

CITY COUNCIL REGULAR MEETING

APRIL 19, 2016

The City Council of the City of McKinney, Texas met in regular session in the Council Chambers of the Municipal Building on April 19, 2016 at 6:00 p.m.

Council Present: Mayor Brian Loughmiller, Mayor Pro Tem Travis Ussery, Council members: Chuck Branch, Don Day, Randy P. Pogue, Tracy Rath, and Rainey Rogers.

Staff Present: Interim City Manager Tom Muehlenbeck; Deputy City Manager Jose Madrigal; Assistant City Manager Barry Shelton; City Attorney Mark Houser; City Secretary Sandy Hart; Planning Director Brian Lockley; Executive Director of Development Services Michael Quint; Director of Engineering Mark Hines; Director of Strategic Services Chandler Merritt; Director of Parks and Recreation Rhoda Savage; Assistant Director of Parks and Recreation Ryan Mullins; Assistant Director of Public Works Paul Sparkman; IT Service Desk Supervisor Amy Greer; Development Manager Brandon Opiela; Police Corporal Melissa Taylor; Planning Manager Jennifer Arnold; Planning Manager Matt Robinson; McKinney Convention and Visitors Bureau Director Dee-dee Guerra; Emergency Management - Karen Adkins and Randall Gurney; Facilities Construction Manager Patricia Jackson; and Assistant Fire Chief Tim Mock.

There were approximately 40 guests present.

Mayor Loughmiller called the meeting to order at 6:00 p.m. after determining a quorum was present. Invocation was given by Senior Pastor Louis Rosenthal, The McKinney First Baptist Church. Boy Scout Troop 496 led the Pledge of Allegiance.

16-393 Proclamation for Boy Scouts of America Troop 496 Days. Mayor Loughmiller presented a Proclamation to Boy Scout Troop 496.

Mayor Loughmiller called for Citizen Comments.

The following individuals spoke about the McKinney North High School Human Trafficking Awareness Event:

Ms. Emily Sarife

Ms. Melina Corriveau

Mr. Blair Nagel

Mr. Rhita Vraniai

Ms. Mary Sarife

Mr. TJ Lane, 503 N. Kentucky Street, McKinney spoke about the effect of the airport on his clients.

The following individuals spoke against the McKinney Independent School District Bond Election:

Ms. Carolyn Parker, 5014 Quail Ridge Drive, McKinney

Mr. Paul Frueh, 421 Dale Drive, McKinney

Mr. Mike Giles, 3213 Gillespie Road, McKinney

Mr. John Helmer, 708 Pearson Street, McKinney

Mr. Mark Young, 605 Harlequin, McKinney

Mr. La'shadion Shemwell, 1200 N. Tennessee Street, McKinney spoke against school bond and the need for low income to moderate housing.

Ms. Nina Ringley, 313 N. Benge, McKinney thanked all who attended and supported the Collin McKinney event last weekend.

Mr. Nickey Leeks, 1200 N. Tennessee Street, McKinney, spoke about the McKinney Housing Authority.

Council unanimously approved the motion by Mayor Pro Tem Ussery, seconded by Council member Branch, to approve the following consent items.

- 16-394** Minutes of the City Council Work Session of April 4, 2016
- 16-395** Minutes of the City Council Regular Meeting of April 5, 2016
- 16-396** Minutes of the City Council Work Session of April 13, 2016
- 16-397** Minutes of the City Council and Comprehensive Plan Advisory Committee Joint Work Session of April 11, 2016
- 16-339** Minutes of the Historic Preservation Advisory Board Regular Meeting of March 3, 2016
- 16-359** Minutes of the McKinney Housing Finance Corporation Meeting of February 12, 2016
- 16-374** Minutes of the Planning and Zoning Commission Under Its Authority as the City of McKinney Tree Board Meeting of March 22, 2016
- 16-375** Minutes of the Planning and Zoning Commission Work Session of March

22, 2016

16-376 Minutes of the Planning and Zoning Commission Regular Meeting of March 22, 2016

16-398 Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2015-2016 Annual Budget and Amending the 2016 - 2020 Capital Improvements Program, to Provide Funds for the Ash Woods Park Pedestrian Bridge Project (PK4368). Caption reads as follows:

ORDINANCE NO. 2016-04-029

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING A CERTAIN BUDGET AMENDMENT PERTAINING TO THE FISCAL YEAR 2015-2016 BUDGET AND THE 2016 – 2020 CAPITAL IMPROVEMENTS PROGRAM; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

16-399 Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2015-16 Annual Budget to Provide Funds for City Council Chambers Audio / Visual (A/V) Systems Upgrades. Caption reads as follows:

ORDINANCE NO. 2016-04-030

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING A CERTAIN BUDGET AMENDMENT PERTAINING TO THE FISCAL YEAR 2015-2016 BUDGET TO PROVIDE FUNDING FOR THE CITY COUNCIL CHAMBERS A/V SYSTEMS UPGRADES; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

16-400 Consider/Discuss/Act on a Request by the City of McKinney to Amend Section 2-1 (Fees for Public Works Department or Engineering Department Services) of the Code of Ordinances and Appendix A - Schedule of Fees, of the Code of Ordinances Regarding Section 2-1 (Fees for Public Works Department or Engineering Department Services), and Accompanying Ordinance. Caption reads as follows:

ORDINANCE NO. 2016-04-031

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS, THROUGH THE AMENDMENT OF CHAPTER 2, ENTITLED "ADMINISTRATION," BY AMENDING SECTION 2-1, "FEES FOR PUBLIC WORKS DEPARTMENT OR ENGINEERING DEPARTMENT SERVICES," BY AMENDING THE TITLE OF SECTION 2-1 AND DELETING PARAGRAPH (C) OF SECTION 2-1 IN ITS ENTIRETY AND REPLACING SAID PARAGRAPH (C) WITH A NEW

PARAGRAPH (C) TO MORE CLEARLY IDENTIFY THE DEPARTMENTS AND TYPES OF AGREEMENTS INVOLVED, AND BY AMENDING APPENDIX A – SCHEDULE OF FEES TO REFLECT THE CHANGES MADE TO SECTION 2-1 BY THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; REPEALING ALL CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

- 16-401** Consider/Discuss/Act on an Ordinance Approving the Fourth Amended Bylaws for the McKinney Convention and Visitors Bureau. Caption reads as follows:

ORDINANCE NO. 2016-04-032

AN ORDINANCE OF THE CITY OF MCKINNEY, TEXAS, AMENDING CHAPTER 106 OF THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY; AMENDING ORDINANCE 2013-10-091 RELATING TO THE MCKINNEY CONVENTION AND VISITORS BUREAU, INC.; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

- 16-403** Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Participate in the Execution of a Special Warranty Deed for Property Being Lot 5B, Block 3, of the Russell #1 Subdivision, aka 805 ½ E. Standifer Street, City of McKinney, Collin County, Texas. Caption reads as follows:

RESOLUTION NO. 2016-04-049 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AUTHORIZING INTERIM CITY MANAGER TO PARTICIPATE IN THE SALE OF PROPERTY BEING LOT 5B, BLOCK 3 OF THE RUSSELL #1 SUBDIVISION, AKA 805 ½ E. STANDIFER STREET, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, HELD IN TRUST BY THE CITY OF MCKINNEY, COLLIN COUNTY, COLLIN COUNTY COMMUNITY COLLEGE DISTRICT AND THE MCKINNEY ISD

- 16-404** Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Participate in the Execution of a Special Warranty Deed for the Property Being Lot 16C, Block 4, of the Russell's Third Addition, aka 1211 Gough, City of McKinney, Collin County, Texas. Caption reads as follows:

RESOLUTION NO. 2016-04-050 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, AUTHORIZING INTERIM CITY MANAGER TO PARTICIPATE IN THE SALE OF PROPERTY BEING LOT 16C, BLOCK 4 OF THE RUSSELL'S

THIRD ADDITION, AKA 1211 GOUGH, CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, HELD IN TRUST BY THE CITY OF MCKINNEY, COLLIN COUNTY, COLLIN COUNTY COMMUNITY COLLEGE DISTRICT AND THE MCKINNEY ISD

- 16-406** Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager, or Designee, to Apply for, Accept and Implement an Urban Area Security Initiative (UASI) Program Grant Award from the Department of Homeland Security Through the Office of the Governor (OOG) to Upgrade City of McKinney Emergency Operations Center (EOC) to a Digital Platform. Caption reads as follows:

RESOLUTION NO. 2016-04-052 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE INTERIM CITY MANAGER, OR DESIGNEE, TO APPLY FOR, ACCEPT AND IMPLEMENT AN URBAN AREA SECURITY INITIATIVE (UASI) PROGRAM GRANT AWARD FROM THE DEPARTMENT OF HOMELAND SECURITY THROUGH THE OFFICE OF THE GOVERNOR (OOG) TO UPGRADE THE CITY OF MCKINNEY EMERGENCY OPERATIONS CENTER (EOC) TO A DIGITAL PLATFORM

- 16-407** Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Execute a Professional Services Contract with Wrightson, Johnson, Haddon & Williams, Inc. (WJHW), of Carrollton, Texas for Audio / Visual (A/V) Design Services Related to the Systems Upgrades of City Council Chambers. Caption reads as follows:

RESOLUTION NO. 2016-04-053 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE INTERIM CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES CONTRACT WITH WRIGHTSON, JOHNSON, HADDON & WILLIAMS, INC. OF CARROLLTON, TEXAS, FOR AUDIO / VISUAL SERVICES RELATED TO THE SYSTEMS UPGRADES IN CITY COUNCIL CHAMBERS

- 16-408** Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Sign a Memorandum of Understanding Between North Texas Municipal Water District, Cities of Allen, Frisco, McKinney, Plano, and Richardson Regarding Amended and Restated Regional Composting Interlocal Agreement. Caption reads as follows:

RESOLUTION NO. 2016-04-054 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE INTERIM CITY MANAGER TO ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE NORTH TEXAS MUNICIPAL WATER DISTRICT AND THE CITIES OF ALLEN, FRISCO, MCKINNEY, PLANO AND RICHARDSON REGARDING AN AMENDED AND RESTATED REGIONAL COMPOSTING PROGRAM INTERLOCAL AGREEMENT

- 16-409** Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Enter into an Advance Funding Agreement (LPAFA) with the Texas Department of Transportation (TxDOT) to Provide the Regional Toll Revenue (RTR) Local Match for the FM 546 Relocation Project. Caption reads as follows:

RESOLUTION NO. 2016-04-055 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE INTERIM CITY MANAGER TO EXECUTE AN ADVANCE FUNDING AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION FOR THE REGIONAL TOLL REVENUE LOCAL MATCH FOR THE FM 546 RELOCATION PROJECT

- 16-410** Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Enter into an Interlocal Agreement with Collin County for Funding the Expansion of Lake Forest Drive from Wilmeth Road to Bloomdale Road. Caption reads as follows:

RESOLUTION NO. 2016-04-056 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE INTERIM CITY MANAGER TO ENTER INTO AN INTERLOCAL AGREEMENT WITH COLLIN COUNTY FOR FUNDING THE EXPANSION OF LAKE FOREST DRIVE FROM WILMETH ROAD TO BLOOMDALE ROAD

END OF CONSENT

- 16-411** Mayor Loughmiller called for a Public Hearing to Consider/Discuss/Act on

a Resolution Supporting the Downtown Parking Committee Short Term Strategies for Downtown Parking. Assistant City Manager Barry Shelton reported on the findings of the Downtown Parking Committee. The Committee is bringing preliminary recommendations for Council's support tonight. We have 2,576 parking spaces in a combination of public on-street and off-street spaces, public lots and private off-street spaces. A couple of things that will affect the downtown parking. The first and greatest is the nine-acre site construction. That site currently has 523 parking spaces on and around the site. During construction there will be a pinch for parking spaces in downtown, however, they have agreed to leave the spaces adjacent to Highway 5 and Chestnut Square available during the first phase of construction. The other thing that is about to be implemented is the "Three for Free" parking enforcement. On street spaces are limited to three hour parking. That will free up spaces in front of the shops and also move the long-term parkers into off the square parking lots. The first and greatest recommendation is to design and construct surface parking on the following downtown properties: (1) First United Methodist Church has offered a low to no cost land lease of that property in return for the City constructing a surface parking lot on that property. It could be used for the public during the week and the church could use it for overflow parking during services on Sunday. (2) The other site is the old Wysong Hospital lot located north of City Hall at the corner of Tennessee Street and Hunt Street. We can construct spaces on there to add to our inventory of public parking downtown. In addition to the parking spaces, we want to promote better utilization of existing spaces. The Committee recommends improvements to wayfinding in and around downtown by providing additional identification signs on public parking lots and providing additional directional signage to get people to those parking lots. In addition to wayfinding signage, we are recommending a study of the lighting conditions and make amendments where necessary

