

CITY COUNCIL REGULAR MEETING

MARCH 7, 2023

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, March 7, 2023 at 6:00 p.m.

The meeting was broadcast live on cable television Spectrum Channel 16; AT&T U-Verse Channel 99; and <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 meetings archive.

Mayor George C. Fuller called the meeting to order at 6:18 p.m. upon determining a quorum consisting of himself and the following members were present: Mayor Pro Tem Rainey Rogers, and Council Members Geré Feltus, Rick Franklin, Charlie Philips, and Patrick Cloutier.

Council Member Justin Beller was absent.

City of McKinney Staff present: City Manager Paul Grimes, Assistant City Manager Kim Flom, Assistant City Manager Steve Tilton, City Attorney Mark Houser, Police Officer Bruno Sequeira, Information Technology Service Technician Logan Atwood, Director of Emergency Management Karen Adkins, Emergency Management Planner Katherine Chavez, City Secretary Empress Drane, City Secretary Accreditation & Reporting Specialist Edith Ruiz, City Secretary Records Specialist Juametta Terrell, City Secretary Administrative Assistant Blenda Sims, Director of Planning Jennifer Arnold, Planner Jake Bennett, Director of Housing & Community Development Janay Tieken, and Director of Parks, Recreation & Open Space Michael Kowski.

There were approximately sixty-five (65) members of the public present in the audience including McKinney Housing Authority Member Ada Simmons, Planning & Zoning Commission Member Scott Woodruff, Capital Improvement Advisory Committee (CIAC) Member Steve Wilson, Board of Adjustment Member Mikhail Tutson, and Animal Services Facility Advisory Committee (ASFAC) Member Steven Spainhouer.

Mayor Fuller called for the Invocation given by Amanda Berry of Cornerstone Ranch, and the Pledge of Allegiance led by Connor Quisenberry of Cornerstone Ranch.

Mayor Fuller called for the Information Sharing items:

23-0151 Proclamation for National Developmental Disabilities Awareness Month

Regarding recognition for individuals with disabilities, Council Member Charlie Philips announced the Special Olympics event will take place April 6 at Ron Poe Stadium in McKinney with more than one thousand (1,000) area athletes participating.

23-0152 Proclamation for Collin County Master Gardener's Association Ask a Master Gardener Month

23-0153 Proclamation for Severe Weather Awareness Week

In recognition of Severe Weather Awareness, City Staff gave away three (3) free National Oceanic and Atmospheric Administration (NOAA) Weather Radios to attendees in the audience.

Mayor Fuller called for Public Comments on Non-Public Hearing items and matters not on the agenda.

Thomas Laney, 2205 Tremont, McKinney TX 75071 spoke on behalf the local Committee on Racial Equity (C.O.R.E.) encouraging community engagement toward racial equity.

Patrick Funk, 4821 Fox Ridge Ln, McKinney TX 75071, spoke regarding the need for outdoor warning sirens in the Painted Tree neighborhood and thanked the Emergency Management staff for their work on Severe Weather Awareness.

The following individuals spoke in opposition to the Texas Department of Transportation Highway 380 Bypass Project Route C:

Amber Block, 2548 FM 2933, McKinney TX 75071

Sherri Eubank, 2371 CR 338, McKinney TX 75071

Bill Daniel, 410 Fannin Rd, Melissa TX 75454 submitted a written comment regarding the Highway 380 topic. (See *Appendix A: Bill Daniel Written Comment*)

Mayor Fuller called for the

Council unanimously approved the motion by Council member Patrick Cloutier, seconded by Council member Geré Feltus, to approve the Consent items as presented on the agenda:

23-0155 Minutes of the City Council Special Meeting and Strategic Goals Work Session of February 17, 2023

