

CITY COUNCIL REGULAR MEETING

MAY 20, 2014

The City Council of the City of McKinney, Texas met in regular session in the Council Chambers of the Municipal Building on May 20, 2014 at 6:00 p.m.

Council Present: Mayor Brian Loughmiller, Mayor Pro Tem Travis Ussery, Council members: Geralyn Kever, Don Day, Roger Harris, and Randy P. Pogue. Absent: Council member Ray Ricchi.

Staff Present: Interim City Manager Tom Muehlenbeck; Deputy City Manager Jose Madrigal; Interim Assistant City Manager Barry Shelton; City Attorney Mark Houser; City Secretary Sandy Hart; Assistant Director of Development Services Rick Leisner; Director of Planning Michael Quint; Director of Engineering Mark Hines; McKinney Economic Development Corporation President Jim Wehmeier; Interim Parks, Recreation, and Open Space Director Ryan Mullins; Fire Chief Danny Kistner; Assistant to the City Manager Darrek Ferrell; Director of Water Utilities and Infrastructure Chris Browning; Assistant Director of Water Utilities and Infrastructure Paul Sparkman; Assistant Chief of Police Joe Ellenburg; McKinney Community Development Corporation President Cindy Schneible; Airport Executive Director Ken Wiegand; Facilities Construction Manager Patricia Jackson; Chief Information Officer Chris Chiancone; Planning Manager Brandon Opiela; Planning – Matt Robinson and Steven Doss; Communications and Marketing – CoCo Good and Denise Lessard; McKinney Economic Development Corporation – Cayti Stein and Chad Walker; Senior Help Desk Technician Amy Greer; Municipal Court Judge Roger Dickey; McKinney Convention and Visitors Bureau Director DeeDee Guerra; Fire Department Public Information and Education Officer Stacie Durham; and Police Officer Bradley Williams.

There were 35 guests present.

Mayor Loughmiller called the meeting to order at 6:00 p.m. after determining a quorum was present. Invocation was given by Hugh Porfirio, Director McKinney House of Prayer. Mayor Loughmiller led the Pledge of Allegiance.

INFORMATION SHARING

14-485 Water Safety Week Proclamation. Mayor Loughmiller read and presented the Water Safety Week Proclamation to the Fire Department.

14-486 Motorcycle Safety & Awareness Month Proclamation. Mayor Loughmiller read and presented the Motorcycle Safety and Awareness Month Proclamation to Scott Phillips.

14-484 Welcome New Corporate Partner to McKinney. Mayor Loughmiller welcomed First Flight, a fully licensed ambulance company that provides around the clock air medical transport for emergency and non-emergency patients from rural hospitals. First Flight will lease a 12,000 square foot hangar and office facility at the McKinney National Airport will serve as the base for supporting their operations in east Texas. McKinney Economic Development Corporation Director of Business Development Chad Walker stated that MEDC has been working with First Flight along with McKinney National Airport Executive Director Ken Wiegand, Eric Pratt and Kevin Fletcher since January. In attendance tonight for First Flight is Denny O'Hara, CFO Ken Dorris, and head of Medical Operations Jared Pierson. Denny O'Hara stated First Flight started in 1993 and today has about 100 employees. First Flight bases themselves in a small community and provides fixed-wing air ambulance to transport a patient from a small community to a facility with higher level of care quickly. Ken Dorris stated that First Flight intends to utilize the hangar as the maintenance base for their aircraft, provide pilot services, and focus on the patients. Jared Pierson stated that First Flight hires the best and most experienced paramedics and nurses and puts them through rigorous training to get them as qualified as possible in the medical field.

Mayor Loughmiller called for Citizen Comments and there were none.

