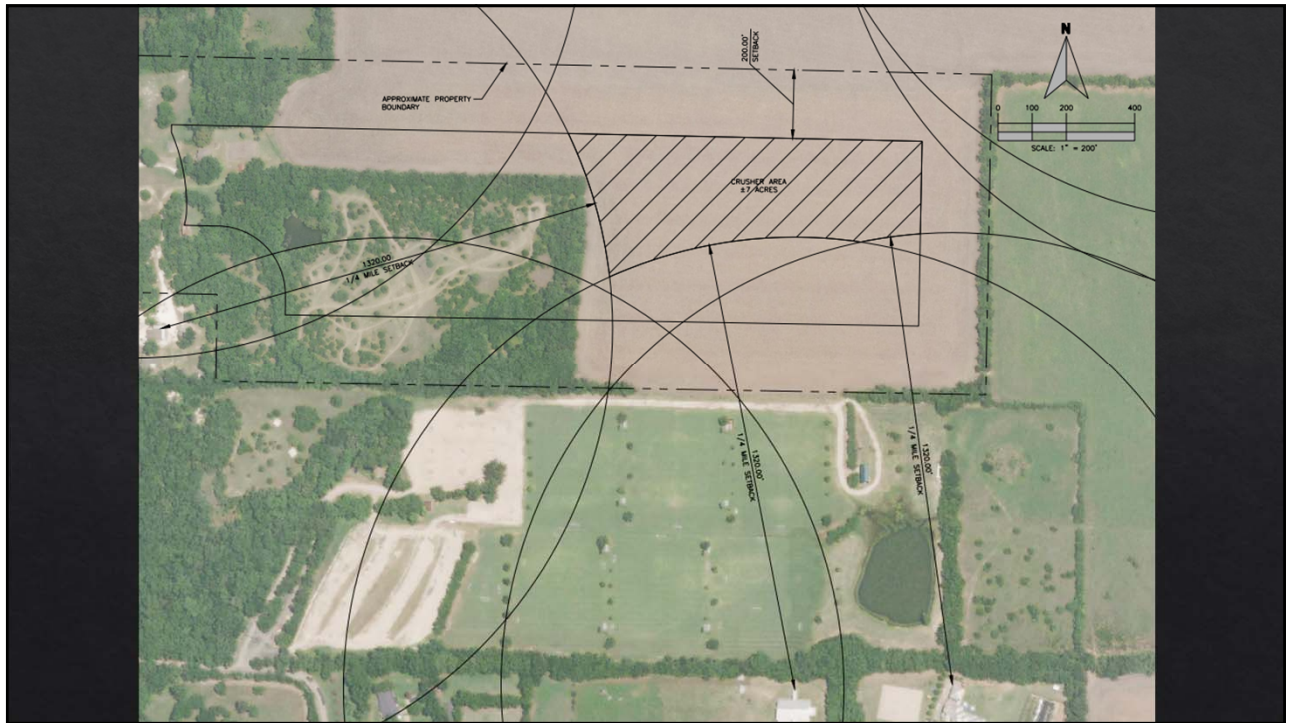
## Regulatory Overview

- ◆ Texas Commission for Environmental Quality (TCEQ)
  - ◆ Air Quality - The Permanent Standard Permit is site-specific & issued through the TCEQ Main Office in Austin. Its limitations include:
    - ◆ Facility cannot operate at night
    - ◆ Operation is limited to 2640 total operating hours/year
    - ◆ Production is limited to 200 tons/hour
    - ◆ Equipment is limited to 1 primary crusher, 1 secondary crusher, 2 screens, 1 grizzly feeder & engines limited to 1000 total HP
    - ◆ All facilities shall be located a minimum of 200 feet from the property line
    - ◆ All facilities shall be located a minimum of 1/4 mile from any residences/schools/churches
    - ◆ All facilities must meet New Source Performance Standards opacity limitations

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## Regulatory Overview (Con't)

- ◆ Texas Commission for Environmental Quality (TCEQ)
  - ◆ Industrial Stormwater Permit (TXR05)
    - ◆ Governed by the EPAs NPDES program
    - ◆ Requires implementation of stormwater control measures (BMPs)
    - ◆ Requires development of written plan and training of facility personnel
    - ◆ Requires compliance monitoring
    - ◆ Includes BMP strategies for managing fugitive dust

9

## Regulatory Compliance

- ◆ Air Permit
  - ◆ Visible emissions limitations at the property line
  - ◆ Must meet Best Available Control Technology and minimize dust associated with the facility
  - ◆ Water truck will be used daily as needed onsite
- ◆ Stormwater
  - ◆ Regular Inspections and Training
  - ◆ Water Quality Limits on runoff discharge

