

## CITY COUNCIL REGULAR MEETING

**SEPTEMBER 3, 2024**

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, September 3, 2024 at 6:00 p.m.

The meeting was broadcast live on cable television Spectrum Channel 16 and AT&T U-Verse Channel 99; and online at <https://mckinneytx.new.swagit.com/views/130>. A video recording of the meeting is available to members of the public through the City of McKinney meeting archive.

Mayor George Fuller called the regular council meeting to order at 6:00 p.m. upon determining a quorum consisting of himself and the following members were present: Mayor Pro Tem Geré Feltus, Councilmembers Justin Beller, Patrick Cloutier, Rick Franklin, Charlie Philips, Michael Jones

The following City of McKinney staff were present: City Manager Paul Grimes, Assistant City Manager Kim Flom, Assistant City Manager Barry Shelton, Assistant City Manager Steve Tilton, Director of Strategic Services Trevor Minyard, City Secretary Empress Drane, Director of Planning Jennifer Arnold, Deputy City Secretary Tenitrus Bethel Parchman, Assistant Fire Chief James Floyd, Emergency Management Administrator Karen Adkins, Emergency Management Coordinator Jeremy Cuddeback, Emergency Management Specialist Anna Simmons, Accreditation and Reporting Specialist Edith Ruiz, Audio Visual Technician Joshua Arias, and Emergency Management College Intern Travis Patterson.

There were approximately fifty (50) members of the public present in the audience including Historic Preservation Advisory Board Chair Betty Petkovsek.

Mayor Fuller called for the Invocation and Pledge of Allegiance. The invocation was given by Councilmember Philips.

Mayor Fuller called for the following Information Sharing Items:

**24-1912** Proclamation for McKinney Community Concerts 50th Anniversary

**24-1913** Proclamation for National Preparedness Month

Mayor Fuller called for Public Comments on Agenda Items for Non-Public Hearing Items, at which time there were none.

Mayor Fuller called for the Consent Agenda.

Council unanimously approved the motion by Councilmember Cloutier, seconded by Mayor Pro Tem Feltus, to approve the Consent Agenda as presented.

Consent MINUTES

- 24-1914** Minutes of the City Council Work Session of August 20, 2024
- 24-1915** Minutes of the City Council Regular Meeting of August 20, 2024
- 24-1916** Minutes of the City Council Special Meeting of August 27, 2024 - Boards & Commissions Member Appointments
- 24-1852** Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of June 20, 2024
- 24-1853** Minutes of the McKinney Community Development Corporation Special Meeting of July 9, 2024
- 24-1854** Minutes of the McKinney Community Development Corporation Promotional and Community Events Grant Subcommittee Meeting of July 10, 2024
- 24-1855** Minutes of the McKinney Community Development Corporation Finance Committee Meeting of July 11, 2024
- 24-1851** Minutes of the McKinney Community Development Corporation Meeting of July 25, 2024
- 24-1856** Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of July 26, 2024
- 24-1542** Minutes of the Library Advisory Board Meeting of April 18, 2024
- 24-1899** Minutes of the Visit McKinney Meeting of June 25, 2024

Consent ORDINANCES

- 24-1917** Consider/Discuss/Act on an Ordinance to Modify the Location of the Loading Zones along Tennessee Street between Cloyd Street and Davis Street. Ordinance caption reads as follows:

**ORDINANCE NO. 2024-09-065**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS TO MODIFY THE LOCATION OF THE LOADING ZONES ALONG TENNESSEE STREET BETWEEN CLOYD STREET AND DAVIS STREET; AMENDING THE CODE OF ORDINANCES, CITY OF**

**McKINNEY, TEXAS; PROVIDING FOR PUBLICATION OF THE  
CAPTION OF THE ORDINANCE, EFFECTIVE DATE HEREOF AND A  
PENALTY CLAUSE**

Consent RESOLUTIONS

- 24-1918** Consider/Discuss/Act on a Resolution Adopting the Legislative Priorities of the City of McKinney, Texas, for the 89th Session of the Texas State Legislature. Resolution caption reads as follows:

**RESOLUTION NO. 2024-09-148 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ADOPTING THE CITY OF MCKINNEY'S LEGISLATIVE PRIORITIES FOR THE 89TH SESSION OF THE TEXAS STATE LEGISLATURE**

- 24-1919** Consider/Discuss/Act on a Resolution Approving a Ten-Year Water Rate Study with Willdan Financial Services. Resolution caption reads as follows:

**RESOLUTION NO. 2024-09-149 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS APPROVING A TEN-YEAR WATER RATE STUDY WITH WILLDAN FINANCIAL SERVICES**

- 24-1920** Consider/Discuss/Act on a Resolution Authorizing an Annual CPI-U Cost Adjustment to the LETCO Group, LLC dba Living Earth for Organic Waste Processing Services. Resolution caption reads as follows:

**RESOLUTION NO. 2024-09-150 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING AN ANNUAL CPI-U COST ADJUSTMENT TO THE LETCO GROUP, LLC DBA LIVING EARTH FOR ORGANIC WASTE PROCESSING SERVICES; AND PROVIDING FOR AN EFFECTIVE DATE**

- 24-1921** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Enter into a Construction, Maintenance, and Operation Agreement with the Texas Department of Transportation (TxDOT) to install a Continuous Highway Lighting System on Spur 399 from Medical Center Drive to North of Stewart Road. Resolution caption reads as follows:

**RESOLUTION NO. 2024-09-151 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONSTRUCTION, MAINTENANCE, AND OPERATION AGREEMENT**

**WITH THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) TO  
INSTALL A CONTINUOUS HIGHWAY LIGHTING SYSTEM ON SPUR  
399 FROM MEDICAL CENTER DRIVE TO NORTH OF STEWART ROAD**

**24-1922** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Ed Bell Construction Company for the Construction of the US Highway 380 at Community Avenue Intersection Improvements Project (ST2011).

Resolution caption reads as follows:

**RESOLUTION NO. 2024-09-152 (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 \$4,219,078.27 WITH ED BELL CONSTRUCTION COMPANY, FOR THE CONSTRUCTION OF THE US HIGHWAY 380 AT COMMUNITY AVENUE INTERSECTION IMPROVEMENTS PROJECT AND AUTHORIZING ALL NECESSARY CHANGE ORDERS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY CHANGE ORDERS, NOT TO EXCEED \$4,850,000**

**24-1923** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Utility Impact Fee Credit Agreement with McKinney Ranch, LTD, for the Construction of Master Planned Water and Wastewater Utility Lines, Serving an Approximately 1,649 Acre Development (Honey Creek), Generally Located on the North Side of County Road 1006 and Between Lake Forest Drive and Hardin Boulevard. Resolution caption reads as follows:

**RESOLUTION NO. 2024-09-153 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A UTILITY IMPACT FEE CREDIT AGREEMENT WITH MCKINNEY RANCH, LTD, FOR THE CONSTRUCTION OF MASTER PLANNED WATER AND WASTEWATER UTILITY LINES, SERVING AN APPROXIMATELY 1,649 ACRE DEVELOPMENT (HONEY CREEK), GENERALLY LOCATED ON THE NORTH SIDE OF COUNTY ROAD 1006 AND BETWEEN LAKE FOREST DRIVE AND HARDIN BOULEVARD**

**24-1924** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Interlocal Cooperation Agreement between the City of McKinney and the North Texas Municipal Water District (NTMWD), for

Honey Creek Interceptor Improvements. Resolution caption reads as follows:

**RESOLUTION NO. 2024-09-154 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN INTERLOCAL COOPERATION AGREEMENT BETWEEN THE CITY OF MCKINNEY AND THE NORTH TEXAS MUNICIPAL WATER DISTRICT (NTMWD), FOR HONEY CREEK INTERCEPTOR IMPROVEMENTS**

**24-1925** Consider/Discuss/Act on a Resolution Awarding a Contract to Ray Huffines Chevrolet, Inc. of Plano, Texas for GM OEM Parts and Service. Resolution caption reads as follows:

**RESOLUTION NO. 2024-09-155 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE AWARD OF A FIXED PRICE CONTRACT TO RAY HUFFINES CHEVROLET, INC. OF PLANO, TEXAS FOR GM OEM PARTS AND SERVICE**

Mayor Fuller called for Regular Agenda and Public Hearing Items.

**24-1926** Conduct Public Hearing to Consider/Discuss/Act on the Adoption of the Budget Appropriation Ordinance for Fiscal Year 2024-25

Council unanimously approved the motion by Councilmember Cloutier, seconded by Councilmember Franklin, to close the public hearing and approve an ordinance to Adopt the Budget Appropriation Ordinance for Fiscal Year 2024-25 with an amendment that the line items for The Boys and Girls Club and One Heart McKinney move to Community Grants; with the following record vote:

Mayor Fuller .....Aye  
Mayor Pro Tem Feltus .....Aye  
Councilmember Philips .....Aye  
Councilmember Jones .....Aye  
Councilmember Cloutier .....Aye  
Councilmember Franklin .....Aye  
Councilmember Beller .....Aye

Ordinance caption reads as follows:

**ORDINANCE NO. 2024-09-066**

**AN ORDINANCE ADOPTING A BUDGET FOR THE ENSUING FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025, IN ACCORDANCE WITH THE CHARTER OF THE CITY OF MCKINNEY, APPROPRIATING THE VARIOUS AMOUNTS THEREOF, AND REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR A PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS ORDINANCE AND FOR AN EFFECTIVE DATE HEREOF**

The presentation, not posted on the meeting agenda, is included in these minutes as *Appendix A: Budget Presentation*.