Council unanimously approved the motion by Mayor Pro-Tem Ussery, seconded by Council member Pogue, to approve the following consent items:

14-487 Minutes of the City Council Work Session of May 5, 2014

14-488 Minutes of the City Council Regular Meeting of May 6, 2014

14-410 Minutes of the Board of Adjustment Regular Meeting of February 26, 2014

- 14-386** Minutes of the Community Grants Advisory Committee Meeting of February 20, 2014
- 14-431** Minutes of the Community Grants Advisory Commission Meeting of April 16, 2014
- 14-332** Minutes of the Historic Preservation Advisory Board Regular Meeting of February 6, 2014
- 14-461** Minutes of the McKinney Housing Finance Corporation Meeting of April 12, 2013
- 14-462** Minutes of the McKinney Housing Finance Corporation Meeting of October 11, 2013
- 14-489** Consider/Discuss/Act on a Resolution Authorizing the City Manager, or their Designee, to Accept and Implement Urban Area Security Initiative (UASI) Program Grant Funding from the Department of Homeland Security through the North Central Texas Council of Governments (NCTCOG) to Purchase Thermal Imaging Cameras for the City of McKinney Fire Department. Caption reads as follows:

RESOLUTION NO. 2014-05-057 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER, OR THEIR DESIGNEE, TO ACCEPT AND IMPLEMENT URBAN AREA SECURITY INITIATIVE (UASI) PROGRAM GRANT FUNDING FROM THE DEPARTMENT OF HOMELAND SECURITY THROUGH THE NORTH TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) TO PURCHASE THERMAL IMAGING CAMERAS FOR THE CITY OF MCKINNEY FIRE DEPARTMENT

- 14-490** Consider/Discuss/Act on a Resolution Authorizing the Application and Acceptance of the U.S. Department of Justice 2014 Byrne Justice Assistance Grant, if Awarded, and Designating the City Manager, or his Designee, as Official Representative of the City in Matters Relating to the Program. Caption reads as follows:

RESOLUTION NO. 2014-05-058 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO APPLY FOR, AND ACCEPT, IF AWARDED, THE U.S. DEPARTMENT OF JUSTICE 2014 BYRNE JUSTICE

ASSISTANCE GRANT, AND DESIGNATING THE CITY
MANAGER, OR DESIGNEE, AS OFFICIAL REPRESENTATIVE
OF THE CITY IN MATTERS RELATING TO THE PROGRAM

- 14-491** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Lease for Office Space for the Information Technology Department. Caption reads as follows:

RESOLUTION NO. 2014-05-059 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A LEASE AGREEMENT WITH COMEGY'S HOLDINGS 1, LTD. FOR 115-B INDUSTRIAL BOULEVARD FOR INFORMATION TECHNOLOGY DEPARTMENT OFFICE SPACE

- 14-492** Consider/Discuss/Act on the First Modification to the Second Amended and Restated Development Agreement Between the City of McKinney and D.R. Horton - Texas, LTD., Blue Star Coit 32, LLC and 206 McKinney, LLC

- 14-493** Consider/Discuss/Act on a Development Agreement with CPF Enterprises, Inc., for the Parcel 1017-1018 Addition, Being Fewer than 4 Acres, Located Approximately 120 Feet East of Stonebridge Drive and on the South Side of Eldorado Parkway

- 14-494** Consider/Discuss/Act on Authorizing the City Manager to Execute an Interlocal Agreement by and Between the City of Melissa, Texas and the City of McKinney, Texas for the Clemmons Creek Sewer Line

- 14-519** Consider/Discuss/Act on a Detention Pond Maintenance and Monitoring Agreement with Beazer Homes Texas, L.P. and the City of McKinney, Texas for the Live Oak Creek Addition

END OF CONSENT

- 14-009Z3** Mayor Loughmiller called for a Public Hearing to Consider/Discuss/Act on the Request by NEXmetro Community Development, L.L.C., on Behalf of Hunter 38042, L.P., for Approval of a Request to Rezone Fewer than 11 Acres from "PD" - Planned Development District and "CC" - Corridor

Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, Generally to Modify the Development Standards, Located on the Northeast Corner of U.S. Highway 380 (University Drive) and Grassmere Lane, and Accompanying Ordinance. Director of Planning Michael Quint stated that the applicant is requesting to rezone the property generally for a single-story, multi-family complex. The parking for the units will be located on an inner ring so when you look at the land use compared to what could be there now it is a decrease in the intensity. The current zoning allows for up to six-story, multi-family buildings. The proposed complex is one story with 122 units so when you look at this considering impact on adjacent properties it is definitely a reduction in the density. There is one special ordinance provision regarding the applicant's requested parking standard. The applicant is requesting a parking standard that deviates from the multi-family parking standard and is slightly different than the single-family parking standard. When Staff evaluated the proposed parking standard, Staff felt it needed to be closer to one or the other, either multi-family or single-family, however, we were unable to meet in the middle when we were working with the applicant. The item went to the Planning & Zoning Commission and the Planning & Zoning Commission recommended a parking standard of two parking spaces per unit with one of those being enclosed. Subsequent to that P&Z Commission meeting where that motion was made and approved, the applicant approached Staff and expressed concern that the parking standard is not what they thought and proposed a slightly different parking standard. Staff is recommending approval of this item however we were not comfortable with the applicant's request for modified parking standard. Mr. Quint stated that Staff does feel that they have gone above and beyond what is normally required of multi-family developments by trying to blend in with adjacent properties. Mr. Quint stated that Staff has projected that they

would need to have 289 total parking spaces and 61 would need to be enclosed per the existing City requirement. They are proposing 244 total parking spaces. Mr. Quint stated that there is already a left turn lane into Tremont that TxDOT built with the US 380 reconstruction. The applicant is agreeing to construct a right turn lane into Grassmere. Mr. Quint stated that the only median opening at Grassmere is a hooded left for this multi-family community as they are headed westbound. There is an apron where they can come down, cross the median, head south into their community. That median opening is not designed to accommodate full north/south or east/west access even though folks are using it for that. The properties adjacent to the north and east are zoned for commercial, non-residential uses. Typically we do not want our residential traffic and our commercial traffic to mix so that is why you are not seeing cross-access to the east. We have asked the property owner to reach out to the property owner to the east and see if they would be willing to share a drive or get a median opening and share. Based on my conversation with the property owner, that property owner to the east is not willing to participate in those types of conversations. Applicant, Mr. Mark Housewright, 900 Jackson Street, Dallas, stated that we feel the use is a compatible use with the surrounding uses of the tract. On the south side is a multi-family apartment complex, to the west is a single-family, and to the northwest is Tucker Hill. The properties to the east are planned to go retail and to the northeast is owned by a company that does multi-family developments. We think this project offers a good transition from multi-family to the south, retail to the east, between it and the typical standard single-family project to the northwest and the far west. We feel that this is a good transition and offers a stabilizing factor for the community and beneficial in the long run. The project is 122 single-story detached hybrid housing dwelling units. They are clustered in a courtyard effect but they are individual units. This conforms to the

goals and objectives of the comprehensive plan and will have minimal impact on the infrastructure and public facilities and services. Our target market is considerably different than standard multi-family. Architecturally we have tried to blend in with surrounding area such as Tucker Hill so we changed our elevations to be more compatible with the neighborhood. Along US 380, we will have a 100% masonry screening wall and on the other sides will be masonry columns with board on board fencing and landscaping along the bottom delivering more landscaping and streetscaping than is required on the site. We have also agreed to put in a deceleration lane. We agreed to increase the amount of parking that we originally proposed from 1.85 parking spaces per unit to the two parking spaces per unit. Mr. Josh Hartman, NEXmetro Development, 2355 East Camelback Road, Phoenix, Arizona stated that they did approach the people who were selling this property and the adjacent property which was Hunter 23456 and they did not agree to providing a cross access but because there is an agreement in place between Southern Land Company, who owns the balance of Tucker Hill, Crowe Billingsley, who owns the multi-family around these two parcels, and Hunter, who owns our parcel and the parcel adjacent to it. They cannot put any full access to US 380 without the other's permission. Mr. Housewright stated that they are dedicating the right-of-way and offering to construct a deceleration lane and it will serve both folks going in to Grassmere to Southern Land, Tucker Hill, or our development. Mayor Loughmiller called for public comment.

