



# CITY OF MCKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

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Tuesday, December 15, 2020

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**

*Invocation given by Minister Keith Lambert, McKinney Central Church of Christ*

#### **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, December 15, 2020 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**

- 20-1109**      [Minutes of the City Council Special Meeting of December 1, 2020](#)  
**Attachments:**    [Minutes](#)
- 20-1110**      [Minutes of the City Council Work Session of December 1, 2020](#)  
**Attachments:**    [Minutes](#)
- 20-1111**      [Minutes of the City Council Regular Meeting of December 1, 2020](#)  
**Attachments:**    [Minutes](#)
- 20-1058**      [Minutes of the Historic Preservation Advisory Board Regular Meeting of November 5, 2020](#)  
**Attachments:**    [Minutes](#)
- 20-1004**      [Minutes of the Main Street Meeting of October 8, 2020](#)  
**Attachments:**    [Minutes](#)
- 20-1062**      [Minutes of the Main Street Board Meeting of November 12, 2020](#)  
**Attachments:**    [Minutes](#)
- 20-1112**      [Minutes of the McKinney Housing Authority Minutes of March 24, 2020](#)  
**Attachments:**    [Minutes](#)
- 20-0906**      [Minutes of the McKinney Urban Transit District \(MUTD\)](#)

[Board Meeting on August 19, 2020](#)**Attachments:** [Minutes](#)

**20-1072** [Minutes of the Planning and Zoning Commission Regular Meeting of November 10, 2020](#)

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

**20-1113** [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2020-2021 Annual Budget to provide funds for the CDBG-CV Grant Program, under the 2020-2021 CDBG Program Year](#)

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

**20-1114** [Consider/Discuss/Act on Ordinance Amending the Fiscal Year 2020-2021 Budget to Re-appropriate Projects/Items Carried from Last Fiscal Year](#)

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

**20-1115** [Consider/Discuss/Act on Ordinance Amending the Fiscal Year 2020-2021 Budget for McKinney Economic Development Corporation \(MEDC\) and McKinney Community Development Corporation \(MCDC\) to Re-appropriate Projects/Items Carried from Last Fiscal Year](#)

**Attachments:** [Ordinance](#)  
[Reappropriations List](#)**RESOLUTIONS**

**20-1116** [Consider/Discuss/Act on a Resolution Authorizing the Rejection of all Proposals under Solicitation 21-14RFP for the Aviation Fuel Farm Storage Tank](#)

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

- 20-1117      [Consider/Discuss/Act on a Resolution Awarding a Professional Services Contract to Burns & McDonnell Engineering Company, Inc. for Development of a Solid Waste Management Strategy \(SWMS\)](#)  
**Attachments:**    [Resolution](#)  
                          [Scoring Summary](#)
- 20-1118      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Accept Grant Participation under Texas Emergency Rental Assistance Program \(TERAP\), under the Texas Department of Housing and Community Affairs \(TDHCA\).](#)  
**Attachments:**    [Resolution](#)  
                          [TERAP Overview](#)  
                          [CDBG-CV Allocation Amounts to Entitlement Communities](#)
- 20-1119      [Consider/Discuss/Act on a Resolution Awarding a Contract to Absolute Painting, Inc. of McKinney, Texas for the Rehabilitation of 406 S. Church Street, McKinney, Texas 75069](#)  
**Attachments:**    [Resolution](#)
- 20-1120      [Consider/Discuss/Act on a Resolution Awarding a Contract to A T Construction of Arlington, Texas for the Rehabilitation of 1102 W. Cole Street, McKinney, Texas 75069](#)  
**Attachments:**    [Resolution](#)
- 20-1121      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Development Agreement for Erwin Farms Phase 3 Between the City of McKinney, Texas, and CADG Erwin Farms, LLC Generally Modifying the Timing of Roadway Construction and Updating Development Exhibits, Generally Located on the South Side of Bloomdale Road, North of Wilmeth Road, and West of Hardin Boulevard.](#)

**Attachments:** [1295 Form](#)  
[Erwin Farms Phase 3 Development Agreement](#)  
[Resolution](#)

**20-1122**

[Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Development Agreement for Erwin Farms Phase 4 Between the City of McKinney, Texas, and MM Joplin 60, LLC to Establish Annexation, Development and Infrastructure Standards for the Subject Property Located on the South Side of Bloomdale Road, North of Wilmeth Road and West of Hardin Boulevard.](#)

**Attachments:** [1295 Form](#)  
[Erwin Farms Phase 4 Agreement](#)  
[Resolution](#)

**20-1123**

[Consider/Discuss/Act on a Resolution Authorizing the Sale of Land to the North Texas Municipal Water District, which Land Contains 8.577 Acres Situated in the William Davis Survey, Abstract No. 248, Collin County, Texas and Generally Located at the Northeast Corner of Airport Drive and Greenville Road; and Authorizing the City Manager to Execute Deeds and Documents Regarding the Sale of Said City-Owned Property to the North Texas Municipal Water District](#)

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

**20-1124**

[Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas Suspending the January 23, 2021 Effective Date of CoServ Gas, Ltd.'s Requested Increase to Permit the City Time to Study the Request and to Establish Reasonable Rates; Approving Cooperation with Other Cities in the CoServ Gas, Ltd. Service Area; Hiring Legal and Consulting Services to Negotiate with the Company and Direct Any Necessary Litigation and Appeals; Authorizing Intervention in Docket OS-20-00005136 at the Railroad Commission; Requiring Reimbursement of Cities' Rate Case Expenses; Finding that the Meeting at Which this](#)

[Resolution is Passed is Open to the Public as Required by Law; Requiring Notice of this Resolution to the Company and Legal Counsel](#)