- 24-1927** Consider/Discuss/Act on an Ordinance to Ratify the Property Tax Revenue Increase in the Fiscal Year 2024-25 Budget as a Result of the City Receiving More Revenues from Property Taxes than the Previous Fiscal Year

Council unanimously approved the motion by Councilmember Philips, seconded by Councilmember Franklin, to approve an Ordinance to Ratify the Property Tax Revenue Increase in the Fiscal Year 2024-25 Budget as a Result of the City Receiving More Revenues from Property Taxes than the Previous Fiscal Year; with the following declaration:

*“I move that the increased revenue from property taxes in the Fiscal Year 2024-25 City budget is hereby ratified with the following declaration: Based on the Tax Rate of \$0.415513. This budget will raise more total property taxes than last year's budget by \$10,847,734 or 7.04%, and of that amount, \$6,434,578 is tax revenue to be raised from new property added to the tax roll this year.”*

Ordinance caption reads as follows:

**ORDINANCE NO. 2024-09-067**

**AN ORDINANCE OF THE CITY OF MCKINNEY, TEXAS, RATIFYING THE PROPERTY TAX REVENUE INCREASE IN THE 2024-25 BUDGET AS A RESULT OF THE CITY RECEIVING MORE REVENUES FROM PROPERTY TAXES IN THE 2024-25 BUDGET THAN IN THE PREVIOUS FISCAL YEAR; AND PROVIDING AN EFFECTIVE DATE**

- 24-1928** Conduct Public Hearing to Consider/Discuss/Act on an Ordinance Adopting a Tax Rate for Fiscal Year 2024-25 (Tax Year 2024)

Kay Gregg, 4512 Moonlight, McKinney, Texas 75071 spoke regarding the tax increase.

Council unanimously approved the motion by Councilmember Philips, seconded by Councilmember Jones, to close the public hearing and approve an Ordinance Adopting a Tax Rate for Fiscal Year 2024-25 (Tax Year 2024); with the following declaration and record vote:

*“I move that the property tax rate be increased by the adoption of a tax rate of 0.415513, which is effectively a 3.27% percent increase in the tax rate.”*

Mayor Fuller .....Aye  
Mayor Pro Tem Feltus .....Aye

Councilmember Philips .....Aye  
Councilmember Jones .....Aye  
Councilmember Cloutier .....Aye  
Councilmember Franklin .....Aye  
Councilmember Beller .....Aye

Ordinance caption reads as follows:

**ORDINANCE NO. 2024-09-068**

**AN ORDINANCE LEVYING TAXES FOR THE CITY OF MCKINNEY, TEXAS, FOR THE TAX YEAR 2024; PROVIDING FOR A DATE ON WHICH SUCH TAXES BECOME DELINQUENT; PROVIDING FOR A LIEN ON ALL REAL AND PERSONAL PROPERTY TO SECURE THE PAYMENT OF TAXES DUE THEREON; PROVIDING FOR PENALTY AND INTEREST FROM AN EFFECTIVE DATE HEREOF; PROVIDING FOR A 15% COLLECTION FEE FROM AN EFFECTIVE DATE HEREOF; PROVIDING FOR ACCEPTANCE OF THE TAX ROLL TOGETHER WITH ANY SUPPLEMENTS THERETO; AND PROVIDING FOR PUBLICATION OF THE CAPTION OF THIS ORDINANCE**

The presentation, not posted on the meeting agenda, is included in these minutes as *Appendix B: Tax Rate Presentation*.

**24-1929** Consider/Discuss/Act on an Ordinance to Change Rates/Fees for City Services

Council unanimously approved the motion by Councilmember Philips, seconded by Mayor Pro Tem Feltus, to approve an Ordinance to Change Rates/Fees for City Services. Ordinance caption reads as follows:

**ORDINANCE NO. 2024-09-069**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS, RELATING TO FEES, BY AMENDING APPENDIX A SCHEDULE OF FEES, IN PART, BY AMENDING SECTIONS 2-1, 18-28, 30-70, 30-86, 30-175, 30-205, 86-23, 86-27, 86-28, 86-30, 110-141, 110-142, 110-230, AND 110-395; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF**

The revised ordinance, not included in the meeting agenda, is included in these minutes as *Appendix C: Ord. 2024-09-069*.

**24-0043Z4** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C2" - Local Commercial District to "C3" - Regional Commercial District, Located at 1565 North Hardin Boulevard, and Accompanying Ordinance

The following members of the public expressed opposition to this request:

Debbie Tesch, 40546 Angelina Drive, McKinney, Texas 75071

Kimberly Jackson, 1009 Moss Cliff Circle, McKinney, Texas 75071

Tiffany Tesch, 4056 Angelina Drive, McKinney, Texas 75071

The following members of the public did not wish to speak but submitted written comments to be entered into the meeting record. (See *Appendix D: Written Public Comments*)

Jim Luden, 4112 Angelina Drive, McKinney, Texas 75071

Jennifer Whalen, 4125 Angelina Drive, McKinney, Texas 75071

Kelly Rudiger, 812 Moss Cliff Cr, McKinney, Texas 75071

Jana Luden, 4112 Angelina Drive, McKinney, Texas 75071

Betty Petkovsek, 1101 W. Louisiana, McKinney, Texas 75069

Rebecca Fulenchek, 512 Cypress Garden Drive, McKinney, Texas 75071

Paul Furland, 4004 Angelina Drive, McKinney, Texas 75071

Chris Vock, 1613 Canadian Lane, McKinney, Texas 75071

Cody Cunningham, 4132 Angelina Drive, McKinney, Texas 75071

Cristina Vock, 1613 Canadian Lane, McKinney, Texas 75071

Jimhua Zhang, 4008 Crowe Lane, McKinney, Texas 75071

Bindu Piya Ambati, 4108 Angelina Drive, McKinney, Texas 75071

Tejo Kumar Manchu, 4108 Angelina Drive, McKinney, Texas 75071

Pavani Muthineni, 4109 Angelina Drive, McKinney, Texas 75071

Krishna Yagani, 4109 Angelina Drive, McKinney, Texas 75071

Nusreen Rahman, 4105 Angelina Drive, McKinney, Texas 75071

Navreen Rahman, 4105 Angelina Drive, McKinney, Texas 75071

Yasir Rahman, 4105 Angelina Drive, McKinney, Texas 75071

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Cloutier, to close the public hearing on a Request to Rezone the Subject Property from "C2" - Local Commercial District to "C3" - Regional Commercial District, Located at 1565 North Hardin Boulevard.

Council unanimously approved the motion by Councilmember Philips, seconded by Mayor Pro Tem Feltus, to deny a Request to Rezone the Subject Property from "C2" - Local Commercial District to "C3" - Regional Commercial District, Located at 1565 North Hardin Boulevard.

Mayor Fuller called for Citizen Comments on Matters not on the Agenda

Mary Smart, 1016 M Church Street, McKinney, Texas 75069 spoke regarding traffic on White at North Church Street.

Maureen Dudley, 1509 Hackett Creek, McKinney, Texas 75072 spoke about the upcoming events for the Jesus Christ of Latter-Day Saints.

Mayor Fuller called for Council and Manager Comments

Councilmember Philips reminded everyone that high school football season opened last week and he gave a special acknowledgment to McKinney Boyd High School quarterback, Nick Wesloski and he reminded everyone that duck season has begun.

Councilmember Jones stated he will be attending the McKinney High School versus Garland Lakeview football game on Friday.

Mayor Pro Tem Feltus wished Councilmember Jones an early happy birthday.

Councilmember Beller attended the McKinney Chamber of Commerce Quarterly Development Update and attended the Development Services presentation by Gary Graham and Michael Quint; he attended the Job Corp Open House last Saturday; lastly Aiden, a student at Imagine International Academy of North Texas, asked Mayor Fuller, Harvey Oaxaca and himself to come and speak at their Politics for Teens group.

Councilmember Franklin recently traveled to Colorado Springs to attend a concert at a new amphitheater, and it was a wonderful experience; and he noted the Notes Live venue will be three times the size of the venue he attended.

Councilmember Cloutier stated the City Council recently was able to tour the new City Hall complex; he attended the Anand Bazaar celebrating the seventy-eighth anniversary of the independence of India at the Frisco Roughriders Stadium; and he stated that the Boards & Commissions appointment process has concluded.