to make the lighting levels safe. In addition, we have a recommendation by the Committee to consider security cameras in public spaces to deter potential crime. Finally, the last recommendation is to utilize parking apps for mobile devices. The recommendation is that we first negotiate a long-term lease with the First United Methodist Church. We want to design a surface parking lot to maximize spaces. A preliminary layout shows we can get 96 spaces there. The second lot is the Wysong lot. It currently has 106 existing parking spaces on the property and it looks like we can add another 106 parking spaces. The Committee is aware that the Wysong property is considered as a potential future site for a municipal building, however, we feel that is five years out at a minimum and we can use the parking spaces now. Along with the 106 additional spaces, we will include additional lighting and public parking identification signage. The committee is proposing to renumber all of the lots downtown. We also have a recommendation to look at the materials used to make the signs. The Committee proposes that we hire a consultant to address the lighting levels. In summary, the recommendations of the downtown Parking Committee are to: 1) maximize utilization of existing lots and 2) increase the number of parking spaces in downtown available to the public. Mr. Shelton stated that staff will continue to work with Google maps so that public parking locations in downtown McKinney are available to mobile device users. The Committee will come back later with recommendations on which apps are the best fit for McKinney. Mr. Shelton stated in regard to discussion of municipal facilities, the Committee has not transitioned to the long-range concepts yet. At the next meeting we will look at criteria we feel needs to be met for future parking structures or future surface lots. We will also discuss our future projections for downtown. The previous study done in 2014 made some projections for future growth. Based on those projections, we can understand how many parking spaces we need as we grow. We

anticipate a recommendation down the road from the Committee for long-term solutions. We wanted to get the short-term solutions in front of Council now so we can start work on them before we lose the nine-acre site to construction. That was our goal in coming forward today. Mayor Loughmiller called for public comments.

Ms. Bailey Barksdale, 1727 Carol Stream, Richardson, stated she is not a resident of McKinney but a frequent visitor to the McKinney downtown area. She challenges the Committee to look at the broader strategies for parking that will be needed 10 years from now and not just the immediate need.

Mr. La'Shadion Shemwell, 1200 N. Tennessee, McKinney, questioned how the three hour parking time limit would affect citizens who are downtown for an event at the Performing Arts Center.

Mayor Loughmiller stated that in addition to the "Three for Free" parking, there are longer-term parking options in the public lots. Mr. Shelton noted the "Three for Free" parking are primarily the on-street parking spaces in front of the retail and restaurants. There are 13 different public parking lots downtown that are available free of charge all day long. Council unanimously approved the motion by Councilwoman Rath, seconded by Council member Pogue, to close the public hearing. Councilwoman Rath noted that the Parking Committee has had four meetings thus far. They are divided into groups to work on certain areas including lighting, signage and applications. They have worked hard beyond the meeting times and we are pleased with the short-term solutions they have come up with. Council member Day expressed his appreciation for the Committee and their hard work. I have been on this Council for seven years and this is the first time I've seen a Committee formed and recommendations presented to us in six weeks. These are excellent recommendations and I will be supportive. Council member Branch congratulated the Committee and thanked them for the hard

work. I appreciate the fact that we had a challenge and we are being proactive in handling the challenge. I hope we will continue that strategy and that approach going forward with other issues. Mayor Loughmiller stated the next step for staff, if Council approves, will be to bring back an agenda item with the true costs for the paving of the two lots, the lighting issue and other items. We originally had a target date of May 16th for a recommendation that includes short-term and long-term solutions. We are changing that, addressing the short-term issues today and giving the Committee more time to work through the long-term issues. There are funding elements that will create limitations for some decisions in terms of where that money would come from if we start talking about structure parking. If the Council agrees, the Committee will continue beyond the May 16th date in order to address long-term solutions as well. Council unanimously approved the motion by Council member Pogue, seconded by Council member Branch, to approve the Resolution supporting the downtown Parking Committee recommendations as follows: Design and construct surface parking on the following downtown properties: the First United Methodist Church lot on the southwest corner of Kentucky Street and Lamar Street and the old Wysong Hospital lot located on the northeast corner of Tennessee Street and Hunt Street; improve wayfinding in and around downtown by providing additional parking lot identification and directional signage; re-numbering of public parking lots; and improve lighting of downtown parking lots and sidewalks where needed. Caption reads as follows:

RESOLUTION NO. 2016-04-057 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
McKINNEY, TEXAS, SUPPORTING THE DOWNTOWN
PARKING COMMITTEE RECOMMENDATIONS FOR SHORT
TERM STRATEGIES FOR DOWNTOWN PARKING

16-043A3 Mayor Loughmiller called for Consideration/Discussion/Action on a

Request by the City of McKinney to Annex Approximately 400 Acres of Land Generally Located in an Area East of the McKinney National Airport and Along the Eastern North-South Section of Enloe Road from an Area Situated Approximately 2,900 Feet South of U.S. Highway 380 and Approximately 3,900 Feet East of Airport Road and Extending in a Southerly Direction to an Area Situated South Along Either and/or Both Sides of the East-West Section of C.R. 722 and in an Area East of the McKinney National Airport and Along the Southern East-West Section of F.M 546 from an Area Situated Approximately 3,900 Feet East of Airport Road and Extending in a Southerly Direction to an Area Situated South Along Either and/or Both Sides of the North-South Section of C.R. 317 into the City of McKinney's Corporate Limits, and Accompanying Ordinance. Planning Manager Jennifer Arnold stated this item is to consider and potentially act on a City initiated annexation for properties located east and southeast of McKinney National Airport. The original annexation area was 1,600 acres but through state-mandated negotiations with properties receiving agricultural exemptions, development agreements have been executed with a number of property owners and the resulting annexation area is 400 acres. Ms. Arnold stated that the annexation has been conducted in two parts with the proceedings beginning in January. The first set of letters went out to property owners with an agricultural exemption and offered a development agreement or pre-annexation agreement that would negotiate the time limit that those properties would not be annexed into the City limits. Once that time limit has been reached, it would be considered a voluntary annexation at that point. Most of those agreements are 5 or 10 year periods. For those property owners not receiving an agricultural exemption or those that chose not to reach an agreement, it is an involuntary annexation. The involuntary annexation letters went out in February and include approximately 400 acres. The

main reason for focusing on this particular location is because of the airport. Interim City Manager Muehlenbeck stated that there are two different types of annexations. We are talking about moving ahead on the east side and coming back with a master annexation plan for five years. It is not to acquire the property, this is just to control the usage. This area is priority because of the plan that was laid out to the Council. Ms. Arnold stated that state law requires a municipality to offer a pre-annexation or development agreement to any property owner with an agricultural exemption. This protects property owners from instantly being annexed and subject to City rules and provisions that are not conducive to their property use. There were 15 property owners in that 1,600 acre area that met that requirement. Of those 15 property owners, 13 opted to sign the development agreement. Properties that do not have the agricultural exemption do not gain the benefit of that opportunity. Council member Pogue pointed out that the Powell property located next to the airport does not have a major street access to FM 546 and 50% of the property is within the floodplain. There was an avigation easement done in 1991 and just compensation was provided to that landowner who still owns the property today. The City had conducted two appraisals on the property with two different values presented. The higher of the two was the one the City chose to make an offer and they declined. As a City, we are not obligated to pay more than the appraised offering price. I want that to be on the record. Council unanimously approved the motion by Mayor Pro Tem Ussery, seconded by Council member Pogue, to approve an Ordinance annexing approximately 400 acres of land generally located in an area east of the McKinney National Airport and along the eastern north-south section of Enloe Road from an area situated approximately 2,900 feet south of U.S. Highway 380 and approximately 3,900 feet east of Airport Road and extending in a southerly direction to an area situated south along either and/or both sides of the east-west section of C.R. 722

and in an area east of the McKinney National Airport and along the southern east-west section of F.M 546 from an area situated approximately 3,900 feet east of Airport Road and extending in a southerly direction to an area situated south along either and/or both sides of the north-south section of C.R. 317 into the City of McKinney's Corporate Limits. Caption reads as follows:

ORDINANCE NO. 2016-04-033

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ANNEXING LESS THAN 400 ACRES OF LAND GENERALLY LOCATED ADJACENT TO AND AROUND THE MCKINNEY NATIONAL AIRPORT INTO THE CORPORATE LIMITS OF THE CITY OF MCKINNEY; PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE THEREOF

