



# CITY OF MCKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

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Tuesday, May 4, 2021

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, TX 75069

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#### WATCH THE BROADCAST LIVE

This meeting will be broadcast live on cable television and through the City's website. Members of the public who wish to watch this meeting may watch the live broadcast on:

Spectrum Channel 16; AT&T U-Verse Channel 99; and online at <http://mckinney.legistar.com>

Please note that a quorum of the City Council may not all be present at the same location. Some members may instead participate in this meeting from one or more remote locations in an effort to contain the spread of COVID-19. In addition, there may be occasions when the audio and/or video transmission may not be clear or may be interrupted. In those instances, the meeting will continue so long as a quorum is still present.

#### CALL TO ORDER

#### INVOCATION AND PLEDGE OF ALLEGIANCE

*Invocation given by Deacon Barry Schliesmann, St. Gabriel the Archangel*

#### INFORMATION SHARING

**21-0352**      [Proclamation for Building Safety Month](#)

**Attachments:**    [Proclamation](#)

**21-0353**      [Proclamation for Travel and Tourism Week](#)

**Attachments:**    [Proclamation](#)  
                          [Image](#)

**21-0354**      [Proclamation for Municipal Clerks Week](#)

**Attachments:** [Proclamation](#)  
[Image](#)

### **PUBLIC COMMENTS ON AGENDA ITEMS (For Non-Public Hearing Agenda Items)**

*Pursuant to Section 551.007 of the Texas Government Code, speakers wishing to address the City Council regarding any non-public hearing item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Mayor may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.*

*Speaker Request cards must be submitted before the start of the meeting, either in person or by email to [contact-citysecretary@mckinneytexas.org](mailto:contact-citysecretary@mckinneytexas.org).*

*Written Public Comments may be submitted to the City Council online at <http://www.mckinneytexas.org/CitizenComments>.*

*Agenda-related comments and non-agenda comments received at <http://www.mckinneytexas.org/CitizenComments> between the time of this posting and 6:00p.m. on Tuesday, May 4, 2021 will be recorded in the meeting minutes.*

### **CONSENT AGENDA**

*These items consist of non-controversial or housekeeping items required by law. Items may be considered individually by any Council member making such request prior to a motion and vote on the Consent Items.*

### **MINUTES**

**21-0355**      [Minutes of the City Council Work Session of April 20, 2021](#)

**Attachments:** [Minutes](#)

**21-0356**      [Minutes of the City Council Work Session of April 27, 2021](#)

**Attachments:** [Minutes](#)

**21-0357**      [Minutes of the City Council Regular Meeting of April 20, 2021](#)

**Attachments:** [Minutes](#)

**21-0293**      [Minutes of the Library Advisory Board Meeting of March 18, 2021](#)

**Attachments:** [Minutes](#)

- 21-0306      [Minutes of the McKinney Community Development Corporation Retail Development Infrastructure Grant Subcommittee Meeting of March 17, 2021](#)  
**Attachments:**    [Minutes](#)
- 21-0311      [Minutes of the McKinney Community Development Corporation Special Meeting of March 18, 2021](#)  
**Attachments:**    [Minutes](#)
- 21-0307      [Minutes of the McKinney Community Development Corporation Meeting of March 25, 2021](#)  
**Attachments:**    [Minutes](#)
- 21-0309      [Minutes of the McKinney Community Development Corporation Work Session of March 29, 2021](#)  
**Attachments:**    [Minutes](#)
- 21-0308      [Minutes of the McKinney Community Development Corporation Special Meeting of March 29, 2021](#)  
**Attachments:**    [Minutes](#)
- 21-0310      [Minutes of the McKinney Community Development Corporation TUPPS Project Subcommittee Meeting of March 30, 2021](#)  
**Attachments:**    [Minutes](#)
- 21-0320      [Minutes of the McKinney Economic Development Corporation Meeting of March 16, 2021](#)  
**Attachments:**    [Minutes](#)
- 21-0344      [Minutes of the Planning and Zoning Commission Regular Meeting of April 13, 2021](#)  
**Attachments:**    [Minutes](#)