City Manager Grimes recognized National Preparedness Month by encouraging residents to visit one of the city libraries to receive a free preparedness bag and he encouraged everyone to follow the city social media pages for additional information about emergency preparedness.

Mayor Fuller discussed the speaking event at Imagine International Academy of North Texas and expressed his gratitude for the students and their level of engagement; he expressed his condolences, and support to the families, for the passing of McKinney resident George Bush and friend and member of the music scene Victor Scott's recent

passing; and expressed his sister Lisa Hoff's mother is currently in hospice and may be passing soon.

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Franklin, to adjourn the regular meeting at 7:11 p.m.

The ordinance caption(s) approved in this meeting were scheduled for publication in the Sunday, September 8, 2024, edition of the McKinney Courier-Gazette newspaper and the Monday, September 9, 2024, edition of the Celina Record newspaper.

These minutes were approved by the City Council on September 17, 2024.

SIGNED:

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GEORGE C. FULLER, Mayor  
GERÉ FELTUS, Mayor Pro Tem

ATTEST:

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EMPRESS DRANE, City Secretary  
TENITRUS BETHEL, Deputy City Secretary

City of McKinney, Texas

*Appendix A: Budget Presentation*  
*Appendix B: Tax Rate Presentation*  
*Appendix C: Ord. 0024-09-069*  
*Appendix D: Written Public Comments*

# Public Hearing – Budget

City of McKinney  
Budget Department



### FY 2024-25 Budget Highlights

- **Decrease property tax rate by 1.2 cents to \$0.415513**
- Sales Tax remains strong
- Provide market adjustments for all non-sworn personnel
  - Allowance for Market Study
  - Step Increases for FY25
- Planned step increases for sworn personnel
- Increased investment in Public Art to \$350K
- Staffing
  - Public Safety/Police & Fire
  - Development Services
  - Parks and Recreation
  - Public Works
  - Water/Wastewater

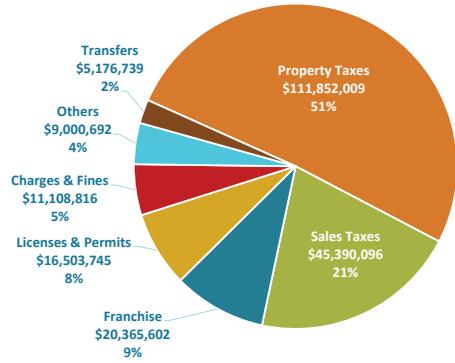


# General Fund



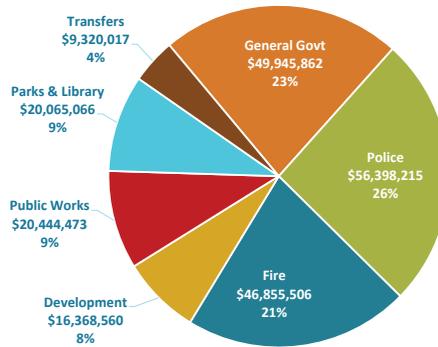
General Fund Revenues - \$219,397,699

FY 24-25 Proposed Budget



General Fund Expenditures - \$219,397,699

FY 24-25 Proposed Budget



General Fund Staffing Additions

- General Government (4)
  - Well-Being Coordinator
  - C&M Specialist, Senior
  - Accountant (Expenses)
  - GIS Analyst
- Public Safety
  - Police Department (10)
    - 2 Forensic Investigators
    - 6 First Responders
    - 2 Detectives
  - Fire Department (11)
    - 8 Firefighter/Paramedics
    - Nurse Practitioner
    - 2 Public Service Officers
  - Office of Emergency Management (1)
    - Senior Emergency Management Specialist
- Development Services (6)
  - 2 Code Compliance Officers
  - Combination Building Inspector
  - Business Intelligence Analyst
  - Urban Forester
  - Construction Technician
- Public Works (4)
  - Right of Way (ROW) Inspector
  - Building Attendant
  - Facility Construction Supervisor
  - Maintenance Crew Leader
- Parks & Libraries (3)
  - 2 Parks Maintenance Staff
  - Project Coordinator



## Water/Wastewater Fund



### Water and Wastewater Highlights

- Continue water line replacement program
- Anticipate a debt sale for capital projects in FY25
- Real Loss of Treated Water down to 7%
  - FY14 28%
- Supplementals proposed include:
  - Construction Inspector
  - MARS Test Bench (Meters)
  - 2 Combo Vac Operators
  - Wastewater Maintenance Technician
  - 2 Pump Operators
  - Water Quality Supervisor



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### Water and Wastewater Rates

- Rates and NTMWD
  - NTMWD FY25
    - 4% Increase on Water
    - 17% Increase on Wastewater
    - Increased rates due to market conditions, commodity prices, capital improvements district wide, & increased regulatory requirements
  - City of McKinney proposes
    - 2% increase on Water
    - 9% increase on Wastewater
    - Allows for Water/Wastewater fund to remain self-sufficient



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### Upcoming Events

**Sept. 3**

- Budget – Public Hearing
- Ratification of Property Tax Revenue Increase
- Tax Rate – Public Hearing
- Adopt Budget, Tax Rate, and Fee/Rate Ordinance



# Public Hearing – Tax Rate

City of McKinney  
Budget Department



## FY 2024-25 Taxes

- Existing values have increased 6.2% over FY24
- Proposing 2.97% above No-New-Revenue Rate
- Tax rate of \$0.415513 proposed for FY25
- Tax Rate Ceiling \$0.416922

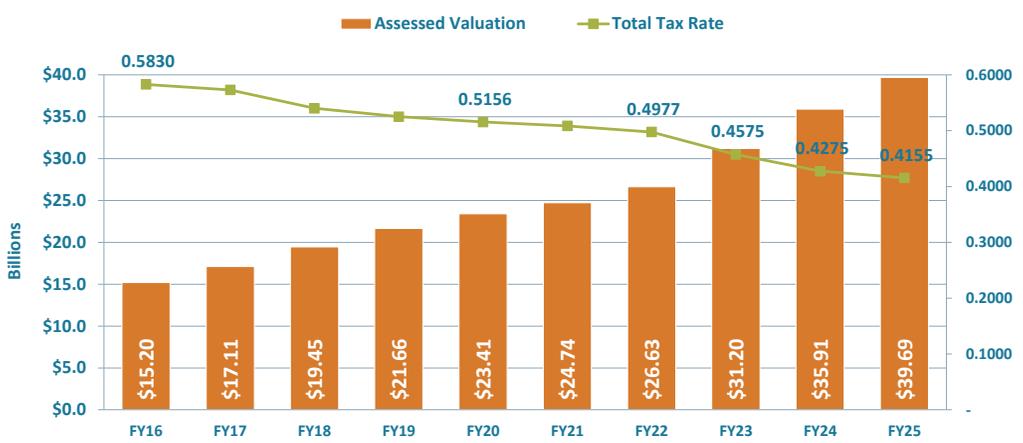


## Tax Rates

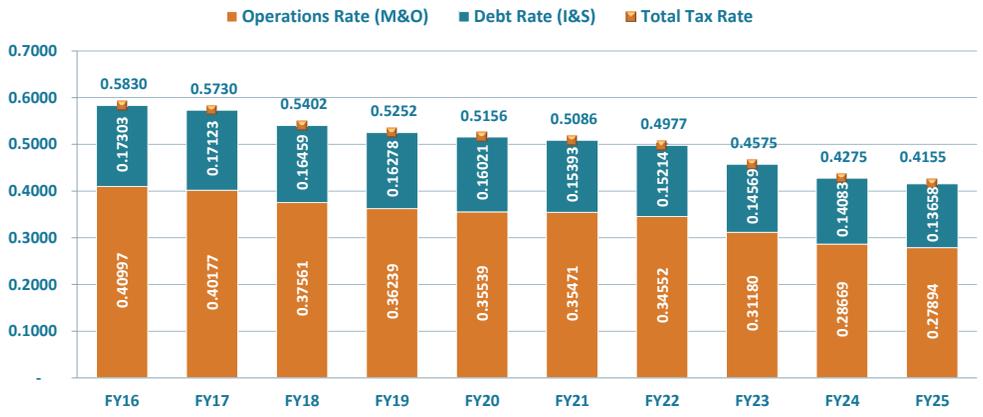
	FY 2024	FY 2025
Proposed M&O Rate	\$0.286688	\$0.278935
Debt Rate	\$0.140825	\$0.136578
<b>Proposed Property Tax Rate</b>	<b>\$0.427513</b>	<b>\$0.415513</b>
Tax Rate Ceiling	\$0.430734	\$0.416922
Voter-Approval Rate	\$0.446943	\$0.424943



### Taxable Value & Tax Rate History



### Property Tax Rate Operations & Debt Rate History



### Budget Calendar

- September 3**
  - Budget – Public Hearing
  - Ratification of Property Tax Revenue Increase
  - Tax Rate – Public Hearing
  - Adopt Budget, Tax Rate, and Fee/Rate Ordinance
- October 1**
  - New Fiscal Year Begins



