

## CITY COUNCIL REGULAR MEETING

SEPTEMBER 5, 2017

The City Council of the City of McKinney, Texas met in regular session in the Jack Hatchell Collin County Administration Building at 2300 Bloomdale Road, McKinney, Texas on September 5, 2017 at 6:00 p.m.

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

Staff Present: City Manager Paul Grimes; Deputy City Manager Jose Madrigal; Assistant City Manager Barry Shelton; Assistant City Manager Steve Tilton; City Attorney Mark Houser; City Secretary Sandy Hart; Executive Director of Development Services Michael Quint; Planning Director Brian Lockley; Director of Organizational Development & Performance Management Joe Mazzola; Planning Manager Matt Robinson; Assistant to the City Manager Trevor Minyard; Planning Manager Jennifer Arnold; Director of Parks and Recreation Michael Kowski; Fire Chief Danny Kistner; Chief of Police Greg Conley; Director of Engineering Gary Graham; Engineering - Nicholas Ataie and Jason Horn; Chief Financial Officer Mark Holloway; Director of Finance Trudy Mathis; Senior Budget Analyst Eric Corder; Assistant Fire Chief Tim Mock; Assistant Fire Chief Chris Lowry; MPAC/Main Street Director Amy Rosenthal; Human Resources Director Ike Obi; and Landscape Architect Emily Braht.

There were approximately 40 guests present.

Mayor Fuller called the meeting to order at 6:00 p.m. after determining a quorum was present. Invocation was given by Deacon John Rapier, St. Michael the Archangel Church. Boy Scout Troop 5320 led the Pledge of Allegiance.

- 17-870** Acceptance of State of Texas Resolution. State Representative Scott Sanford presented Mayor Fuller with a Proclamation and a Flag that was flown over the State Capitol.
- 17-871** Proclamation Recognizing Samuel "Sam" Purtle Day. Council member Philips presented the Proclamation recognizing Samuel "Sam" Purtle Day to the Purtle family.
- 17-872** Blood Cancer Awareness Proclamation. Mayor Fuller presented the

Blood Cancer Awareness Proclamation to Steven Wright.

Mayor Fuller called for Citizen Comments.

Mr. Ronnie Thomason, 211 N. McDonald Street, McKinney spoke in opposition of agenda item 17-886 and the closing of Herndon Street.

Ms. Linda Hooper, 2505 Dogleg Trail, McKinney spoke in favor of agenda item 17-162PFR.

Ms. Juanita Horne, 2580 Collin McKinney Parkway, McKinney addressed Council.

Ms. Jill Alcantara, 2837 Dog Leg Trail, McKinney spoke in favor of agenda item 17-162PFR.

Mr. Al Alcantara, 2837 Dog Leg Trail, McKinney did not wish to speak but wanted his support of agenda item 17-162PFR entered into the record.

Council unanimously approved the motion by Mayor Pro Tem Rogers, seconded by Council member Elliott, to approve the following Minutes:

- 17-873** Minutes of the City Council Work Session of August 14, 2017
- 17-874** Minutes of the City Council Regular Meeting of August 15, 2017
- 17-875** Minutes of the City Council Special Meeting of August 28, 2017
- 17-810** Minutes of the Library Advisory Board Meeting of July 20, 2017
- 17-718** Minutes of the McKinney Arts Commission Meeting of April 20, 2017
- 17-840** Minutes of the McKinney Community Development Corporation Meeting of June 29, 2017
- 17-841** Minutes of the McKinney Community Development Corporation Meeting of July 27, 2017
- 17-842** Minutes of the McKinney Community Development Corporation Promotional and Event Grant Committee Meeting of June 30, 2017
- 17-798** Minutes of the McKinney Economic Development Corporation Meeting of June 20, 2017
- 17-799** Minutes of the McKinney Economic Development Corporation Meeting of July 18, 2017
- 17-800** Minutes of the McKinney Economic Development Corporation Special

Meeting of July 24, 2017

**17-876** Minutes of the McKinney Housing Authority Meeting of July 25, 2017

**17-789** Minutes of the McKinney Main Street Board Meeting of July 13, 2017

**17-833** Minutes of the Planning and Zoning Commission Regular Meeting of August 8, 2017

Council unanimously approved the motion by Mayor Pro Tem Rogers, seconded by Council member Branch, to approve the following Resolutions:

**17-867** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Enter into an Interlocal Agreement and Memorandum of Understanding Between the City of Plano, City of McKinney and Collin County for the Application for and Administration of the Department of Justice 2017 Byrne Justice Assistance Grant, and Designating the City Manager, or Designee, as Official Representative of the City in Matters Relating to the Program. Caption reads as follows:

RESOLUTION NO. 2017-09-164 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERLOCAL AGREEMENT AND MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF PLANO, THE CITY OF MCKINNEY AND COLLIN COUNTY FOR THE APPLICATION FOR AND ADMINISTRATION OF THE DEPARTMENT OF JUSTICE 2017 BYRNE JUSTICE ASSISTANCE GRANT, AND DESIGNATING THE CITY MANAGER, OR DESIGNEE, AS OFFICIAL REPRESENTATIVE OF THE CITY IN MATTERS RELATING TO THE PROGRAM

**17-879** Consider/Discuss/Act on a Resolution Providing a Temporary Reduction in Size for New Canopy Trees from 4 Inch Caliper to 3 Inch Caliper. Caption reads as follows:

RESOLUTION NO. 2017-09-166 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, PROVIDING A TEMPORARY REDUCTION IN SIZE FOR NEW CANOPY TREES FROM 4 INCH CALIPER TO 3 INCH CALIPER

END OF CONSENT

- 17-877** Mayor Fuller called for Consideration/Discussion/Action on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Green Mound for the Construction of the Hardin Retaining Wall Project. Civil Engineer Nick Ataie stated this project is for the rehabilitation of an existing retaining wall on the south side of Hardin. The wall is structurally deficient and according to the original Facilities Agreement for Eldorado Crossing, the City maintains the buffering and retaining walls. Council unanimously approved the motion by Council member Branch, seconded by Mayor Pro Tem Rogers to approve a Resolution authorizing the City Manager to execute a contract and all necessary change orders with Green Mound for the construction of the Hardin Retaining Wall Project. Caption reads as follows:

RESOLUTION NO. 2017-09-165 (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 \$205,741.60 WITH GREEN MOUND FOR THE CONSTRUCTION OF HARDIN RETAINING WALL AND AUTHORIZING ALL NECESSARY CHANGE ORDERS UNDER SAID CONTRACT UP TO AN AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY CHANGE ORDERS, NOT TO EXCEED \$235,000

- 17-878** Mayor Fuller called for Consideration/Discussion/Action on a Resolution Awarding a Contract to Jerry Carpenter Excavating of Allen, Texas and North Texas Contracting of Keller, Texas for Erosion Control and Miscellaneous Drainage Repairs. Staff is recommending this item be tabled to the next meeting. Council unanimously approved the motion by Mayor Fuller, seconded by Council member Elliott, to table this item to the September 19<sup>th</sup> meeting.
- 17-880** Mayor Fuller called for a Second Public Hearing on Proposed Tax Rate for Fiscal Year 2017-18 (Tax Year 2017). Chief Financial Officer Mark Holloway stated this is the second public hearing on the tax rate. The tax rate will be adopted at the next meeting on September 19, 2017. The tax rate is proposed at \$0.540199 compared to last year's at around \$0.573. Property values have increased by 9%. The effective tax rate is \$0.5267

which equates to about \$2.6 million. The budget is estimated at \$49 million, \$15 million over the 25% requirement for the fund balance. It is possible to take the \$2.6 million out of the fund balance but there may be other items that require that fund balance such as capital equipment or other projects that can be funded at the Council's discretion. We also have the Airport TIRZ 2 fund that could be used for roadway improvements with a modification of the TIRZ project plan. We provided a list of Capital Improvement Projects (CIP) with priority ranking for Council's information. We will adopt a CIP Plan so we will begin looking at the projects we need money for in the coming years, as well as future projects we do not have funding for. Mayor Fuller called for public comments and there were none. Council unanimously approved the motion by Mayor Pro Tem Rogers, seconded by Council member Shemwell, to close the public hearing.