**ORDINANCES**

**21-0358**      [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2020-2021 Annual Budget and Amending the 2021-2025 Capital Improvements Program, to Provide Funds for the Fire Software Project.](#)

**Attachments:**   [Ordinance](#)  
                          [Text](#)

**21-0359**      [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2020-2021 Annual Budget and Amending the 2021-2025 Capital Improvements Program to Provide Funds for the Auburn Hills Parkway / US 380 Traffic Signal Installation Project \(TR2115\)](#)

**Attachments:**   [Project Location Map](#)  
                          [Ordinance](#)

**21-0360**      [Consider/Discuss/Act on Authorizing Amendment No. 2 to the License Agreement with Waste Connections, Lone Star, LLC.](#)

**Attachments:**   [Amendment](#)  
                          [Presentation](#)

**21-0361**      [Consider/Discuss/Act on an Ordinance Amending "Appendix A - Schedule of Fees of the Code of Ordinances of the City of McKinney to Provide for Amended Deposits and Fees for the Collection and Disposal of Solid Waste and Recyclable Material in the City; Providing for Amended Airport Service Fees for Transient Airport During Special Events; Providing for the Repeal of Conflicting Ordinances; Providing a Severability Clause; and Providing for an Effective Date.](#)

**Attachments:**   [Ordinance](#)  
                          [Presentation](#)

**21-0362**      [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2020-2021 Annual Budget to Provide Funds for the purpose of Amending the City's License Agreement with](#)

[Waste Connections Lone Star, Inc.](#)

**Attachments:** [Ordinance](#)  
[Presentation](#)

## RESOLUTIONS

- 21-0363** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Change Order to Increase the Contract Amount with Sciens, LLC for Professional Consulting Services Related to Preparation, Coordination and Implementation of a New Fire Records Management Software \(FRMS\) to Include Project Management Services](#)  
**Attachments:** [Resolution](#)
- 21-0364** [Consider/Discuss/Act on a Resolution Authorizing the Formal Rejection of all Proposals under Solicitation 21-26RFP Communications Software System](#)  
**Attachments:** [Resolution](#)
- 21-0365** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Enter into a Facilities Agreement with Auburn Hills Partners, LP for the Developer to Escrow the Funds for the Installation of Traffic Signal at US 380 \(University Drive\) / Auburn Hills Parkway.](#)  
**Attachments:** [Resolution](#)  
[Location Map](#)
- 21-0366** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Facilities Agreement for Green Acres Estates, Lots 1 & 2, Block A, Located in the ETJ of McKinney on the North Side of CR 324 and Approximately 810 Feet East of Briar Trail](#)  
**Attachments:** [Resolution](#)  
[Facilities Agreement](#)  
[Location Map](#)
- 21-0367** [Consider/Discuss/Act on a Resolution Authorizing the City](#)

[Manager to Execute Agreements with the Texas Department of Transportation to Contribute Right of Way Funds for the US Highway 380 Project from Airport Drive to 4th Street in Princeton](#)

**Attachments:** [Project Location Map](#)  
[Resolution](#)  
[Agreement](#)

**21-0368** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Reliable Paving, Inc., for the Construction of the Virginia Parkway Lanes 5 & 6 \(Custer Road to Virginia Parklands\) Project](#)

**Attachments:** [Resolution](#)  
[Location Map](#)  
[Letter of Recommendation](#)

#### MISCELLANEOUS

**21-0369** [Consider/Discuss/Act on a Term Sheet in conjunction with a Fourth Amended and Restated Development Agreement with Trinity Falls Holdings, LP](#)

**Attachments:** [Term Sheet 4th Amendment](#)  
[Exhibit](#)

#### END OF CONSENT

#### REGULAR AGENDA AND PUBLIC HEARINGS

*This portion of the agenda consists of items requiring individual consideration by the Council.*

**21-0370** [Consider/Discuss/Act on an Ordinance Authorizing the Issuance of "City of McKinney, Texas, General Obligation Bonds, Series 2021A", and Delegating Matters Relating to the Sale and Issuance of Said Bonds to an Authorized City Official\(s\)](#)