**ORDINANCE NO. 2024-09-069**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS, RELATING TO FEES, BY AMENDING APPENDIX A SCHEDULE OF FEES, IN PART, BY AMENDING SECTIONS 2-1, 18-28, 30-70, 30-86, 30-175, 30-205, 86-23, 86-27, 86-28, 86-30, 110-141, 110-142, 110-230, AND 110-395; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF**

**WHEREAS**, the City Council of the City of McKinney, Texas, finds, determines, and declares that certain fees are necessary to provide for efficient government services; and

**WHEREAS**, the City Council of the City of McKinney, Texas, finds and determines that the current fees are insufficient to cover the costs of the respective services; and

**WHEREAS**, the City Council of the City of McKinney, Texas desires to adopt fees necessary for the City to provide good and efficient government for the benefit of the citizens of the City.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, THAT:**

Section 1. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

Section 2. Appendix A, entitled "Schedule of Fees", of the Code of Ordinances, City of McKinney, Texas, Section 2-1, is hereby amended to read as follows

**Appendix A, Section 2-1. Fees for special services provided by public works, development services, and parks and recreation departments.**

(a) Public works department services performed for individuals as special services, either on private property or not offered as a general public service shall be charged according to the actual cost of personnel, materials, and equipment, plus an overhead and administrative expense of 40 percent of actual service costs.

(b) The charge/fee for services of the engineering department for review of construction of municipal infrastructure items, such as roadway improvements, drainage systems, water distribution systems and wastewater collection systems shall be calculated as follows:

City Plan Review	\$1,500 Base Fee plus	\$911 per disturbed acre
City Inspection	\$1,500 Base Fee plus	\$2,279 per disturbed acre
<b>City Total</b>	<b>\$3,000 Base Fee plus</b>	<b>\$3,191 per disturbed acre</b>
ETJ Plan Review	\$2,000 Base Fee plus	\$1,215 per disturbed acre
ETJ Inspection	\$2,000 Base Fee plus	\$3,039 per disturbed acre
<b>ETJ Total</b>	<b>\$4,000 Base Fee plus</b>	<b>\$4,254 per disturbed acre</b>

Subdivisions of ten or fewer residential lots under development by or for nonprofit builders of affordable housing as determined by the city housing division, or by or for the city housing finance corporation, shall be exempt from engineering inspection fees.

(c) All persons requesting services that require one or more standard facilities agreement and/or development agreements shall be charged \$500.00 per agreement. Non-standard facilities agreements and/or development agreements shall be charged \$1,000.00 per agreement. City-initiated agreements shall have no fee.

(d) The services of the engineering department performed during the weekend or after 5:00 p.m. on a normal business day is \$82.00 per hour

inside city limits and \$110.00 per hour outside city limits with a two-hour minimum.

(e) The charge/fee for the services of the engineering department for review of submittals for revocable license agreements regarding the limited use of city easements by the owner of the property burdened thereby for the installation or location of private improvements, such as signs, that do not interfere with the city's use of the easement shall be \$1,000.00.

(f) The charge/fee for services of the engineering department for review of floodplain reclamation activities shall be \$3,000.00 for the initial application and document review plus one subsequent submittal and document review of amended or corrected documents responding to and addressing the engineering department's comments. The charge/fee for each subsequent submittal and review of corrected documents responding to and addressing the engineering department's comments shall be \$1,000.00 each.

(g) The charge/fee for the services of the engineering department for review of submittals for tree permit processing and issuance shall be as follows:

Item	Charge/Fee
Tree permit fee	\$20.00
Affidavit of no protected trees	\$20.00
Limited purpose tree permit	\$20.00 + \$5.00 per quality tree removed
Construction tree permit	\$50.00 + fee based on number of trees
*Fee for sites with up to 10 quality trees	\$10.00
*Fee for sites with 10—50 quality trees	\$50.00
*Fee for sites with 50+ quality trees	\$100.00

(h) The fee for external attendees (non-City staff) to register and attend the City's Innovation Academy shall be \$300.

Section 3. Appendix A, entitled "Schedule of Fees", of the Code of Ordinances, City of McKinney, Texas, Section 2-4, is hereby amended to read as follows

**Appendix A, Section 2-4. Fees for copies of official documents and preparation of miscellaneous documents.**

Fee for making a copy of an accident report, per report ... 6.00

Fee for providing a certified accident report, per report ... 8.00

The fee for providing a tax certificate (as provided by Texas State Statute) ... 10.00

The fee for the preparation of a certification letter from the office of the city secretary, per letter ... 5.00

The fee for a letter of clearance from the police records division, prepared in conjunction with a background investigation requested by a private individual, per letter ... 10.00

The fee for preparation of a lien release and an administrative order from the office of the city secretary, per lien release ... 125.00

Section 4. Appendix A, entitled "Schedule of Fees", of the Code of Ordinances, City of McKinney, Texas, Section 18-28, is hereby amended to read as follows

**Appendix A, Section 18-28. Amounts of Charges.**

(a) Ambulance Service Charges—Patient charges:

(1) a. BLS (basic life support) emergency:

- (i) Resident ..... 725.00
  - (ii) Nonresident ..... 825.00
  - b. ALS1 (advanced life support - level 1) emergency
    - (i) Resident ..... 770.00
    - (ii) Nonresident ..... 870.00
  - c. ALS2 (advanced life support - level 2) emergency
    - (i) Resident ..... 825.00
    - (ii) Nonresident ..... 925.00
  - (2) Cost per loaded mile .....15.00
  - (3) Extra attendant (CPR) .....35.00
  - (4) Oxygen .....60.00
  - (5) Treatment with no ambulance transport:
    - a. Resident:
      - (i) Treated with IV therapy/drugs .....100.00
      - (ii) BLS treatment without IV therapy/drugs .....75.00
    - b. Nonresident:
      - (i) Treated with IV therapy/drugs .....150.00
      - (ii) BLS treatment without IV therapy/drugs .....100.00
  - (6) Such costs as charged for medical supplies (fees set to cover city's cost) and drugs (at two times the city's cost) not covered by the receiving hospital/facility. ....
    - a. Routine ALS supplies .....100.00
    - b. Routine BLS supplies .....50.00
- (b) Payment for services provided at the request of a health care provider or insurer pursuant to the City Fire Department for the administrative and logistics cost of the Community Health Program shall be as follows:
- (1) Per patient visit .....\$100.00

Section 5. Appendix A, entitled "Schedule of Fees", of the Code of Ordinances, City of McKinney, Texas, Section 30-70, is hereby amended to read as follows

**Appendix A, Section 30-70. Foreign garbage disposal fee.**

Foreign garbage collection fee, per international flight arriving at McKinney National Airport 430.00

Section 6. Appendix A, entitled "Schedule of Fees", of the Code of Ordinances, City of McKinney, Texas, Section 30-86, is hereby amended to read as follows

**Appendix A, Section 30-86. Miscellaneous fees.**

- Wash rack use fee, per aircraft .....25.00
- Lavatory cleaning fees, per service .....60.00/**75.00**
- Potable water fees, per service .....50.00/**75.00**
- Temporary specialized aeronautical service operator permit fee, per day per aircraft serviced .....50.00
- Or per week per aircraft serviced .....200.00
- Car rental concession fee—onsite Negotiable and approved by city council
- Car rental concession fee—offsite 12% on-airport gross income
- Catering processing fee—onsite Negotiable and approved by city council
- Catering processing fee—offsite 25% pre-tax invoice total
- Crew car coverage, per hour (first 2 hours free) .....50.00/**75.00**/hour, for each additional hour
- Deice setup fee, per aircraft .....200.00
- Deice service, per gallon ..... 39.00
- Dish washing fee, per flight .....50.00/**75.00**
- Dry cleaning processing fee .....25% pre-tax invoice total
- FedEx processing fee .....25% pre-tax invoice total
- Forklift with driver, per hour ..... 200.00/**400.00**
- Per Pallet/Tote fee .... 50.00
- Ground power unit, per hour .....60.00/**75.00**
- Air-conditioning cart, per hour .....50.00/**75.00**
- Airfield escort, per man-hour .....70.00
- Plus, per hour equipment use .....20.00
- Airstair fee (up to 4 hours per day) .....500.00/**700.00**
- Incident response fee, per hour .....500.00
- Per hour thereafter + recovery expenses .....100.00
- Incident/afterhours call out fees, per hour per person .....150.00/**300.00**
- Incident/afterhours call out fees (after 1st hr) .....50.00/**100.00**
- Parcel storage fee .....50.00/month
- Returned check fee .....See § 2-5
- Spill clean-up fee, per barrel of absorbent + any fines incurred .....250.00
- Sump fuel disposal fee, per gallon ..... 4.25
- Toll violations in crew car, as billed/violation, administrative fee of ....50.00
- Aircraft towing, per tow ....35.00 – for all tows at land lease properties or if towing involves more than a pull out or push back at a City of McKinney Hanger
- Fee is waived with purchase of minimum fuel load:

Aircraft Type	Min. Gallons	Facility Fee
Transport	1,000	\$1,200.00/1,500.00
Large jet aircraft	500	600.00/700.00
Medium-Large jet aircraft	300/400	500.00/ <b>600.00</b>
Medium jet aircraft	200/250	300.00/ <b>400.00</b>
Small jet aircraft	75/100	200.00/ <b>250.00</b>
Very light jet (VLJ)	50	200.00/ <b>250.00</b>
Heavy turboprop	100/120	200.00/ <b>250.00</b>
Light/ turboprop	60	125.00/ <b>150.00</b>
Transport Category (AvGas)	200	500
Twin engine piston (AvGas)	25/30	40.00/75.00

Single engine piston (AvGas)	15/20	25.00/50.00
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Parking fees per night - first night of parking is waived by either purchase of minimum fuel load or facility fee.