**17-881**

Mayor Fuller called for the First Public Hearing on the Budget Appropriation Ordinance for FY 2017-18. Chief Financial Officer Mark Holloway stated this is the first of two required public hearings on the budget for fiscal year 2018. We present a balanced budget with revenues and expenditures of \$137 million. The expected bulk of our revenues is property taxes and about 20% sales tax. On the expenditure side, public safety totals about 46% of our general fund operations budget, with general government being about 20% of the general fund budget and public works and parks making up the rest. The bulk of new employees will be in public safety with 13 of those in the police department and four in fire. Parks and Recreation and Development Services will also see significant increases in staff levels. Mayor Fuller noted that we need to increase our business and corporate tax base from 19% to at least double that and increase our retail sales tax dollars through economic development. Mr. Holloway noted we are passing through the rate increases from North Texas Municipal Water District in

accordance with our rate structure plan. We will update that plan in 2018 to make sure we are on course with what we need to pay for our capital programs. A change since the proposed budget presented in August is in the personnel request by the McKinney Economic Development Corporation. They added two more positions. Mr. Holloway noted that we have allocated the \$9 million from the legal settlement that we received back into our facilities construction funds. Council member Elliott noted there is almost \$18 million in excess fund balance in the Solid Waste fund. Mr. Holloway stated that the solid waste rates have not changed over the past 12 years so that fund is performing well. Mr. Elliott stated that he is interested in looking at both the Solid Waste and Wastewater funds and bringing the fund balances down and utilizing some of those excess funds. We have some capital projects that could be cash funded. Mr. Holloway stated that on the AAA bond rating, we are required to keep 25% in excess funds in the Water and Wastewater and Solid Waste funds. We are above 30% in excess and now with that fund balance we have some money that might aid us in completing some projects that we have not been able to do. Mayor Fuller called for public comments and there were none. Council unanimously approved the motion by Council member Shemwell, seconded by Council member Branch, to close the public hearing.

**17-882**

Mayor Fuller called for Consideration/Discussion/Action on a Facilities Agreement for Lots 1-3, Block A, of the Easterling Addition, Located Approximately 1,070 Feet South of County Road 339 and Approximately 1,050 Feet East of County Road 338. Planning Manager Matt Robinson stated this item is for a Facilities Agreement for the Easterling Addition located in the McKinney ETJ. The applicant has indicated a desire not to construct or escrow for the required public improvements including an 8" water line and sewer line. The applicant will provide assurances that those improvements will be done at some point in the future. Staff

recommends approval of the Facilities Agreement. Council unanimously approved the motion by Council member Branch, seconded by Council member Shemwell, to approve a Facilities Agreement for Lots 1-3, Block A, of the Easterling Addition, located approximately 1,070 feet south of County Road 339 and approximately 1,050 feet east of County Road 338.

**17-184PF**

Mayor Fuller called for Consideration/Discussion/Action on a Preliminary-Final Plat for Lots 1-3, Block A, of the Easterling Addition, Located Approximately 1,070 Feet South of County Road 339 and Approximately 1,050 Feet East of County Road 338. Planning Manager Matt Robinson stated this is the preliminary final plat for the Easterling Addition and is associated with the previous Facilities Agreement that was approved by Council. This item is brought to Council due to the five variances requested for approval as part of the plat and includes the use of individual septic systems, drainage and fire protection. Those were outlined in the previous Facilities Agreement. Staff recommends approval of the final plat. Council unanimously approved the motion by Council member Elliott, seconded by Council member Charlie Philips, to close the public hearing and approve the Preliminary-Final Plat for Lots 1-3, Block A, of the Easterling Addition, located approximately 1,070 feet south of County Road 339 and approximately 1,050 feet east of County Road 338 with the following conditions: the applicant receive approval of the associated facilities agreement; the applicant receive a variance to Section 142-105 (Improvements) of the Subdivision Ordinance waiving the requirement to construct sanitary sewer and water lines to the subject property and extend them to the adjacent property upstream; the applicant receive variance to Section 142-105 (Improvements) of the Subdivision Ordinance allowing the use of individual septic systems; the applicant receive a variance to the Storm Water Management Ordinance waiving the requirement to collect drainage in an underground storm

water system; the applicant receive a variance to Section 142-105 (Improvements) of the Subdivision Ordinance to allow lot to lot drainage; the applicant receive a variance to Section 142-105 (Improvements) of the Subdivision Ordinance requiring water systems to be of a sufficient size to furnish fire protection to all lots; prior to the issuance of a building permit: the applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Plat Approval Checklist; and the associated facilities agreement be filed with the county prior to filing the plat, subject to review and approval of the City Attorney.