- 16-044Z2** Mayor Loughmiller called for a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Zone Approximately 400 Acres of Land to "AG" - Agricultural District, Generally Located in an Area East of the McKinney National Airport and Along the Eastern North-South Section of Enloe Road from an Area Situated Approximately 2,900 Feet South of U.S. Highway 380 and Approximately 3,900 Feet East of Airport Road and Extending in a Southerly Direction to an Area Situated South Along Either and/or Both Sides of the East-West Section of C.R. 722 and in an Area East of the McKinney National Airport and Along the Southern East-West Section of F.M 546 from an Area Situated Approximately 3,900 Feet East of Airport Road and Extending in a Southerly Direction to an Area Situated South Along Either and/or Both Sides of the North-South Section of C.R. 317; and Accompanying Ordinance. Planning Manager Jennifer Arnold stated that this item is to zone the property annexed in the previous agenda item. Staff recommends these properties be zoned into agricultural district which is consistent with the current uses. This is not necessarily for an impending development project but more to gain protection on land use controls. Anybody that

negotiated their development agreement or pre-annexation agreement as part of this item, not only has a time limit but it also helps protect the City if they changed the use from agricultural to another land use. If they change the use, the annexation agreement kicks in and they could be immediately subject to annexation. This provides an additional layer of protection for the City. Mayor Loughmiller called for public comment and there were none. Council unanimously approved the motion by Councilwoman Rath, seconded by Council member Day, to close the public hearing and approve an Ordinance zoning approximately 400 acres of land to "AG" - Agricultural District, generally located in an area east of the McKinney National Airport and along the eastern north-south section of Enloe Road from an Area situated approximately 2,900 feet south of U.S. Highway 380 and approximately 3,900 feet east of Airport Road and extending in a southerly direction to an area situated south along either and/or both sides of the east-west section of C.R. 722 and in an area east of the McKinney National Airport and along the southern east-west section of F.M 546 from an area situated approximately 3,900 feet east of Airport Road and extending in a southerly direction to an area situated south along either and/or both sides of the north-south section of C.R. 317. Caption reads as follows:

ORDINANCE NO. 2016-04-034

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; SO THAT LESS THAN 400 ACRES OF LAND GENERALLY LOCATED ADJACENT TO AND AROUND THE MCKINNEY NATIONAL AIRPORT, IS ZONED "AG" – AGRICULTURAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

- 16-024SP2** Mayor Loughmiller called for a Public Hearing to Consider/Discuss/Act on a Site Plan for Automotive Sales, Repair and Car Wash (Echo Park McKinney), Located Approximately 430 Feet South of Bray Central Drive

and on the West Side of Central Circle. Planning Manager Matt Robinson stated the applicant is proposing to construct a 9,500 square foot sales and repair facility along with a carwash located south of the Mercedes-Benz dealership. The applicant has requested to use living plant screens to screen the bay doors for the carwash, the service door, the appraisal booth, and the overnight parking spaces. The living plant screen will consist of Nellie R. Stevens hollies planted at six feet to adequately screen the overhead bay doors and the overnight parking spaces. Staff has evaluated the request and feels the living plant screen is adequate and recommends approval. Council unanimously approved the motion by Mayor Pro Tem Ussery, seconded by Council member Day, to close the public hearing and approve a Site Plan for Automotive Sales, Repair and Car Wash (Echo Park McKinney), located approximately 430 feet south of Bray Central Drive and on the west side of Central Circle with the following conditions: The applicant receive approval of a living plant screen (Composed of Nellie R. Stevens Holly 6' at the time of planting) for the overhead door for the car wash facing Central Circle; the applicant receive approval of a living plant screen (Composed of Nellie R. Stevens Holly 6' at the time of planting) for the overhead door for the service bay located on the east side of the building and the overnight parking spaces oriented towards Central Circle; the applicant receive approval of a living plant screen (Composed of Nellie R. Stevens Holly 6' at the time of planting) for the overhead door for the appraisal booth located on the south side of the proposed building facing Central Circle; and prior to issuance of a building permit: the applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist.