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

20-1125

[Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Interlocal Agreement with Collin County for the Allocation of "CARES Act" Funding, to the City of McKinney, From the Department of the Treasury, Through Collin County; and Authorizing the City Manager To Accept the Funding as Reimbursement for Allowable Expenses Under the Collin County "Direct Public Safety Cost Program" Grant](#)

**Attachments:** [Resolution](#)  
[Interlocal Agreement \(redline\)](#)  
[Commissioners Court Order \(redline\)](#)

#### MISCELLANEOUS

20-1126

[Consider/Discuss/Act on a Facilities Agreement for Parker Family Addition, Lot 1-3, Block A, Located in the ETJ of McKinney on the South Side of CR 342 and Approximately Five Hundred Feet West of CR 410](#)

**Attachments:** [Proposed Facilities Agreement](#)  
[Location Map](#)

#### END OF CONSENT

#### PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE CHAPTER 212

*The items under this subcategory require separate consideration pursuant to the Texas Local Government Code. The staff recommendation in each item describe the necessary form of action required on each plat. A "Motion to Approve these items in accordance with staff's recommendation" will result in approval, approval with conditions or disapproval as such are contained in § 212.009 of the Texas Local Government Code.*

20-0162PF

[Consider/Discuss/Act on a Preliminary-Final Plat for the Gonzalez Addition, Located in the ETJ of McKinney, on the West Side of County Road 1084 and Approximately 1440](#)

Feet North of County Road 330

**Attachments:** [Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Preliminary-Final Plat](#)  
[Conditions of Approval](#)

**20-0131PF2** [Consider/Discuss/Act on a Preliminary-Final Plat for the Painted Tree Lakeside West Phase 1 Addition, Located on the Southeast Corner of Lake Forest Drive and Summit View Drive](#)

**Attachments:** [Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Preliminary-Final Plat](#)  
[Conditions of Approval Summary](#)

**20-0163CVP** [Consider/Discuss/Act on a Conveyance Plat for Lot 2R and Lot 3, Block A of the Wilmeth Central Addition, Located Approximately 500 Feet West of North Central Expressway and on the North Side of Taylor Burk Drive](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Conveyance Plat](#)  
[Conditions of Approval Summary](#)

**REGULAR AGENDA AND PUBLIC HEARINGS**

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

**20-1127** [Conduct a Public Hearing to Consider/Discuss/Act on a Resolution Approving the Proposed Agencies under the CDBG-CV Emergency Living Assistance Program](#)

**Attachments:** [Resolution](#)  
[General Guidelines CDBG-CV Emergency Living Assistance 12.2020](#)  
[CDBG-CV Duplication of Benefits Affidavit Application Draft](#)

**20-1128** [Consider/Discuss/Act on a Resolution for US 380 Controlled Access Freeway Alignments Generally Between Coit Road and Future Ridge Road Related to the Texas Department of Transportation US 380 Collin County Feasibility Study and Associated Environmental Impact Statement](#)

**Attachments:** [Resolution](#)  
[Exhibit A](#)  
[2020-12-01 TxDOT US 380 Update Work Session Presentation](#)

**20-0001GDP** [Consider/Discuss/Act on a General Development Plan for the Ballfields Tract 4, Located on the East Side of Alma Road and Approximately 1,000 Feet North of Henneman Way](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Ex. PD Ord. No. 2018-08-060](#)  
[Proposed General Development Plan](#)

**20-0009M3** [Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Amend Chapter 146 \(Zoning Regulations\), Section 146-45 \(Site Plan Approval\) and Appendix G \(MTC - McKinney Town Center Zoning District\) of the Code of Ordinances, and Accompanying Ordinance](#)



**Attachments:** [PZ Minutes](#)  
[CC Draft Minutes](#)  
[MTC Zoning District - Redline](#)  
[MTC Zoning District - Clean](#)  
[Section 146-45 - Redline](#)  
[Section 146-45 - Clean](#)  
[Proposed Ordinance](#)  
[Proposed Exhibit A](#)  
[Presentation](#)

**20-0012M2** [Consider/Discuss/Act on an Ordinance Amending Chapter 87, "Special Events," of the City's Code of Ordinances by Adding New Provisions Permitting Parklets Within Certain Areas of the Corporate Limits of the City of McKinney and Providing Minimum Requirements Thereof; Repealing Conflicting Ordinances; Providing a Savings Clause; Providing a Severability Clause; Providing for Publication of the Caption of this Ordinance; and Providing for an Effective and Termination Date.](#)

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

**20-1129** [Consider/Discuss/Act on Appointing a Member to the North Texas Municipal Water District Board of Directors](#)

**Attachments:** [NTMWD History](#)  
[NTMWD Board of Directors](#)

**20-1130** [Consider/Discuss/Act on a Resolution to Appoint a Member to the 9-1-1 Emergency Communications District Board of Managers within the North Central Texas Council of Governments \(NCTCOG\)](#)

**Attachments:** [Resolution](#)  
[About NCT9-1-1](#)

**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

- HAG RE CDT, LLC to City of McKinney, Texas

- Estate of Mildred Ruth Horne, Ottaway, Deceased by Corinne Louise Bouas, Executrix to City of McKinney, Texas

C. Section 551.072. Deliberations about Real Property

- Municipal Facilities

D. Section 551.074. Personnel Matters

- Presiding McKinney Municipal Court Judge

E. Section 551.087. Deliberation Regarding Economic Development Matters

- RPMx Construction LLC

- Project FPS

- Project Hemispheres

## **ACTION ON EXECUTIVE SESSION ITEMS**

## **ADJOURN**

*Posted in accordance with the Texas Government Code, Chapter 551, on or before the 12th day of December, 2020 at 6:00 p.m.*

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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>.*