- 23-0156** Minutes of the City Council Work Session of February 21, 2023
- 23-0157** Minutes of the City Council Regular Meeting of February 21, 2023
- 23-0065** Minutes of the Building and Standards Commission Meeting of October 10, 2022
- 23-0147** Minutes of the Joint Meeting of the Tax Increment Reinvestment Zone Number One (TIRZ1) Board & Tax Increment Reinvestment Zone Number Two (TIRZ2) Board, TIRZ1 Regular Meeting, and TIRZ2 Regular Meeting of June 21, 2022
- 22-0799** Minutes of the McKinney Armed Services Memorial Board Meeting of August 10, 2022
- 23-0063** Minutes of the McKinney Arts Commission of January 19, 2023
- 23-0087** Minutes of the McKinney Community Development Corporation Meeting of January 26, 2023
- 23-0088** Minutes of the McKinney Community Development Corporation Meeting of January 30, 2023
- 23-0089** Minutes of the McKinney Community Development Corporation Promotional and Community Events Subcommittee Meeting of January 12, 2023
- 23-0090** Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of January 23, 2023
- 23-0091** Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of January 25, 2023
- 23-0092** Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of February 2, 2023
- 23-0125** Minutes of the McKinney Economic Development Corporation Meeting of December 13, 2022
- 23-0126** Minutes of the McKinney Economic Development Corporation Meeting of January 17, 2023
- 23-0037** Minutes of the McKinney Main Street Board Meeting of January 12, 2023

- 23-0133** Minutes of the Planning and Zoning Commission Regular Meeting of February 14, 2023
- 23-0154** Minutes of the Tax Increment Reinvestment Zone Number One (TIRZ1) Board Meeting of February 21, 2023
- 23-0158** Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2022-2023 Annual Budget to Provide Funds for the Purpose of a Rehabilitation Project at 215 N. Kentucky Street Consisting of Façade Improvements, Environmental Remediation, and Critical Maintenance Upgrades

The ordinance text as posted on the agenda was revised to reflect the correct budget amendment as it was discussed and approved by the Tax Increment Reinvestment Zone Number One (TIRZ1) Board at the TIRZ1 Board meeting of Tuesday, March 7, 2023 at 4:00 p.m. See *Appendix B: Agenda Item #23-0158 Ordinance (Corrected)*. Ordinance caption reads as follows:

TMP23-0299 ORDINANCE NO. 2023-03-013

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING A CERTAIN BUDGET AMENDMENT PERTAINING TO THE FISCAL YEAR 2022-2023 ANNUAL BUDGET FOR A REHABILITATION PROJECT AT 215 N KENTUCKY; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

- 23-0159** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Developer Participation Agreement with JEN TEXAS 22 LLC for the Expansion of Henson Road and the Upsizing of the Sewer Line for the Woodlands West Subdivision to Service Future City Parkland South of Bloomdale Road and Generally East of Lake Forest Drive

Resolution caption reads as follows:

RESOLUTION NO. 2023-03-031 (R)

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A DEVELOPER PARTICIPATION AGREEMENT WITH JEN TEXAS 22 LLC FOR THE EXPANSION OF HENSON ROAD AND THE UPSIZING OF THE SEWER LINE FOR THE WOODLANDS WEST SUBDIVISION TO SERVICE FUTURE CITY PARKLAND SOUTH OF BLOOMDALE ROAD AND GENERALLY EAST OF LAKE FOREST DRIVE

- 23-0160** Consider/Discuss/Act on a Resolution Awarding Contracts to Dallas Winwater Co. dba DFW Winwater Co. of Royse City, Texas and Ferguson Enterprises, LLC. dba Ferguson Waterworks of Euless, Texas for Water

and Wastewater Parts and Supplies

Resolution caption reads as follows:

RESOLUTION NO. 2023-3-032 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE AWARD OF A CONTRACT TO DALLAS WINWATER CO. DBA DFW WINWATER CO. OF ROYSE CITY, TEXAS AND FERGUSON ENTERPRISES, LLC DBA FERGUSON WATERWORKS OF EULESS, TEXAS FOR WATER AND WASTEWATER PARTS AND SUPPLIES

23-0161 Consider/Discuss/Act on Appointing a Member (city Animal Services Officer Ashley Thompson) to the Animal Service Facility Advisory Committee (ASFAC)

23-0162 Consider/Discuss/Act on a Parkland Dedication Facilities Agreement for Aster Park, Located Generally East of FM 2478 (Custer Road) and North of FM 1461

Mayor Fuller called for Plat Consideration under Chapter 212 of the Texas Local Government Code.