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# North Texas Natural Select Materials McKinney Facility





# Recycling Plant Misinformation

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***Our Position on this Matter***

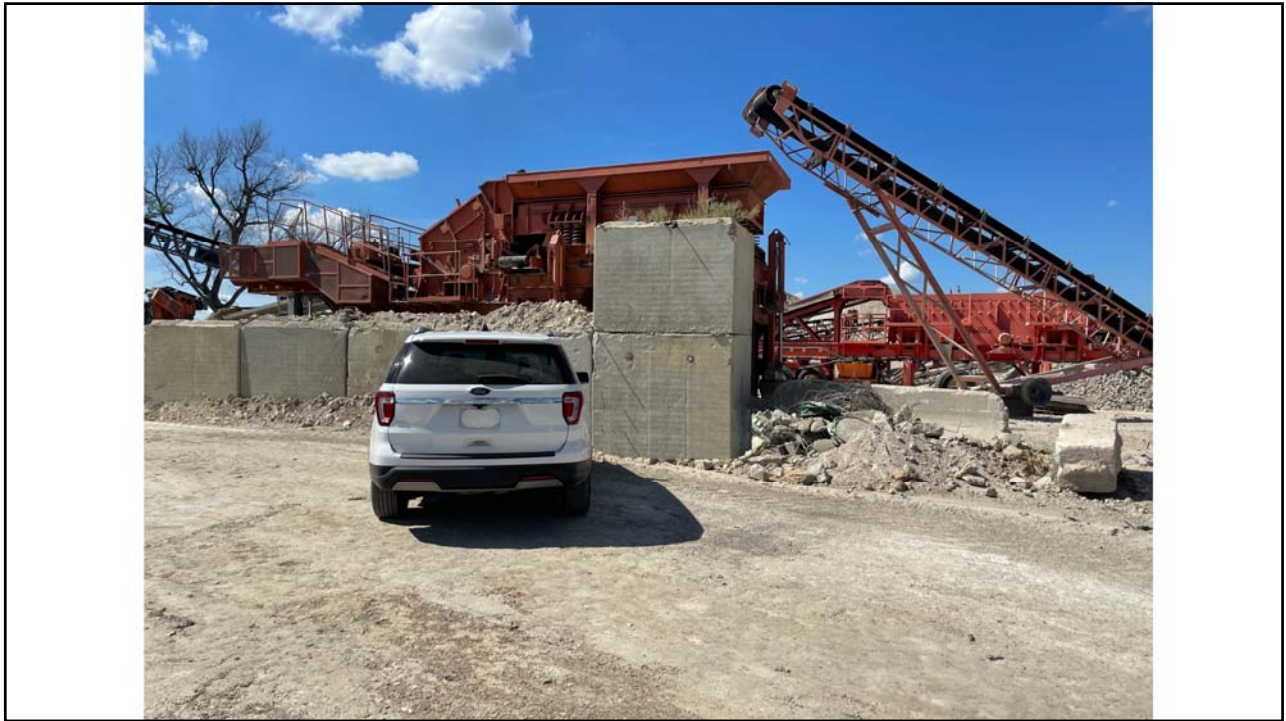
Whatever the cause of this information only now being released, the Heard Natural Science Museum & Wildlife Sanctuary is **wholly opposed** to new Heavy Industrial (HI) facilities being built so close to this nature preserve. Moreover, we are concerned about ecological ramifications to other neighboring properties and natural resources.

We are concerned about the following:

- Health issues from the pollutants generated will be applicable to our staff, volunteers, visitors, all neighbors and wildlife due to dust/silica that will make its way into the air.
- The City Council has a duty to protect the health and welfare of the citizens of McKinney.
- These duties to health and welfare are being sacrificed in the name of supposed "Protecting Future Development" and "Fiscal Responsibility," which we maintain cannot be achieved without the health and welfare of the citizens.
- This action is also in opposition to the City's self-proclaimed "Unique by Nature" motto, which, in of itself, functions as an over-arching promise to the citizens, whether intentional or not.
- There have been recent, as yet unfulfilled, resolutions to close existing cement plants (which happen to be in relative regional proximity to the new location. These existing locations have already been cited numerous times for inability to properly maintain EPA mandated standards with regards to health and pollution issues as well as nuisance issues.
- City Staff has been quoted to be in opposition (within just the last two years) to any facilities of this kind. It is important to reflect on what has precipitated the changed in opinion. *See original article with quote*
- We are concerned with the proximity of this proposed facility to the Lavon/Wilson Creek watershed and the many toxic chemicals that will inevitably run off. These chemicals will harm the environments through which they travel, their wildlife inhabitants, and, ultimately, end up in our drinking water supply. The proposed location actually even has a marked tributary of Wilson Creek located directly adjacent to the property.
- The City attempted to push through a similar plan for a nearby location last fall; however, when given a chance to fully express their voice in the matter, the voters overwhelmingly turned it down. Have the voters have changed their mind?