**17-162PFR** Mayor Fuller called for a Public Hearing to Consider/Discuss/Act on a Preliminary-Final Replat for 183 Single Family Residential Attached and Detached Lots and Five Common Areas (Meridian at Gateway), Located on the South Side of Stewart Road and Along the West Side of State Highway 5 (McDonald Street). Planning Director Brian Lockley stated this request is for a preliminary final replat of the property which was a former golf course. Earlier this year this property was rezoned to remove the requirement of the golf course. The applicant is now moving forward with the proposed preliminary final replat for 183 lots. This could typically be approved by the Planning and Zoning Commission, however, the applicant is requesting a variance due to several lots not fronting on a public right-of-way. They are set back from the street due to a high pressure gas line easement. Director of Parks and Recreation Michael Kowski stated that the former Greens of McKinney will be donated to the City. It consists of about 19 acres for park land and about 49 acres for open space natural areas. The Parks Department will maintain that as a natural area and looks forward to working with the neighborhood on ideas or amenities for the area. Council member Shemwell questioned if the Parks staff will be able to keep up with the maintenance of the additional acreage. Mr. Kowski noted that they have requested four new positions to join the Parks maintenance team in the upcoming budget. Council



unanimously approved the motion by Council member Elliott, seconded by Council member Branch, to close the public hearing and approve a Preliminary-Final Replat for 183 single family residential attached and detached lots and five common areas (meridian at gateway), located on the south side of Stewart road and along the west side of State Highway 5 (McDonald Street), with the following variance request: the applicant receive approval of a variance to Section 142-99 (Lots) of the Subdivision Ordinance to waive the requirement for Lots 1-4, Block A to front on a public street; prior to filing the plat for record, the following conditions must be satisfied: the applicant satisfy the conditions as shown on the Standard Conditions for Preliminary-Final Replat Approval Checklist; the applicant meet the conditions of approval for a variance from the 2012 International Fire Code (IFC) Section 503.1.1, as reviewed and approved by the Fire Marshal's Office; the applicant revise the plat to provide filing information for all off-site easements and easements by separate instrument; the applicant revise the plat to revise Lot 2R2, Block A to Common Area B2, Block B; and the applicant hatch all easements being abandoned by the plat.

**17-223M**

Mayor Fuller called for a Public Hearing to Consider/Discuss/Act on an Ordinance Amending Chapter 142 of the Code of Ordinances Pertaining to the Platting of Single Family Residential Properties in the Extraterritorial Jurisdiction (ETJ). Executive Director of Development Services Michael Quint presented modifications to the Subdivision Ordinance specifically addressing platting in the Extraterritorial Jurisdiction District (ETJ). The proposed amendments will no longer require a plat plan or replat prior to the constructing, repair, renovating or remodeling of an existing or new single family residential family dwelling unit providing private utility lines or any accessory residential structures such as a barn, residential storage shed, arbor, gazebo, or swimming pool on a single undivided tract of land in the ETJ that is not being

conveyed or created from a larger tract. Staff is recommending approval. Mayor Fuller called for public comments and there were none. Council unanimously approved the motion by Council member Shemwell, seconded by Mayor Pro Tem Rogers, to close the public hearing and approve an Ordinance amending Chapter 142 of the Code of Ordinances pertaining to the platting of single family residential properties in the Extraterritorial Jurisdiction (ETJ). Caption reads as follows:

ORDINANCE NO. 2017-09-084

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING SECTION 142-5 OF THE CODE OF ORDINANCES PERTAINING TO THE PLATTING OF SINGLE FAMILY RESIDENTIAL PROPERTIES IN THE EXTRATERRITORIAL JURISDICTION (ETJ); ESTABLISHING PRESUMPTIONS; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