**Attachments:** [Ordinance](#)  
[2021 Debt Issuance](#)

- 21-0371**      [Consider/Discuss/Act on an Ordinance Authorizing the Issuance of “City of McKinney, Texas, General Obligation Refunding Bonds, Taxable Series 2021B”, and Delegating Matters Relating to the Sale and Issuance of Said Bonds to an Authorized City Official\(s\)](#)
- Attachments:**    [Ordinance](#)  
                          [2021 Debt Issuance](#)
- 21-0372**      [Consider/Discuss/Act on an Ordinance Authorizing the Issuance of “City of McKinney, Texas, Waterworks and Sewer System Revenue Bonds, Series 2021”, and Delegating Matters Relating to the Sale and Issuance of Said Bonds to an Authorized City Official\(s\)](#)
- Attachments:**    [Ordinance](#)  
                          [2021 Debt Issuance](#)
- 21-0002RW**    [Conduct a Public Hearing to Consider/Discuss/Act on a Right-of-Way Abandonment of a 0.086 Acre Portion of the Parkway Section of Trinity Falls Parkway Approximately 3,000 feet South of the Intersection of Trinity Falls Parkway and FM 543, and Accompanying Ordinance](#)
- Attachments:**    [Ordinance](#)  
                          [ROW Abandonment](#)  
                          [Location Map](#)
- 21-0001SUP2** [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit to Allow for Garage Auto Repair \(Sun Auto McKinney\), Located on the South Side of Virginia Parkway and Approximately 315 Feet West of Hardin Boulevard, and Accompanying Ordinance](#)

**Attachments:** [DRAFT PZ Minutes 4.13.2021](#)  
[Location Map amd Aerial Exhibit](#)  
[Letter of Intent](#)  
[Letter of Opposition](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[Presentation](#)

**21-0036Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "LI" - Light Industrial District, Located on the North Side of Wilmeth Road and Approximately 1,130 Feet West of State Highway 5 \(McDonald Street\), and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Oak Hollow District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A and B](#)  
[Presentation](#)

**21-0373** [Consider/Discuss/Act on Appointing a Member to the North Texas Municipal Water District \(NTMWD\) Board of Directors](#)

**Attachments:** [Appointment Notice](#)  
[Director Responsibilities](#)  
[NTMWD History](#)

**CITIZEN COMMENTS ON MATTERS NOT ON THE AGENDA**

**COUNCIL AND MANAGER COMMENTS**



*Council and Manager Comments relating to items of public interest: Announcements regarding local or regional civic and charitable events, staff recognition, commendation of citizens, traffic issues, upcoming meetings, informational update on City projects, awards, acknowledgement of meeting attendees, birthdays, requests of the City Manager for items to be placed on upcoming agendas, and condolences.*

## **EXECUTIVE SESSION**

In Accordance with the Texas Government Code:

- A. Section 551.071(2) Consultations with Attorney on any Work Session, Special Session, or Regular Session agenda item requiring confidential attorney/client advice necessitated by the deliberation or discussion of said items (as needed)
- B. Section 551.071 (A) Pending or contemplated litigation
- C. Section 551.072. Deliberations about Real Property
  - Municipal Facilities
- D. Section 551.074. Personnel Matters
- E. Section 551.087. Deliberation Regarding Economic Development Matters

## **ACTION ON EXECUTIVE SESSION ITEMS**

## **ADJOURN**

*Posted in accordance with the Texas Government Code, Chapter 551, at or before 6:00p.m., May 1, 2021*

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*Empress Drane, City Secretary  
Joshua Stevenson, Deputy City Secretary*

*In accordance with the Americans with Disabilities Act, it is the policy of the City of McKinney to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 hours in advance of the event. Phone 972-547-2694 or email [contact-adacompliance@mckinneytexas.org](mailto:contact-adacompliance@mckinneytexas.org). Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at <http://www.mckinneytexas.org/ada>.*