There are many more reasons to be opposed to this plan, but this is a preliminary list.

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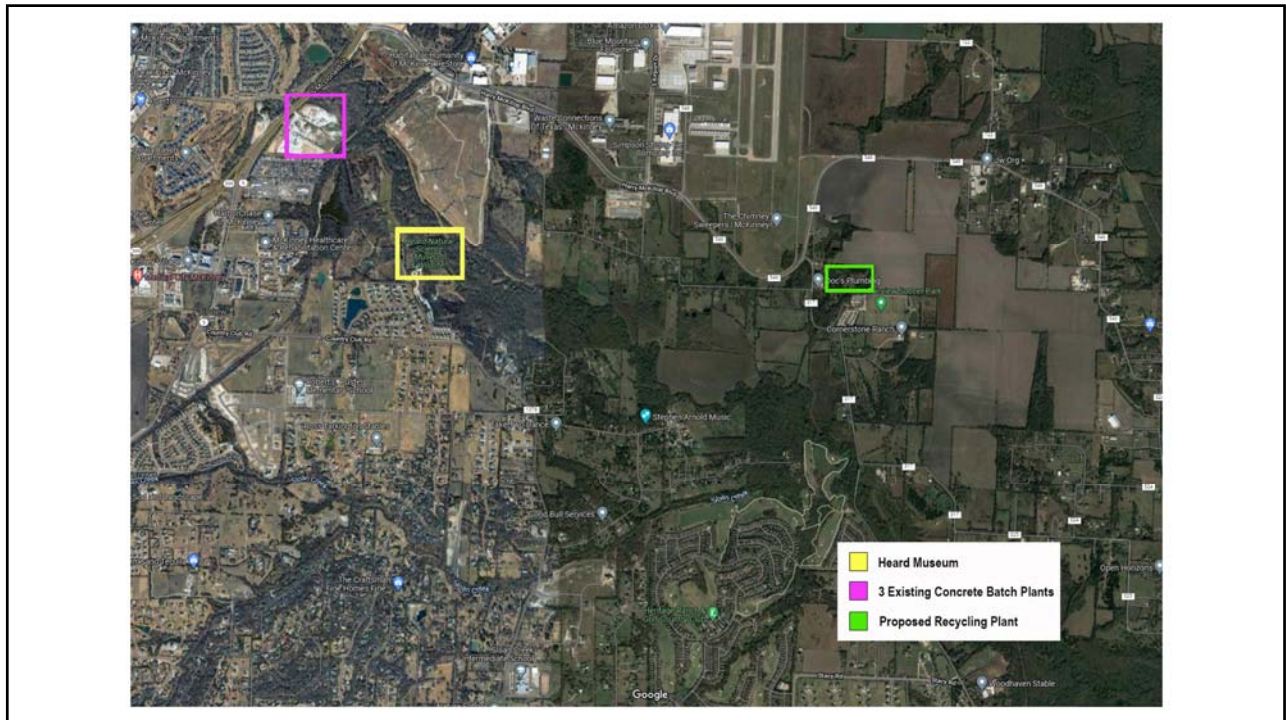