16-412 Mayor Loughmiller called for Consideration/Discussion/Action on Filling the Vacant Position on the McKinney Housing Authority

Council member Day stated the recommendation is for Gloria Evans to be appointed to fill the vacant resident member position on the McKinney Housing Authority. Council unanimously approved the motion by Council member Day, seconded by Council member Branch, to appoint Gloria Evans to fill the vacant resident position on the McKinney Housing Authority.

Mayor Loughmiller called for Citizen Comments.

The following individuals spoke against the appointment to the McKinney Housing Authority:

Ms. Elisa Jackson, 1200 N. Tennessee, #8, McKinney,

Mr. La'Shadiion Shemwell, 1200 N. Tennessee Street, McKinney

Ms. Michelle James, 1200 N. Tennessee Street, McKinney

Ms. Roslyn Miller, 1200 N. Tennessee Street, McKinney

Mayor Loughmiller called for Council and Manager Comments.

Council member Branch expressed his appreciation to Barry Shelton and Paul Sparkman for addressing a flooding issue over the weekend at Kings Lake. We greatly appreciate you getting people out there.

Council member Day stated that the Housing Authority recommendation was made based on the understanding that Ms. Evans was a resident and was qualified. If that information is not correct, we will address that and reconsider.

Mayor Loughmiller stated that if Council desires to reconsider the agenda item, then we would have to bring it back, reopen it and have a new vote, which we can do.

Council member Pogue reminded everyone of The Abolitionist play tomorrow night, April 20th, at 6:00 p.m. at McKinney North High School.

Council member Rogers did not have any comments.

Councilwoman Rath did not have any comments.

Mayor Pro Tem Ussey thanked all those involved, the volunteers, and MPAC for the Juried Art Show and the Arts in Bloom. It was well attended and a well appreciated event. I certainly appreciate all that staff does and appreciate public works during this bad weather. They are always on the job and I appreciate all staff for making the City what it is.

Mayor Loughmiller stated that the next meeting is on Monday, April 25th. I appreciate everyone coming down and speaking and we will certainly address the eligibility of the resident member of the McKinney Housing Authority. Mayor Loughmiller stated that there is a significant amount of undeveloped land at the airport. From a zoning standpoint, the property could result in non-aviation use that might conflict with the use of the airport from a safety standpoint and an economic development standpoint. Ultimately, we are attempting to reach agreements with land owners to be in agreement with terms of use so we can continue to receive an economic benefit for the community. It is one of the assets that, from an ad valorem standpoint, benefits not only the City but also the school district. Currently, the airport is generating \$2 million per year in tax revenue.

Interim City Manager Muehlenbeck stated that he gave Council a report regarding a comparison of our City's debt position to other Texas cities. We are the 17th largest City in the state of Texas and we have the seventh largest population increase. McKinney's total general obligation and revenue bond principal outstanding per capita ranks us 216th in the state of Texas. This reflects the Council's prudent use of debt in all of the work going on and the growth for the City over the years. I think it's really positive and something we should be talking about how well the Council has managed their monies, particularly regarding bonded debt. The City broadcast TV station will now live stream meetings for the McKinney Economic Development Corporation, the McKinney Community Development Corporation, the TIRZ 1 and TIRZ 2 Boards, and the Downtown Parking Committee. McKinney Vision is available to Time Warner subscribers on channel 16 and AT&T U-verse subscribers on channel 99. Residents are invited to ask questions and learn more about the Police Department Friday, April 22nd with Coffee with Cops that will be held at Benny's Bagels, 5100 Eldorado from 7:30 until 9:00 a.m. The City will host a free paper shredding event on Saturday, April 23rd from 9:00 a.m. until 1:00 p.m. at McKinney High School. All paper collected will be shredded onsite and recycled. Each vehicle is limited to four boxes of material. Additional information for these events can be found on our website.

Mayor Loughmiller recessed the meeting into executive session at 7:37 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 (1) (A). Litigation / Anticipated Litigation, Section 551.074 Personnel Matters, Section 551.072 Discuss Real Property, and Section 551.087 Discuss Economic Development Matter as listed on the posted agenda. Mayor Loughmiller recessed to the open session at 8:04 p.m.

Council unanimously approved the motion by Council member Pogue, seconded by Council member Branch, to adjourn. Mayor Loughmiller adjourned the meeting at 8:06 p.m.

BRIAN LOUGHMILLER
Mayor

ATTEST:

SANDY HART, TRMC, MMC
City Secretary