- 16-049DA** Mayor Fuller called for Consideration/Discussion/Action on a Resolution Authorizing the City Manager to Execute a Facilities Agreement between the City of McKinney and the McKinney Independent School District, Regarding the Construction of a Portion of the Required Infrastructure Serving the McKinney I.S.D. Stadium and Community Event Center, Generally Located on the East Side of Hardin Boulevard and on the North and South Sides of Future Collin McKinney Parkway. Director of Engineering Gary Graham stated this item is a partnership with the McKinney I.S.D. on the Community Event Center project. This item authorizes the City Manager to enter into a Facilities Agreement with the McKinney Independent School District for the construction of a portion of the required infrastructure serving the McKinney I.S.D. Stadium and Community Event Center property. There was a traffic impact study at the beginning of the project to determine the turn lane improvements needed in the area. We determined that we would bring these improvements forward as part of the City's CIP project to get the best use of our construction dollars. This agreement includes the cost for the

improvements dedicated specifically to the school district's project. The second part of the exhibit deals with a sanitary sewer line. It was determined, with MISD, to construct a gravity system from the site to the east to the lift station, a force main from the lift station to Hardin, and a gravity system the rest of the way. We were able to expedite that project with the funding we have in partnership with the funding contribution that MISD had already set aside for the project. This opens up City land for future development that would not have been available until that lift station was completed. The City plans to construct the sanitary sewer improvements in two sections or phases. Phase 1 is proposed to include the sanitary sewer lines from the MISD stadium to the lift station and the lift station including the wet well. Phase 2 completes the project and includes the sanitary sewer lines including the force main from the lift station west to the tie in point. The City anticipates that Phase 1 of the sewer construction will be completed by December 31, 2017. Council unanimously approved the motion by Council member Branch, seconded by Council member Shemwell, to approve a Resolution authorizing the City Manager to execute a Facilities Agreement between the City of McKinney and the McKinney Independent School District, regarding the construction of a portion of the required infrastructure serving the McKinney I.S.D. Stadium and Community Event Center, generally located on the east side of Hardin Boulevard and on the north and south sides of future Collin McKinney Parkway. Caption reads as follows:

RESOLUTION NO. 2017-09-167 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A FACILITIES AGREEMENT BETWEEN THE CITY OF MCKINNEY AND THE MCKINNEY INDEPENDENT SCHOOL DISTRICT, REGARDING THE CONSTRUCTION OF A PORTION OF THE REQUIRED INFRASTRUCTURE SERVING THE MCKINNEY I.S.D. STADIUM AND COMMUNITY EVENT CENTER

**17-883** Mayor Fuller called for Consideration/Discussion/Action on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary

Change Orders with North Texas Contracting, Inc. for the Construction of the US 75 & Sam Rayburn Tollway (SRT) Lift Station and Sanitary Sewer Lines. Mayor Fuller stated this is a \$1.75 million contract to build the lift station we just approved. Council unanimously approved the motion by Council member Elliott, seconded by Council member Branch, to approve a Resolution authorizing the City Manager to execute a contract and all necessary change orders with North Texas Contracting, Inc. for the construction of the US 75 & Sam Rayburn Tollway (SRT) Lift Station and Sanitary Sewer Lines. Caption reads as follows:

RESOLUTION NO. 2017-09-168 (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 \$1,762,064.00 WITH NORTH TEXAS CONTRACTING, INC. FOR THE CONSTRUCTION OF THE US 75 & SAM RAYBURN TOLLWAY (SRT) LIFT STATION AND SANITARY SEWER LINES AND AUTHORIZING ALL NECESSARY CHANGE ORDERS UNDER SAID CONTRACT UP TO AN AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY CHANGE ORDERS, NOT TO EXCEED \$2,000,000