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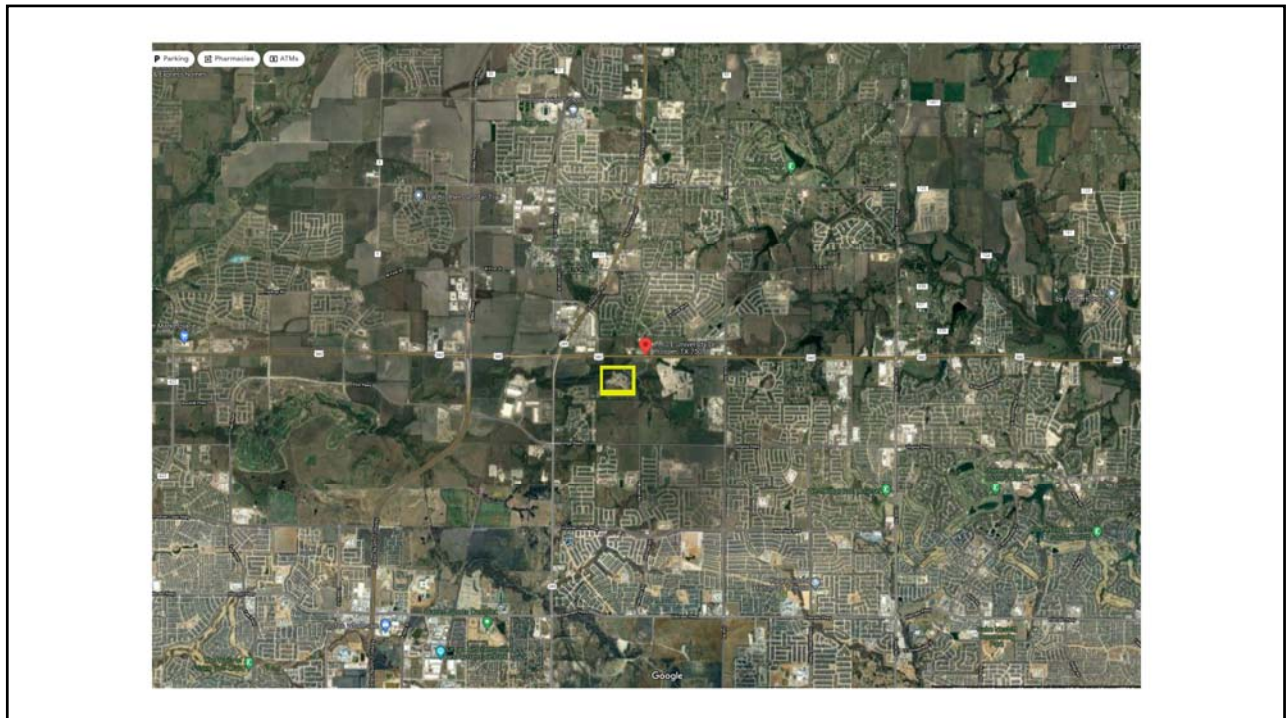


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Appendix B - 21-0008A2/21-0087Z3 Mayor Presentation



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Appendix B - 21-0008A2/21-0087Z3 Mayor Presentation



9

**Request to Speak Before McKinney City Council**

Date Oct. 4, 2021 ✓

(Print) Full Name Michael & Janet Imhoff Phone 903-821-4682

Address 2903 Moss Creek Ct. City McKinney TX Zip 75072

Email jimhoff@att.net

**Public Comments for items ON THE AGENDA**

I wish to speak in SUPPORT / OPPOSITION of Item # 21-0008A2/21-0087Z3

*\*Those wishing to speak on Public Hearing item(s) will be called at the time of the Public Hearing.*

**Public Comments for items NOT ON THE AGENDA**

I wish to speak about: \_\_\_\_\_

*\*It is the Mayor's decision to call those wishing to speak on Non-Agenda at either the beginning or end of the meeting.*

**Submit a Comment without Speaking**

I do not wish to speak; however, please record my  SUPPORT FOR  OPPOSITION AGAINST

Topic of Discussion: concrete plant

**Request to Speak before McKinney City Council**

Date Oct 4 2021

Name (Please Print) DIANE CRAIG Phone 972-333-0091

Address 309 N. Bengue St City McKinney Zip 75069

Email address: craigdiane120@hotmail.com

Public Hearing Agenda Item # 21-0087Z

Other Agenda Item # \_\_\_\_\_

Citizen Comments (This item is available for citizens to speak on any subject; however, no action, by law, may be taken on the topic)

I wish to speak IN FAVOR of this item.

I wish to speak IN OPPOSITION to this item.

I do not wish to speak; however, please record my  SUPPORT  OPPOSITION

Topic of Discussion: zoning for LI or HI that would allow rock, concrete + construction material recycling or processing + STORAGE of any kind.

**Comments will be limited to 3 minutes.**

Please— No more Concrete processing in McKinney

non-speaking

**Request to Speak before McKinney City Council**

Date 10-4-21

Name (Please Print) Gerhard Deffen Phone 972 814 3746

Address 108 E. Virginia City McKinney Zip 75069

Email address: GerDeffen@aol.com

- Public Hearing Agenda Item # 21-0087Z
- Other Agenda Item # \_\_\_\_\_
- Citizen Comments (This item is available for citizens to speak on any subject; however, no action, by law, may be taken on the topic)

I wish to speak IN FAVOR of this item.

I wish to speak IN OPPOSITION to this item.

I do not wish to speak; however, please record my  SUPPORT  **OPPOSITION**

Topic of Discussion: Zoning for Light OR Heavy Industry that would allow Rock/concrete and/or construction material recycling and/or processing and storage of any kind

**Comments will be limited to 3 minutes.**

Please No More Concrete processing, etc in OUR McKinney-  
No More Polluting our woodlands + our People!