Aircraft Type	Parking Fee
Transport	\$500.00
Large jet aircraft	300.00/400.00
Medium-Large aircraft	200.00/300.00
Medium jet aircraft	125.00/200.00
Small jet aircraft	100.00/ <b>150.00</b>
Very light jet (VLJ)	75.00/ <b>125.00</b>
Heavy turboprop	125.00/ <b>175.00</b>
Light/med turboprop	100.00/ <b>125.00</b>
Transport Category piston aircraft	225.00/300.00
Twin engine piston aircraft	25.00/ <b>50.00</b>
Single engine piston aircraft	25.00/ <b>50.00</b>

Section 7. Appendix A, entitled "Schedule of Fees", of the Code of Ordinances, City of McKinney, Texas, Section 30-175, is hereby amended to read as follows

**Appendix A, Section 30-175. Leases.**

Executive hangars leased with one or more aircraft are eligible for negotiated fuel rates.

200 Series 39' door T-Hangars (60 @ 1,014 sf), per sf per month + one month's rental deposit ..... 550.00

301-316 Series 59" door T-Hangars (16 @ 2,463 sf), per sf per month + one month's rental deposit .....845.00

319-335 Series 50" door T-Hangars (16 @ 1,850 sf), per sf per month + one month's rental deposit .....710.00

400 Series 60" Box Hangars (6 @ 2,832 sf), per sf per month + one month's rental deposit .... 1,219.00

All T-Hangar end caps, per month + one month's rental deposit .....150.00—300.00

McKinney Air Center Building suites, per square foot per year with utilities (does not include telephone or internet service .....22.00—26.00

Tie down—Single engine, per month ..... 225.00

Tie down—Twin engine/turbo prop, per month ..... 250.00

Tie down—Jet engine, per month.... Negotiable

Tie down—Aircraft without a current Air-Worthiness Certificate, per month.... 450.00

Airport community hangars, per sf per month .....1.19—1.52

Long-term hangar leases (five-year min.) .....Negotiable and approved by city council

Long-term land lease (40-year max.) .....Negotiable and approved by city council, no less than 0.55 per square foot per year

McKinney Air Center office suites, per month with utilities (does not include telephone or internet service) .....500.00—1,100.00

Other office suites, per square foot per year with utilities (does not include telephone or internet service) .....22.00—28.00

Other space rental:

Airport/Hangar—Special events .....Negotiated price

Airport shop space, per sf per year .....9.50

Airport office space not otherwise stated, per sf per year .....22.00—28.00

Small parking garage, per day .....25.00

Small parking garage, per month .....285.00

Large parking garage, per month .....400.00

Transient hangar storage:

Heavy jet (see facility fees), per night + facility fee (if applicable)  
..... 700.00/**800.00**

Heavy turbo, per night + facility fee (if applicable) .... 250.00/350.00

Medium-large jet, per night + facility fee (if applicable) ....  
425.00/**525.00**

Medium jet aircraft, per night + facility fee (if applicable)  
.....300.00/**400.00**

Light jet, per night + facility fee (if applicable) .....200.00/**250.00**

Light turbo, per night + facility fee (if applicable) .....150.00/**250.00**

Very Light Jet (VLJ), per night + facility fee (if applicable)  
.....150.00/**200.00**

Transport Category piston, per night + facility fee (if applicable)  
.....400.00/**500.00**

Twin piston, per night + facility fee (if applicable) .....75.00/**100.00**

Single piston, per night + facility fee (if applicable) .....60.00/**75.00**

McKinney Air Center conference rooms:

Type	Hourly	Day Rate (up to 8 hours)
Airport Tenant (8am – 5pm/M-F)	50.00	400.00
Airport Tenant (After hours/Weekend/Holidays)	75.00	675.00
Non-Tenant For-Profit/Commercial (8am – 5pm/M-F)		500.00
Non-Tenant For-Profit/Commercial (Afterhours/Weekends/Holidays)		750.00
Non-Tenant Non-Profit (8am – 5pm/M-F)	25.00	250.00
Non-Tenant Non-Profit (Afterhours/Weekends)	30.00	300.00
Refundable Deposit		200.00
Clean-up fee (required)		75.00

T-hangar damage (assessed at time of move-out):

Access door dent damage .....Quote provided based on cost of repair  
Hangar door damage .....Quote provided based on cost of repair  
Metal wall damage .....Quote provided based on cost of repair  
Damage to hanger interior metal wall .....Quote provided based on cost of repair  
Damage to hangar fire partition .....Quote provided based on cost of repair  
Ceiling/light damage .....Quote provided based on cost of repair  
Floor—Major oil stains .....100.00  
Floor—Missing chocks .....50.00  
Door switch damage .....200.00  
Fire extinguisher .....250.00  
Clean up trash .....50.00  
Clean up oil stains .....50.00

Section 8. Appendix A, entitled "Schedule of Fees", of the Code of Ordinances, City of McKinney, Texas, Section 30-205, is hereby amended to read as follows

**Appendix A, Section 30-205. Both FBO and self-fueling operators.**

Self-service Jet-A fuel, per gallon .....0.50 below the published list price  
Self-service AvGas fuel, per gallon .....0.50 below the published list price  
Markup (Jet-A) ..... no less than 2.35 per gallon  
    Markup (AvGas), no less than .....1.75 per gallon  
    Transient .....Cost + tax + 100% of markup  
    Based .....Cost + tax + 100% of markup, less \$0.20 per gallon  
    Government .....Cost + 100% of markup  
    Jet-A fuel (single purchase):  
    1—299 .....Cost + tax + 100% of markup  
    300—499 .....Cost + tax + 100% of markup less \$0.05  
    500—999 .....Cost + tax + 100% of markup less \$0.10  
    1,000+ .....Cost + tax + 100% of markup less \$0.15  
    Volume discount program purchases (based on previous year's purchases):  
    0— 2,499 Cost + tax + 100% of markup  
    2,500—9,999 Cost + tax + 95% of markup  
    10,000—19,999 .....Cost + tax + 85% of markup  
    20,000—29,999 .....Cost + tax + 75% of markup  
    30,000—39,999 .....Cost + tax + 70% of markup  
    40,000—49,999 .....Cost + tax + 65% of markup  
    50,000—59,999 .....Cost + tax + 60% of markup  
    60,000—74,999 .....Cost + tax + 55% of markup  
    75,000—99,999 .....Cost + tax + 50% of markup  
    100,000+ .....Negotiable  
    Fuel additive .....0.05 per pre-mixed gallon  
    AvGas:  
    1—29 .....Cost + tax + 100% of markup

30—49 .....Cost + tax + 100% of markup less \$0.05

50—99 .....Cost + tax + 100% of markup less \$0.10

100+ .....Cost + tax + 100% of markup less \$0.15

Oil:

Aero Shell 15w50 .....Cost + 50% + sales tax

Aero Shell 100w .....Cost + 50% + sales tax

Aero Shell 100w Plus .....Cost + 50% + sales tax

Phillips XC 20w50 .....Cost + 50% + sales tax

BP2380 .....Cost + 50% + sales tax

Mobile Jet Oil 2 .....Cost + 10% + sales tax

Mobile Jet 254 .....Cost + 10% + sales tax

Section 9. Appendix A, entitled "Schedule of Fees", of the Code of Ordinances, City of McKinney, Texas, Section 86-23, is hereby amended to read as follows

**Appendix A, Section 86-23. Sanitation service deposits and fees.**

Service:

Residential deposit \$50.00

General commercial/retail deposit—Pays first month

Commercial (3- to 10-cubic-yard containers) deposit—Pays first month

Commercial (3- to 10-cubic-yard containers) delivery fee \$85.00

Commercial (20- to 40-cubic-yard containers) deposit—Pays first haul and delivery charge

Commercial (20- to 40-cubic-yard containers) delivery fee \$150.00

Container removal/resetting fee (for delinquent accounts only)\$75.00

Residential garbage or recycling receptacle replacement fee \$50.00

Servicing locks\$15.00 per month

Servicing casters\$4.00 per collection

Servicing enclosures\$4.00 per collection

Section 10. Appendix A, entitled "Schedule of Fees", of the Code of Ordinances, City of McKinney, Texas, Section 86-27, is hereby amended to read as follows