**17-884**

Mayor Fuller called for Consideration/Discussion/Action on a Resolution Amending the Fourth Meet and Confer Agreement with the Professional Fire Fighters of McKinney, IAFF Local 2661. Deputy City Manager Jose Madrigal presented the Fourth Meet and Confer Agreement with the professional firefighters of McKinney. Notable changes include: Market data being defined as average pay of benchmark cities plus 1.5%; market surveys and any corresponding adjustments will now occur twice annually on January 1<sup>st</sup> and April 30<sup>th</sup>; duration of the contract changed to four years to coincide with the Police Meet and Confer Agreement. The agreement terminates on September 30, 2021; maintained rollback election termination option if no agreement after 60 days on a modified agreement; a new Personal Floating Holiday has been added to the agreement; streamlined Sick Leave Payout process; changed the definition of retirement within the agreement; and made other

compensation adjustments to On-Call Pay, Special Events Pay, And Holiday Buy Back minimums. Firefighter Association President Chris Mayzner thanked the Council, staff, and Fire Administration for working with us on this Fourth Meet and Confer Agreement. We represent approximately 140 firemen and we are pleased with the outcome of these meetings. Chief Kistner noted that the City is working on the diversity of the department. We have dropped the requirement to have firefighter and paramedic certifications, which has expanded our pool. We are sending people to fire school and to paramedic school, increased the minimum age, and added a college requirement and we have seen improvements in our diversity in recruitment. Council unanimously approved the motion by Council member Shemwell, seconded by Council member Branch, to approve a Resolution approving the Fourth Meet and Confer Agreement with the Professional Fire Fighters of McKinney, IAFF Local 2661. Caption reads as follows:

RESOLUTION NO. 2017-09-169 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, RATIFYING THE FOURTH MEET AND CONFER AGREEMENT WITH THE MCKINNEY FIRE FIGHTERS ASSOCIATION IAFF LOCAL 2661

- 17-887** Mayor Fuller called for the Core Values Update. Director of Organizational Development and Performance Management Joe Mazzola stated that Mr. Grimes determined that the key principles was to build and maintain trust in our community, foster technical competence and create a strong, and more vibrant organizational culture. We needed to develop guiding core values but these needed to come from the employees. We held 49 small group meetings throughout the City departments and invited the employees to tell us what it was that motivated them to work for the City of McKinney. These meetings were optional and 600 employees participated in the process. Based on the input from the employees, we proposed four guiding core values: respect, integrity, service and excellence. To make it easy to remember, we

came up with the acronym RISE. After that, we drafted an employee value statement and included five to six bullet statements under each core value. The employees are very sincere and feel strongly about serving the community and making a difference, however, the core values were never codified and now they are.

**17-886**

Mayor Fuller Called for Discussion on the Progress on the Schematic Design for a Downtown Public Parking Garage, Generally Located on the Northeast Corner of Chestnut Street and Virginia Street. Mayor Fuller responded to an earlier comment stating that this item is back before Council for consideration of a more efficient method of construction. Planning Manager Matt Robinson updated Council on the current status of the downtown public parking garage that is under development review. Developer Mr. Martin Sanchez, Sanchez & Associates, 220 E. Virginia Street, McKinney, stated that currently the building has been designed and we are negotiating with the City in concert with cost reduction issues with Oncor. We had some add-ons to the building that were not in the original build agreement including an internal elevator, fire sprinklers and additional masonry. We are currently building the facility with 315 spaces at a cost of \$7.5 million. If we took Herndon Street down and made it a more efficient parking structure, we could go from 315 to 345 spaces, from five stories to four stories, at roughly \$200,000 more. With the changes, we could be under construction in 60 days and basically add about \$875,000 worth of value in additional parking spaces for the cost of about \$208,000. One other scenario is going to 415 spaces at an additional \$1.2 million, increasing the capacity by 30% and bringing the per space cost down to roughly \$20,000 per space. The total cost would be \$8.73 million for 415 spaces which includes closing Herndon Street, adding the elevator and fire sprinklers, and the additional masonry. Assistant City Manager Barry Shelton presented the highlights of the Council presentation from March when Council selected Option C for the