23-0027FP Consider/Discuss/Act on a Final Plat for 35 Residential Lots and 3 Common Area Lots of the Inspiration Craig Ranch Addition, Located at the Southwest Corner of Van Tuyl Parkway and Meyer Way

Council unanimously approved the motion by Council member Charlie Philips, seconded by Council member Rick Franklin, to Approved 23-0027FP Consider/Discuss/Act on a Final Plat for 35 Residential Lots and 3 Common Area Lots of the Inspiration Craig Ranch Addition, Located at the Southwest Corner of Van Tuyl Parkway and Meyer Way

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

23-0166 Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2022-2023 Annual Budget and the 2023-2027 Capital Improvement Program to Provide Funds for the Advancement of Projects Identified in the McKinney National Airport Master Plan for Project AI2119, Airport Long Range Planning.

Council unanimously approved the motion by Council member Patrick Cloutier, seconded by Council member Charlie Philips, to Amend the Fiscal Year 2022-2023

Annual Budget and the 2023-2027 Capital Improvement Program to Provide Funds for the Advancement of Projects Identified in the McKinney National Airport Master Plan for Project AI2119, Airport Long Range Planning. Ordinance caption reads as follows:

ORDINANCE NO. 2023-03-014

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING A CERTAIN BUDGET AMENDMENT PERTAINING TO THE FISCAL YEAR 2022-2023 ANNUAL BUDGET, AND THE 2023-2027 CAPITAL IMPROVEMENTS PROGRAM, TO PROVIDE FUNDING FOR THE ADVANCEMENT OF PROJECTS IDENTIFIED IN THE MCKINNEY NATIONAL AIRPORT MASTER PLAN FOR THE AIRPORT LONG RANGE PLANNING PROJECT (AI2119); AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

- 22-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use
0019SUP2 Permit Request to Allow for a Self-Storage Facility (Best Box), Located Approximately 275 Feet East of Custer Road and on the South Side of Silverado Trail, and Accompanying Ordinance

Director of Planning Jennifer Arnold stated a letter of opposition was submitted to the Planning staff after the meeting agenda was posted. See *Appendix C: Agenda Item #22-0019SUP2 Letter of Opposition*.

Martin Sanchez, 2000 N. McDonald Street Suite 100, McKinney TX 75069, spoke on behalf of the applicant in support of the request.

There were no other requests to make Public Comments regarding the item.

Council unanimously approved the motion by Council member Rick Franklin, seconded by Council member Charlie Philips, to close the public approve a Specific Use Permit Request to Allow for a Self-Storage Facility (Best Box), Located Approximately 275 Feet East of Custer Road and on the South Side of Silverado Trail, and Accompanying Ordinance, caption reading as follows:

ORDINANCE NO. 2023-03-015

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; PROVIDING FOR A SPECIFIC USE PERMIT FOR A SELF STORAGE FACILITY (BEST BOX), LOCATED APPROXIMATELY 275 FEET EAST OF CUSTER ROAD AND ON THE SOUTH SIDE OF SILVERADO TRAIL; PROVIDING REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

22-0117Z3 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Located on the Southwest Corner of Bloomdale Road and U.S. Highway 75 (Central Expressway), and Accompanying Ordinance

Doug Mousel (applicant), 5850 Granite Parkway Suite 100, Plano TX 75024, spoke in support of the request.

There were no other requests to make Public Comments regarding the item.

Council unanimously approved the motion by Council member Geré Feltus, seconded by Council member Rick Franklin, to close the public hearing and approve the Request to Rezone the Subject Property from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Located on the Southwest Corner of Bloomdale Road and U.S. Highway 75 (Central Expressway), and Accompanying Ordinance, caption reading as follows:

ORDINANCE NO. 2023-03-016

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 23.231 ACRE PROPERTY, LOCATED ON THE SOUTHWEST CORNER OF BLOOMDALE ROAD AND U.S.HIGHWAY 75 (CENTRAL EXPRESSWAY, IS REZONED FROM "PD" -PLANNEDDEVELOPMENT DISTRICT AND "CC" - CORRIDOR COMMERCIAL OVERLAY DISTRICT TO "PD" - PLANNED DEVELOPMENT DISTRICT AND "CC" - CORRIDOR COMMERCIAL OVERLAY DISTRICT, GENERALLY TO MODIFY THE DEVELOPMENT STANDARDS AND TO ALLOW RETAIL AND COMMERCIAL USES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

22-0145Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Located on the Northeast Corner of Carlisle Street and Virginia Parkway, and Accompanying Ordinance

Bob Roeder, 1700 Redbud Blvd #300, McKinney TX 75069, spoke on behalf of the applicant, in support of the request.