**Appendix A, Section 86-27. Residential collection regulations.**

Collection of unusual accumulations:

First twelve 4-cubic yard collections – no additional fee

Exceeding the collection frequency of 4-cubic yards or collection limits of twelve per residential unit per year, \$77.50

Section 11. Appendix A, entitled "Schedule of Fees", of the Code of Ordinances, City of McKinney, Texas, Section 86-28, is hereby amended to read as follows

**Appendix A, Section 86-28. Residential collection fees.**

Service levels:

Monthly charge, per residential unit (one residential garbage cart and one residential recycling cart) ... \$19.75

Each additional residential garbage cart, per month, per residential unit ... \$7.58

Each additional residential recycle cart, per month, per residential unit ... \$3.39

Section 12. Appendix A, entitled "Schedule of Fees", of the Code of Ordinances, City of McKinney, Texas, Section 86-30, is hereby amended to read as follows

**Appendix A, Section 86-30. Commercial collection fees.**

(1) *Service levels for garbage and recycling receptacles:*

a. Commercial garbage cart picked up one time a week, per month ... \$25.77

b. Commercial garbage cart picked up twice a week, per month .... \$51.54

c. Additional commercial garbage cart, per month ... \$15.00

d. Commercial recycling cart picked up one time per week, per month .... \$7.82

e. Commercial recycling cart picked up twice per week, per month .... \$22.03

f. Additional commercial recycling cart per month ... \$10.00

(2) *Service levels for commercial garbage and recycling containers (noncompacted containers):*

a. *Front-load containers:*

Monthly Rates							
Garbage							
Collections per week	1	2	3	4	5	6	Unscheduled Pickup (per pickup)
2 cubic yards	N/A	N/A	\$211.06	N/A	N/A	N/A	\$27.96
3 cubic yards	\$97.28	\$168.96	\$235.36	\$312.36	\$368.24	\$460.78	\$29.96
4 cubic yards	\$114.09	\$223.44	\$289.36	\$377.73	\$452.25	\$559.27	\$36.96
6 cubic yards	\$145.96	\$264.53	\$395.30	\$519.48	\$616.85	\$737.14	\$50.96
8 cubic yards	\$202.20	\$328.40	\$494.41	\$634.42	\$744.83	\$905.46	\$69.96
10 cubic yards	\$246.74	\$457.57	\$650.72	\$865.27	\$1,061.98	\$1,267.64	\$83.96
Recycling							
Collections per week	1	2	3	4	5	6	Unscheduled Pickup (per pickup)
3 cubic yards	\$49.27	\$92.35	\$130.80	\$174.39	\$217.99	\$261.59	\$24.45
4 cubic yards	\$64.64	\$121.03	\$171.25	\$200.86	\$251.08	\$301.30	\$30.62
6 cubic yards	\$95.37	\$157.80	\$252.15	\$295.00	\$368.75	\$442.50	\$42.98
8 cubic yards	\$126.12	\$208.30	\$333.05	\$389.14	\$453.91	\$551.99	\$60.33
10 cubic yards	\$156.86	\$258.80	\$413.95	\$551.93	\$689.92	\$827.90	\$72.68

Each additional commercial garbage container, per month same as base rate

b. *Roll-off containers (garbage or recycling):*

Roll-off containers (cubic yards)	Per pickup
20	\$346.00, plus a daily container lease charge of \$5.00
30	\$394.91, plus a daily container lease charge of \$5.00
40	\$526.19, plus a daily container lease charge of \$5.00

(3) *Service levels for commercial collections (compacted containers):*

Roll-off containers (cubic yards)	Per pickup
2	\$26.12
3	\$37.33
4	\$48.54
6	\$70.97
8	\$93.39
15	\$305.38, plus a daily container lease charge of \$5.00
20	\$406.83, plus a daily container lease charge of \$5.00
30	\$485.44, plus a daily container lease charge of \$5.00
35	\$523.87, plus a daily container lease charge of \$5.00
40	\$576.26, plus a daily container lease charge of \$5.00

(4) *Service levels for commercial recycling collections (compacted containers):*

Roll-off containers (cubic yards)	Per pickup
15	\$305.38, plus a daily container lease charge of \$5.00
20	\$406.83, plus a daily container lease charge of \$5.00
30	\$485.44, plus a daily container lease charge of \$5.00
35	\$523.87, plus a daily container lease charge of \$5.00
40	\$576.26, plus a daily container lease charge of \$5.00

(5) *Fee charges for commercial recycling collections (noncompacted containers):*

95 Gallon Cart, one time per week	\$7.82
95 Gallon Cart, twice a week	\$22.03
3 cubic yard, one time per week	\$49.27
3 cubic yard, twice a week	\$92.35
3 cubic yard, three a week	\$130.80
3 cubic yard, four a week	\$174.39
3 cubic yard, five a week	\$217.99
3 cubic yard, six a week	\$261.59
4 cubic yard, one time per week	\$64.64
4 cubic yard, twice a week	\$121.03
4 cubic yard, three a week	\$171.25
4 cubic yard, four a week	\$200.86
4 cubic yard, five a week	\$251.08
4 cubic yard, six a week	\$301.30
6 cubic yard, one time per week	\$95.37
6 cubic yard, twice a week	\$157.80
6 cubic yard, three a week	\$252.15
6 cubic yard, four a week	\$295.00
6 cubic yard, five a week	\$368.75
6 cubic yard, six a week	\$442.50
8 cubic yard, one time per week	\$126.12
8 cubic yard, twice a week	\$208.30
8 cubic yard, three a week	\$333.05
8 cubic yard, four a week	\$389.14

8 cubic yard, five a week	\$453.91
8 cubic yard, six a week	\$551.99
10 cubic yard, one time per week	\$156.86
10 cubic yard, twice a week	\$258.80
10 cubic yard, three a week	\$413.95
10 cubic yard, four a week	\$551.93
10 cubic yard, five a week	\$689.92
10 cubic yard, six a week	\$827.90

Section 13. Appendix A, entitled “Schedule of Fees”, of the Code of Ordinances, City of McKinney, Texas, Section 110-141, is hereby amended to read as follows

**Appendix A, Sec. 110-141. Monthly water rates.**

Residential & irrigation accounts per 1,000 gallons:

Consumption	Inside City
1 Gal—7,000	4.80
7,001—20,000	6.65
20,001—40,000	8.35
Over 40,000 Gallons	10.05

- (2) Commercial accounts per 1,000 gallons 5.55
- (3) Water district and municipal accounts per 1,000 gallons 4.15
- (4) Base rate per meter, per month:

Meter Size	Inside City
All residential	19.05
¾-inch	19.05
1-inch	33.50
1½-inch	57.40
2-inch	80.45
3-inch	141.65
4-inch	210.65
6-inch	392.65
8-inch	775.65
10-inch	1,467.70
12-inch	2,743.80

Section 14. Appendix A, entitled “Schedule of Fees”, of the Code of Ordinances, City of McKinney, Texas, Section 110-142, is hereby amended to read as follows:

**Appendix A, Sec. 110-142. Water delivered outside city.**

Water rates for all water delivered outside the city limits:

- (1) Residential & irrigation accounts per 1,000 gallons:

Consumption	Outside City
1 Gal—7,000	6.00
7,001—20,000	8.30
20,001—40,000	10.45
Over 40,000 Gallons	12.55

- (2) Commercial accounts per 1,000 gallons 6.95
- (3) Base rate per meter, per month:

Meter Size	Outside City
All residential	23.80
¾-inch	23.80
1-inch	41.90
1½-inch	71.75
2-inch	100.55
3-inch	177.05
4-inch	263.30
6-inch	490.80
8-inch	969.55
10-inch	1,834.65
12-inch	3,429.75

Section 15. Appendix A, entitled “Schedule of Fees”, of the Code of Ordinances, City of McKinney, Texas, Section 110-230, is hereby amended to read as follows:

**Appendix A, Sec. 110-230. Sewer service rates generally.**

- (1) Single-family dwelling accounts:
  - a. The base monthly rate shall be:
    - 1. Inside City 26.75
    - 2. Outside City 33.45
  - b. The rate per 1,000 gallons up to 8,000 gallons, but not to exceed the winter average if applicable, shall be:
    - 1. Inside City 7.45
    - 2. Outside City 9.30
  - c. Utility customers shall be billed at actual metered water consumption not to exceed 8,000 gallons maximum until a winter average may be established. The winter average shall be established using the consumption for the months of December, January and February.
  - d.
- (2) Multifamily/commercial/industrial/governmental accounts:
  - a. The base monthly rate shall be:

Meter Size	Inside City	Outside City
¾-inch	26.75	33.45

1-inch	43.85	54.80
1½-inch	72.45	90.55
2-inch	94.30	117.90
3-inch	147.85	184.80
4-inch	209.60	262.00
6-inch	358.10	447.65
8-inch	700.70	875.90
10-inch	1,442.40	1,803.00
12-inch	2,942.20	3,677.75

- b. The rate per 1,000 gallons or any portion thereof shall be:
  - 1. Inside City 7.45
  - 2. Outside City 9.30

(3) Municipal accounts:

- a. The rate per 1,000 gallons or any portion thereof:
  - 1. Inside City 5.65

(4) Irrigation accounts:

a. Meters used for irrigation purposes only shall not be billed sewer charges.