parking garage which left Herndon Street open. He reviewed the concerns for trucks getting into and out of Thomason Tire. So considering the concerns of Thomason Tire, the previous Council chose to go with a less efficient parking structure in order to keep Herndon Street open. The City feels we can make some improvements to Chestnut and Hunt to make the turning movements easier, however, Mr. Thomason feels this does not address the issues completely for their business. There would be an option of taking down the fencing that would provide complete movement around the building. Mr. Thomason did not feel that was an option as they would lose some "head in" parking spaces next to their building. The other issue is that they would lose storage space. There are also some electrical poles that we have to work with Oncor to relocate. If we don't close Herndon, there is one pole that will have to be relocated. If we expand the design and close Herndon, there are two electrical poles that will have to be taken down and relocated. Mayor Pro Tem Rogers stated that we should consider all 170,000 residents of McKinney when making this decision. Council member Philips stated that we should consider loyalty to a business that has been a part of McKinney and helped build McKinney over the past 54 years. Council member Branch felt that there were much better locations for the downtown parking garage than the one that was selected. Mr. Shelton will come back to Council with a cost to make improvements to the street to allow enough room for turning movements at that intersection. Mr. Shelton stated that we have a Development Agreement approved by the City Council that if the cost increases, there is no additional cost to the City. Mayor Fuller stated that in relation to Thomason Tire, he would like for the City to mitigate their "head in" parking that they may lose and for City staff to work with them to identify what mitigation we can do to relocate the storage they may also lose. Council member Shemwell stated we need to fix the parking issue in

downtown McKinney so we need to maximize spaces for all businesses across the City. Mr. Shelton stated we have different parking requirements for downtown because it is an Urban District. We wanted to keep the downtown feel and not turn it into strip center shopping with parking in front. The City took on the responsibility for providing parking downtown either through public lots or public garages. Mr. Fuller stated that we need to address the concerns of Thomason Tire and mitigate those. We will include Mr. Thomason in all conversations so they are aware of improvements. The next step is for this to be an action item and if we can circulate to everybody the information that you receive on the mitigation prior to that agenda through Mr. Houser, that would be great.

Mayor Fuller called for Citizen Comments.

Mr. Sean Nance, 1613 Longwood, McKinney spoke in favor of the parking garage, closing down Herndon Street, and compensating Thomason Tire.

Ms. Ruth Thompson, 1706 Cross Point Road, McKinney, spoke in favor of the parking garage.

Mayor Fuller called for Council and Manager Comments.

Council member Philips stated that Ms. Thompson has informed him that certain members of the Council has not been to Hugs Café. This is my offer of record that if they show up, I will pay for it.

Council member Elliott stated that Hugs Café is an awesome place to go and eat.

Mayor Pro Tem Rogers stated as a Council member you have to miss certain things. Mr. Rogers recognized Sam Franklin who was in attendance at the meeting. I want to point out that Sam made the decision several months ago, maybe it's a year or two, to start attending our meetings. This is a young man that is trying to get a feel for McKinney, trying to understand how things work, and trying to get some experience under his belt. Sam applied for a couple of boards and was so impressive at this young age of 26, was one of the two applicants who was given two boards to be on. This tells us that if you want to get involved, you don't have to own a business, you have to just show up and express an interest to want to get involved. Sam had applied for a couple of boards, went to the interviews, impressed everybody, so he'll be serving on one of



our boards. This is a message to anybody out there who wants to serve in the City of McKinney, make an effort, don't just sit back and say there's nothing I can do. I appreciate Sam and his effort to serve.

Council member Shemwell stated that his prayers and thoughts go out to the families and victims of hurricane Harvey in the Houston area. My prayers go out to all the volunteers, friends, myself who are supporting and donating to the relief efforts even if it is a bottle of water. Mr. Shemwell thanked Sam Franklin for his participation in the board and commission process and thanks to everyone that applied for a board. Mr. Shemwell thanked City Secretary Hart for putting it all together. This process was the closest taste to a draft that I've ever had. Mr. Shemwell thanked the Collin County Sheriff's office for sending staff down to the Beaumont area to assist with the relief efforts.

Council member Branch thanked our first responders for taking their time to go down to the areas affected by hurricane Harvey. Thank you for taking care of them and going the extra mile with all those folks down there - they really need your help and you represented McKinney very well. Mr. Branch thanked Mr. Mazzola for all he does to bring a great culture to McKinney.