Avis Chaisson (applicant), 13455 Noel Road, Dallas TX 75240, spoke in support of the request.

The following individuals spoke in support of the request:

Allison Monroe, 806 Baker Street, McKinney TX 75069

David Craig, 6850 TPC Drive Ste 104, McKinney TX 75070

Council unanimously approved the motion by Council member Rick Franklin, seconded by Council member Geré Feltus, to close the public hearing and approve a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Located on the Northeast Corner of Carlisle Street and Virginia Parkway, and Accompanying Ordinance, caption reading as follows:

ORDINANCE NO. 2023-03-017

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 5.08 ACRE PROPERTY, LOCATED ON THE NORTHEAST CORNER OF CARLISLE STREET AND VIRGINIA PARKWAY, IS REZONED FROM "PD" – PLANNED DEVELOPMENT DISTRICT TO "PD" – PLANNED DEVELOPMENT DISTRICT, GENERALLY TO ALLOW FOR MULTI-FAMILY USES AND TO MODIFY THE DEVELOPMENT STANDARDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

22-1190 Consider/Discuss/Act on Appointing a Member to the McKinney Housing Authority

This item was first introduced on January 3, 2023 and tabled by the Council to allow further consideration of applicants. Council unanimously approved the motion by Mayor Pro Tem Rainey Rogers, seconded by Council member Rick Franklin, to Appoint Amanda Martinez to the McKinney Housing Authority. Amanda will serve as a Regular Member for a partial term effective this day until September 30, 2023.

23-0167 Consider/Discuss/Act on Appointing a Member to the McKinney Economic Development Corporation (MEDC) Board of Directors

Council unanimously approved the motion by Mayor George Fuller, seconded by Mayor Pro Tem Rainey Rogers, to appoint Scott Woodruff to the McKinney Economic Development Corporation (MEDC) Board of Directors. Scott will serve as an Alternate Member for a partial term effective this date until September 30, 2023.

Mayor Fuller called for Council and Manager Comments.

Council Member Philips recognized McKinney High School Track athlete Cole Dauper who recently ran the 100-meter race in 10.81 seconds, encouraging the community to support him in his pursuit of participating in the Texas State Track Meet on May 11, 2023. McKinney North High School boys track team won gold in the 4x200-meter relay on February 19, 2023 at the McKinney Boyd Relays, noting that McKinney North, a 5A school, competed and won against 6A schools in the event. McKinney North girls placed in the top four of all relay events at the meet.

Council Member Feltus announced the Black History Month program concluded with the Lecture Series event featuring Ron Kirk, the first Black mayor of Dallas, Texas. Council Member Feltus also recognized the McKinney Community Awards and those who were awarded for their service to the community.

Mayor Pro Tem Rainey Rogers expressed condolences to David Craig on the recent passing of his father James, reflecting on James Craig's military service and high character as a businessman, family man, and investment in McKinney.

Council Member Cloutier commended city staff for their service in preparing and presenting City Council agenda items as well as public service workers responding to resident issues.

City Manager Paul Grimes announced upcoming open house events related to the Environmental Assessment for McKinney National Airport. The events will be March 23rd at Old Settler's Recreation Center and April 19 at Cockrill Middle School. Both meetings will be 6:00 p.m. to 8:00 p.m. City Manager Grimes encouraged the public to learn about the airport online at fly-mckinney.com.

Mayor Fuller expressed condolences on the passing of James Craig. Mayor Fuller stated the MEDC vacancy recently filled was brought about by former MEDC member Michael Jones stepping down to run for City Council in the upcoming election and thanked Mr. Jones for his service on the MEDC Board. Mayor Fuller encouraged residents to learn about the airport projects and obtain factual information whether they support or oppose further development of the airport.

The Council unanimously approved the motion by Council Member Feltus, seconded by Council Member Cloutier to adjourn the meeting at 7:43 p.m.

These minutes were approved by the City Council on March 21, 2023.