Section 16. Appendix A, entitled "Schedule of Fees", of the Code of Ordinances, City of McKinney, Texas, Section 110-395, is hereby amended to read as follows:

**Appendix A, Sec. 110-395. Schedule of charges.**

Surface water drainage utility system (SDUS) fee

(1) *Determination of SFLUE.*

- a. Single family residential and townhomes: One SFLUE per parcel;
- b. Duplexes and quadplexes: One SFLUE per dwelling unit.
- c. Mobile home parks: One SFLUE per each mobile home pad or trailer pad.
- d. Multifamily properties: No. of SFLUE for property = Square footage of impervious surface on property/3,000 square feet, rounded up to the nearest whole number with a minimum of one SFLUE.
- e. Nonresidential, commercial and/or industrial properties: No. of SFLUE for property = Square footage of impervious surface on property/3,000 square feet, rounded up to the nearest whole number with a minimum of one SFLUE.

(2) *The system-wide component.* The monthly system-wide fee, per SFLUE for all property situated within the city shall be calculated based on the following classifications:

- a. For all residential uses including single family, townhomes, duplexes, quadplexes, mobile home parks, and multi-family properties \$4.50
- b. For nonresidential, commercial and/or industrial properties \$3.50

(3) The lake drainage basin component. The monthly system-wide fee, per SFLUE for all property within the city 0.00

(4) The preferred method for calculating the SDUS fee due and payable from a user and/or benefited property on a monthly basis is to multiply the number of SFLUE for the particular use of the property by the sum

of the system wide component fee and the lake drainage basin component fee, which calculation reads as follows:

No. of SFLUE × (system wide component fee + lake drainage basin fee)

- (5) For those properties identified hereinabove in subparagraphs (1)d. and (1)e. the following alternative calculation may be performed on a monthly basis to determine the SDUS fee due:

(Square footage of impervious surface/1,000 square feet) × [(system wide component fee + lake drainage basin fee)/3], rounded up to the nearest whole number.

- (6) The amount of the SDUS fee billed to a nonresidential, commercial or industrial property may be reduced by a percentage equal to the BMP credit approved for the property pursuant to the city's stormwater credit program.

Section 17. If any section, subsection, paragraph, sentence, phrase or clause of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect, and to this end, the provisions of this Ordinance are declared to be severable.

Section 18. This Ordinance shall be cumulative of all other ordinances of the City and shall not repeal any of the provisions of said ordinances except in those instances where provisions of those ordinances are in direct conflict with the provisions of this Ordinance and such ordinances shall remain intact and are hereby ratified, verified and affirmed.

Section 19. The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney.

Section 20. This Ordinance shall become effective October 1, 2024.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THE 3<sup>rd</sup> DAY OF SEPTEMBER, 2024.**

CITY OF MCKINNEY, TEXAS

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GEORGE C. FULLER, Mayor  
GERÉ FELTUS, Mayor Pro Tem

CORRECTLY ENROLLED:

---

EMPRESS DRANE, City Secretary  
TENITRUS BETHEL, Deputy City Secretary

DATE: \_\_\_\_\_

APPROVED AS TO FORM:

---

MARK S. HOUSER, City Attorney

**Request to Speak Before McKinney City Council**

Date Sept. 3, 24

(Print) Full Name Kimberly Jackson Phone 214-280-2122

Address 1009 Moss Cliff Circle City McKinney Zip 75071

Email hello.laerisphoto@gmail.com

**Public Comments for items ON THE AGENDA**

*Those wishing to speak on non-Public Hearing items will be called at the beginning of the meeting.  
Those wishing to speak on Public Hearing items will be called at the time of the Public Hearing.*

I wish to speak in SUPPORT / OPPOSITION of Agenda Item # 24-004322

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

*Those wishing to speak on non-Agenda items will be called at the end of the meeting.*

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

**Submit a Comment without Speaking**

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

\_\_\_\_\_  
\_\_\_\_\_

**Request to Speak Before McKinney City Council**

Date 9/3/24

(Print) Full Name Peppie Tesca Phone 858-395-7071

Address 4056 Angelina Drive City McKinney Zip 75071

Email dotesc@gmail.com

**Public Comments for items ON THE AGENDA**

*Those wishing to speak on non-Public Hearing items will be called at the beginning of the meeting.  
Those wishing to speak on Public Hearing items will be called at the time of the Public Hearing.*

I wish to speak in SUPPORT / OPPOSITION of Agenda Item # 24-004324

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

*Those wishing to speak on non-Agenda items will be called at the end of the meeting.*

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

**Submit a Comment without Speaking**

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

Hotel  
\_\_\_\_\_  
\_\_\_\_\_

**Request to Speak Before McKinney City Council**

Date 9-3-2024

(Print) Full Name Tiffany Tesch Phone 858-216-6610  
Address 40516 Angelina Drive City McKinney Zip 75071  
Email tiffanytesch@gmail.com

**Public Comments for items ON THE AGENDA**

*Those wishing to speak on non-Public Hearing items will be called at the beginning of the meeting.  
Those wishing to speak on Public Hearing items will be called at the time of the Public Hearing.*

I wish to speak in SUPPORT / OPPOSITION of Agenda Item # 24-004324

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

*Those wishing to speak on non-Agenda items will be called at the end of the meeting.*

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

**Submit a Comment without Speaking**

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

**Request to Speak Before McKinney City Council**

Date 9/3/24

(Print) Full Name Jim Luden Phone 618-581-4980  
Address 4112 Angelina Dr City McKinney Zip 75071  
Email jim.luden@yahoo.com

**Public Comments for items ON THE AGENDA**

*Those wishing to speak on non-Public Hearing items will be called at the beginning of the meeting.  
Those wishing to speak on Public Hearing items will be called at the time of the Public Hearing.*

I wish to speak in SUPPORT / OPPOSITION of Agenda Item # \_\_\_\_\_

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

*Those wishing to speak on non-Agenda items will be called at the end of the meeting.*

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

**Submit a Comment without Speaking**

I do not wish to speak; however, please record my                      SUPPORT FOR                      OPPOSITION AGAINST  
24-004324 - Too close to the school.

**Request to Speak Before McKinney City Council**

Date 9/3

(Print) Full Name Jennifer Whalen Phone 925-708-6379  
Address 4125 Angelina Dr. City MCK Zip 75071  
Email jrjaw@comcast.net

**Public Comments for items ON THE AGENDA**

*Those wishing to speak on non-Public Hearing items will be called at the beginning of the meeting.  
Those wishing to speak on Public Hearing items will be called at the time of the Public Hearing.*

I wish to speak in SUPPORT / OPPOSITION of Agenda Item # 24-004324

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

*Those wishing to speak on non-Agenda items will be called at the end of the meeting.*

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

**Submit a Comment without Speaking**

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

\_\_\_\_\_  
\_\_\_\_\_

**Request to Speak Before McKinney City Council**

Date 9/3/24

(Print) Full Name Kelly Rudiger Phone 858-354-1742  
Address 812 Moss Cliff Cr City McKinney Zip 75071  
Email Kelly@kellyrudiger.com

**Public Comments for items ON THE AGENDA**

*Those wishing to speak on non-Public Hearing items will be called at the beginning of the meeting.  
Those wishing to speak on Public Hearing items will be called at the time of the Public Hearing.*

I wish to speak in SUPPORT / OPPOSITION of Agenda Item # \_\_\_\_\_

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

*Those wishing to speak on non-Agenda items will be called at the end of the meeting.*

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

**Submit a Comment without Speaking**

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

24-004324  
\_\_\_\_\_

Hotel

**Request to Speak Before McKinney City Council**

Date 9/3/24

(Print) Full Name Jana Luden Phone 618-531-6766

Address 4112 Angelina Dr City McKinney Zip 75021

Email jana.luden@yahoo.com

**Public Comments for items ON THE AGENDA**

*Those wishing to speak on non-Public Hearing items will be called at the beginning of the meeting.  
Those wishing to speak on Public Hearing items will be called at the time of the Public Hearing.*

I wish to speak in SUPPORT / OPPOSITION of Agenda Item # 24-004324

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

*Those wishing to speak on non-Agenda items will be called at the end of the meeting.*