Mayor Fuller stated that he heard in passing tonight regarding the possible shortage of maintenance staff that we have for the Parks Department and that we were hiring four people a year until we get caught up. Mayor Fuller stated he would suggest based on the discussion of fund balances and funds not available, we are in a position where we should take advantage of what we have, the situation we have right now and not worry about a plan to get caught up over a long period of time. Mayor Fuller requested that the department get back with the City Manager before the next public hearing and identify what would it take to be caught up today. We need maintenance on parks today, we have a deficiency today, and we now added parks that was just approved tonight. Let's get caught up immediately and start being competitive and with being competitive comes more success on the front that will make a difference for citizens long term.

City Manager Grimes stated that with respect to your recent comment about the budget, we make a recommendation on the budget and it is because we think we have

the staff necessary to get the job done. We are always competitive and will do our best to make sure we have the staffing necessary to deliver the services. I make a recommendation in the budget to deliver the services and we are not going to short staff anybody. If we need to add 6 or 8 staff members, we would have done that. We make the recommendations based on the input we get from our Department Directors on their appropriate department needs. There is a staff ratio that is a standard. We aren't caught up in any of our departments and we probably won't be for a number of years. To staff up totally will dramatically impact the operating budget. If you look at the staffing ratio, the general policy from the Parks and Recreation function is to have the certain number of acres maintained per employee. As we grow and as we build parks, we will catch up which I think he was alluding to bring that number in line. I know we talked about hurricane Harvey, it has been a terrific response. I want to call out some of our staff by name because they've done a terrific job, we had an engine crew headed by Captain Keith Whiteside, Captain John McDaniel, Firefighter Quincy Blount and Chris Harlow deployed to southeast Texas on August 26<sup>th</sup> and have returned to McKinney. Firefighters Dan Frey and Chris Waller deployed with Emergency Medical Task Force II participating in staging and logistics and are still in southeast Texas. Today, Driver Brian Burkhart and Firefighter Corey Jones are part of the Ambulance Strike Team, EMTF II and they're still in southeast Texas and back in Harris County after assisting in Beaumont. PIO Elizabeth Agan is deployed with the GIC and will rotate as one of its Managers in the Houston area to assist. In addition to the Firefighters and the Emergency Management folks, we also had two public works employee, Frank Frederickson, assisting with the Texas State Operations Center. They returned Friday evening. Gary West was the other one that was part of the public response team with the Texas Emergency Management group and they were in the initial reentry assessment team. They basically reentered the storm zone to make an assessment of their public utilities, in this case the water system. This was great experience for them and we're happy to have sent what we can to help with the storm and will continue to do so. We have a Wasterwater Treatment Plant tour this Friday with Assistant City Manager Steve Tilton and I going for the first half of the day. Anyone interested, please let us know as soon as possible, we'd love to see you come along. The 9 acre parcel is

now officially named Davis at the Square. I want to give a shout-out and kudos to Old Settlers Recreation Center Supervisor Empress Drane for the back to school supply drive that was held on August 20<sup>th</sup>. This year, it was a great success with City of McKinney, McKinney churches, and 3E McKinney partnering together at Old Settlers Recreation Center. They served more than one thousand families with school supplies, vision and wellness screening, as well as haircuts that were all donated. Councilwoman Rath was involved with the event and everyone did a great job. I wanted to say thank you to all those involved since this was the first year that the City put our stamp on it and made it a City initiative.

Council member Branch left the meeting at 8:40 p.m.

Mayor Fuller recessed the meeting into executive session at 8:40 p.m. per Texas Government Code Section 551.071 (2) Consultation with City Attorney on any Work Session, Special or Regular Session agenda item requiring confidential, attorney/client advice necessitated by the deliberation or discussion of said items (as needed), Section 551.071 (A). Litigation / Anticipated Litigation, Section 551.072 Discuss Real Property, and Section 551.087 Discuss Economic Development Matters as listed on the posted agenda. Mayor Fuller recessed back into open session at 8:56 p.m.

Mayor Fuller called for Action on Executive Session Items. Council unanimously approved the motion by Council member Elliott, seconded by Council member Shemwell, to approve a Chapter 380 Incentive Agreement with Hunt Southwest.

Council unanimously approved the motion by Council member Elliott, seconded by Council member Shemwell, to adjourn. Mayor Fuller adjourned the meeting at 9:00 p.m.

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GEORGE C. FULLER  
Mayor

ATTEST:

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SANDY HART, TRMC, MMC  
City Secretary