SIGNED:

GEORGE C. FULLER
Mayor

ATTEST:

EMPRESS DRANE
City Secretary

City of McKinney, Texas

Appendix A: Bill Daniel Written Comment

Request to Speak Before McKinney City Council		Date <u>3-7-23</u>
(Print) Full Name <u>Bill Daniel</u>	Phone <u>214-668-3496</u>	
Address <u>410 FANNIN RD</u>	City <u>MELISSA</u>	Zip <u>75454</u>
Email <u>bdaniel@wingsh.com</u>		
Public Comments for items ON THE AGENDA		
<input type="checkbox"/> I wish to speak in SUPPORT / OPPOSITION of Item # _____ <i>*Those wishing to speak on Public Hearing item(s) will be called at the time of the Public Hearing.</i>		
Public Comments for items NOT ON THE AGENDA		
<input checked="" type="checkbox"/> I wish to speak about: <u>380 bypass oppose C support D</u> <i>*It is the Mayor's decision to call those wishing to speak on Non-Agenda at either the beginning or end of the meeting.</i>		
Submit a Comment without Speaking (do not wish to speak; however, please record my <input type="checkbox"/> SUPPORT FOR <input type="checkbox"/> OPPOSITION AGAINST		
Topic of Discussion: <u>OPPOSE ROUTE C, SUPPORT ROUTE D for 380 bypass</u>		

(End of Appendix A)

Appendix B: Agenda Item #23-0158 Ordinance (Corrected)

ORDINANCE NO. 2023-03-013

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING A CERTAIN BUDGET AMENDMENT PERTAINING TO THE FISCAL YEAR 2022-2023 ANNUAL BUDGET FOR A REHABILITATION PROJECT AT 215 N KENTUCKY; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

WHEREAS, as required by the City Charter, the City Manager has prepared an amendment to certain appropriations and expenditures / expenses in the 2022-2023 Budget and submitted same to the City Council for its approval and a true and correct copy is attached.

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

Section 1. Pursuant to the City Charter requirements of the City of McKinney, Texas, a Budget Amendment pertaining to the Fiscal Year 2022–2023 Annual Budget is hereby authorized and approved.

Section 2. The budget shall be amended by appropriating \$431,900 from the TIRZ 1 Fund balance to fund a rehabilitation project at 215 N Kentucky Street.

Section 3. This Ordinance shall become effective from and after its adoption and is so ordained.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
McKINNEY, TEXAS ON THE 7TH DAY OF MARCH, 2023.**

CITY OF McKINNEY, TEXAS

GEORGE C. FULLER
Mayor

CORRECTLY ENROLLED:

EMPRESS DRANE
City Secretary

DATE: _____

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney

<u>AMENDMENT # 230803</u>					
<u>Rehabilitation Project at 215 N Kentucky</u>					
Account No.	Project Number	Account Description	Current Budget	Proposed Budget	Budget Increase/ (Decrease)
<u>Expenditures</u>					
076-9999-403-8660		Economic Incentive Payments	\$ 834,975	\$ 1,266,875	\$ 431,900
<u>Fund Balance</u>					
Fund 076 - TIRZ 1 Town Center Fund					\$(431,900)
Net Effect on Fund Balance					\$(431,900)

(End of Appendix B)

Appendix C: Agenda Item #22-0019SUP2 Letter of Opposition

DocuSign Envelope ID: AF0F0527-4FDA-440C-9EAF-A12A7C2585BC

To Whom It May Concern:

I am writing in opposition to the proposed self-storage Special Use Permit being considered for the property located at the SEC of Custer and Silverado Trail in McKinney, TX (Property ID: 2859226). I am the owner of the 2.26-acre tract across Silverado Trl (Property ID: 2822969), and my property is under contract with a much higher-end self-storage group than what has been presented on Property ID: 2859226. The tract is roughly ½ the size of the site under consideration and is not directly adjacent to Single Family Residential homes.

It is my understanding that City Council will likely not approve two Special Use Permits for storage on the same intersection, however, I wanted to make it aware to City Council and the citizens of McKinney, that there is a better option that will take up less land area and use higher material standards.

Property ID 2859226 Past Development



Proposed Locations



Property ID 2822969 Past Development



Thank you for your consideration,

Chandra Ponnareddy (Custer2AC, LLC)

DocuSigned by:

238C05FC7046409...

3/3/2023

(End of Appendix C)