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

**Submit a Comment without Speaking**

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

Hotel is too close a middle school, and bus stops

Hotel

**Request to Speak Before McKinney City Council**

Date 9-3-24

(Print) Full Name Betty Petkovsek Phone 214-578-7659

Address 1101 W. Louisiana City McKinney Zip 75069

Email mcpetko@swebell.net

**Public Comments for items ON THE AGENDA**

*Those wishing to speak on non-Public Hearing items will be called at the beginning of the meeting.  
Those wishing to speak on Public Hearing items will be called at the time of the Public Hearing.*

I wish to speak in SUPPORT / OPPOSITION of Agenda Item # \_\_\_\_\_

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

*Those wishing to speak on non-Agenda items will be called at the end of the meeting.*

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

**Submit a Comment without Speaking**

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

24-004324

Hotel

**Request to Speak Before McKinney City Council**

Date 9-3-24

(Print) Full Name Rebecca Fulenchek Phone 214-578-0815  
Address 512 Cypress Garden Drive City McKinney Zip 75071  
Email rfulenchek@gmail.com

**Public Comments for items ON THE AGENDA**

*Those wishing to speak on non-Public Hearing items will be called at the beginning of the meeting.  
Those wishing to speak on Public Hearing items will be called at the time of the Public Hearing.*

I wish to speak in SUPPORT / OPPOSITION of Agenda Item # \_\_\_\_\_

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

*Those wishing to speak on non-Agenda items will be called at the end of the meeting.*

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

**Submit a Comment without Speaking**

I do not wish to speak; however, please record my SUPPORT FOR OPPOSITION AGAINST  
24-004324 opposed to rezone of 1565<sup>N</sup> Hardin Blvd  
from C2 to C3

Hotel

**Request to Speak Before McKinney City Council**

Date 9/3/2024

(Print) Full Name Paul Furland Phone 515-250-0065  
Address 4004 Angelina Dr City McKinney Zip 75071  
Email pfurland@hotmail.com

**Public Comments for items ON THE AGENDA**

*Those wishing to speak on non-Public Hearing items will be called at the beginning of the meeting.  
Those wishing to speak on Public Hearing items will be called at the time of the Public Hearing.*

I wish to speak in SUPPORT / OPPOSITION of Agenda Item # 24-004324

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

*Those wishing to speak on non-Agenda items will be called at the end of the meeting.*

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

**Submit a Comment without Speaking**

I do not wish to speak; however, please record my SUPPORT FOR OPPOSITION AGAINST  
I am against a four storey hotel in the vacant lot.

### Request to Speak Before McKinney City Council

Date 9-3-24

(Print) Full Name Chris Vock Phone 630-276-8652  
Address 1613 Canadian Ln City McKinney Zip 75071  
Email vocks2004@gmail.com

#### Public Comments for items ON THE AGENDA

*Those wishing to speak on non-Public Hearing items will be called at the beginning of the meeting.  
Those wishing to speak on Public Hearing items will be called at the time of the Public Hearing.*

I wish to speak in SUPPORT / OPPOSITION of Agenda Item # 24-004324

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

*Those wishing to speak on non-Agenda items will be called at the end of the meeting.*

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

#### Submit a Comment without Speaking

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

### Request to Speak Before McKinney City Council

Date 9/3/24

(Print) Full Name Cody Cunningham Phone \_\_\_\_\_  
Address 4132 Angelina Dr City McKinney Zip TX  
Email \_\_\_\_\_

#### Public Comments for items ON THE AGENDA

*Those wishing to speak on non-Public Hearing items will be called at the beginning of the meeting.  
Those wishing to speak on Public Hearing items will be called at the time of the Public Hearing.*

I wish to speak in SUPPORT / OPPOSITION of Agenda Item # 24-004324

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

*Those wishing to speak on non-Agenda items will be called at the end of the meeting.*

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

#### Submit a Comment without Speaking

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

**Request to Speak Before McKinney City Council**

Date 9/3/24

(Print) Full Name Cristina Vock Phone 847-361-8651

Address 1613 Canadian Ln City McKinney Zip 75071

Email vocks2004@gmail.com

**Public Comments for items ON THE AGENDA**

*Those wishing to speak on non-Public Hearing items will be called at the beginning of the meeting.  
Those wishing to speak on Public Hearing items will be called at the time of the Public Hearing.*

I wish to speak in SUPPORT / OPPOSITION of Agenda Item # 24-004324

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

*Those wishing to speak on non-Agenda items will be called at the end of the meeting.*

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

**Submit a Comment without Speaking**

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

**Request to Speak Before McKinney City Council**

Date 09-03-2024

(Print) Full Name Jinhua Zhang Phone 414-551-5559

Address 4008 Crowe Ln City McKinney Zip 75071

Email \_\_\_\_\_

**Public Comments for items ON THE AGENDA**

*Those wishing to speak on non-Public Hearing items will be called at the beginning of the meeting.  
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I wish to speak in SUPPORT / OPPOSITION of Agenda Item # 24-004324

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

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

**Submit a Comment without Speaking**

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

### Request to Speak Before McKinney City Council

Date \_\_\_\_\_

(Print) Full Name Bindu Priya Ambati Phone \_\_\_\_\_

Address 4108 Angelina Dr City McKinney Zip 75071

Email \_\_\_\_\_

#### Public Comments for items ON THE AGENDA

*Those wishing to speak on non-Public Hearing items will be called at the beginning of the meeting.  
Those wishing to speak on Public Hearing items will be called at the time of the Public Hearing.*

I wish to speak in SUPPORT / OPPOSITION of Agenda Item # 24 - 004324

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

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

#### Submit a Comment without Speaking

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

### Request to Speak Before McKinney City Council

Date \_\_\_\_\_

(Print) Full Name Tejo kumar Manchu Phone \_\_\_\_\_

Address 4108 Angelina Dr, City McKinney Zip 75071

Email \_\_\_\_\_

#### Public Comments for items ON THE AGENDA

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Those wishing to speak on Public Hearing items will be called at the time of the Public Hearing.*

I wish to speak in SUPPORT / OPPOSITION of Agenda Item # 24 - 004324

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

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

#### Submit a Comment without Speaking

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

**Request to Speak Before McKinney City Council**

Date 09/03/2024

(Print) Full Name Pavani Muthineni Phone 660-429-9888

Address 4109 Angelina Dr City McKinney Zip 75071

Email pavani.muthineni91@gmail.com

**Public Comments for items ON THE AGENDA**

*Those wishing to speak on non-Public Hearing items will be called at the beginning of the meeting.  
Those wishing to speak on Public Hearing items will be called at the time of the Public Hearing.*

I wish to speak in SUPPORT / OPPOSITION of Agenda Item # 24-004324

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

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

**Submit a Comment without Speaking**

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

**Request to Speak Before McKinney City Council**

Date 09/03/2024

(Print) Full Name Krishna Yaganti Phone 210-763-2582

Address 4109 Angelina Dr City McKinney Zip 75071

Email yaganti.krishna9090@gmail.com

**Public Comments for items ON THE AGENDA**

*Those wishing to speak on non-Public Hearing items will be called at the beginning of the meeting.  
Those wishing to speak on Public Hearing items will be called at the time of the Public Hearing.*

I wish to speak in SUPPORT / OPPOSITION of Agenda Item # 24-004324

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

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

**Submit a Comment without Speaking**

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

**Request to Speak Before McKinney City Council**

Date 9/3/24

(Print) Full Name Nusreen Rahman Phone 469-734-4154

Address 4105 Angelina Dr. City McKinney Zip 75071

Email ~~Nusreen~~ nusrahman742@yahoo.com

**Public Comments for items ON THE AGENDA**

*Those wishing to speak on non-Public Hearing items will be called at the beginning of the meeting.  
Those wishing to speak on Public Hearing items will be called at the time of the Public Hearing.*

I wish to speak in SUPPORT / OPPOSITION of Agenda Item # 24-004324

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

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

**Submit a Comment without Speaking**

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

**Request to Speak Before McKinney City Council**

Date 9/3/24

(Print) Full Name Nusreen Rahman Phone 214-908-0753

Address 4105 Angelina Dr. City McKinney Zip 75071

Email nusreenqr@gmail.com

**Public Comments for items ON THE AGENDA**

*Those wishing to speak on non-Public Hearing items will be called at the beginning of the meeting.  
Those wishing to speak on Public Hearing items will be called at the time of the Public Hearing.*

I wish to speak in SUPPORT / OPPOSITION of Agenda Item # 24-004324

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

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

**Submit a Comment without Speaking**

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

### Request to Speak Before McKinney City Council

Date 9/3/24

(Print) Full Name YASIR RAHMAN Phone 469-734-4160

Address 4105 Angelina Dr City McKinney Zip 75071

Email Yasir.rahman@gmail.com

#### Public Comments for items ON THE AGENDA

*Those wishing to speak on non-Public Hearing items will be called at the beginning of the meeting.  
Those wishing to speak on Public Hearing items will be called at the time of the Public Hearing.*

I wish to speak in SUPPORT / OPPOSITION of Agenda Item # 24-004324

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

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

#### Submit a Comment without Speaking

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

\_\_\_\_\_  
\_\_\_\_\_