The following individuals spoke against the zoning request:

Mr. Tracy Caruth, 7404 Ardmore Street, McKinney

Ms. Peggy Djurdjulov, 2320 Grassmere Lane, McKinney

Mr. Matt Lear, 2304 Pearl Street, McKinney

The following individual spoke in favor of the zoning request:

Mr. Kevin McKernnon, 2316 Grassmere Lane, McKinney

Council approved the motion by Mayor Pro Tem Ussery, seconded by Council member Harris, to close the public hearing. Mayor Loughmiller stated that one option might be what we did at McKinney North High School to designate a no parking area on Grassmere that would front that section and may eliminate some of that concern. Mr. Quint stated that he would request if that is the Council's desire to be very specific when prohibiting on-street parking because having non-residential uses here with the ability to park on-street might be beneficial. I think the Planning and Zoning Commission's recommendation was the closest thing to a compromise. The single-family residential parking standard is two parking spaces per unit, two of those have to be enclosed, usually satisfied by a two-car garage with a driveway out front. The applicant had indicated that they could put prohibitions on using garage spaces as storage areas. From a staff recommendation, two parking spaces per unit is appropriate, 30% of the units need to provide at least one garage, and there needs to be some overflow parking. Half a space per unit seems a little high, so maybe a quarter space per unit would add an additional 30 spaces. Mr. Hartman suggested an alternative solution. we talked about not providing a pedestrian gate on that secondary access to Grassmere. By not providing that pedestrian gate, it would eliminate most of the problem of guest parking off of the property. To satisfy the community, we will not provide a pedestrian gate there which will be a discouragement to parking in Tucker Hill and walking through the main gate. Our preference would be to make the recommendations you want to make as far as offsetting and looking at the deceleration lane subject to the study by the Traffic Engineer. This will allow us to move forward with this project. Mr. Quint stated that based on the discussion, the total number of parking spaces would be 275 with 37 spaces to be enclosed. Council approved the motion by Council member Pogue, seconded by Council member Kever, to approve an Ordinance rezoning fewer than 11

acres from "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District to "PD" - Planned Development District and "CC" - Corridor Commercial Overlay District, generally to modify the development standards, located on the northeast corner of U.S. Highway 380 (University Drive) and Grassmere Lane, with the following special ordinance provisions: the use and development of the subject property shall develop in accordance with the attached development regulations; requiring parking to be provided at a minimum of 2.25 total parking spaces per unit, including a minimum of 1.70 covered or surface parking spaces per unit, 0.30 garage spaces per unit, and 0.25 parking spaces per unit for guest and overflow parking; and requiring the development's western access point onto Grassmere Lane to be shifted southward at the southernmost location between Fleetwood Street and U.S. Highway 380 (University Drive) that satisfies the City's driveway spacing requirements, and coordinate with potential future drives on the west side of Grassmere Lane, subject to the review and approval of the City Engineer, with a vote of 5-1-0, Council member Harris voting against.

Caption reads as follows:

ORDINANCE NO. 2014-05-033

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 10.25 ACRE PROPERTY, LOCATED ON THE NORTHEAST CORNER OF U.S. HIGHWAY 380 (UNIVERSITY DRIVE) AND GRASSMERE LANE, IS REZONED FROM "PD" - PLANNED DEVELOPMENT DISTRICT AND "CC" - CORRIDOR COMMERCIAL OVERLAY DISTRICT TO "PD" - PLANNED DEVELOPMENT DISTRICT AND "CC" - CORRIDOR COMMERCIAL OVERLAY DISTRICT, GENERALLY 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

Council member Pogue stepped down from the dais for the following two agenda items.

14-092GDP Mayor Loughmiller called for a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, on Behalf of Himalayan Ventures, L.P., for Approval of a General Development Plan for a Portion of the Adriatica Town Center District, Being Fewer than 3 Acres, Located Approximately 240 Feet South of Virginia Parkway and on the West Side of Adriatic Parkway. Planning Director Michael Quint stated that the applicant is requesting to revise a portion of the approved general development plan (GDP) for Adriatica. The governing planned development ordinance requires a general development plan be approved for all development within Adriatica's Town Center District. Staff made a minor error in the agenda that was published for the public. We placed the wrong general development plans in there. There was discussion with the applicant about re-aligning this portion of this property. That was inadvertently omitted. The proposal is to modify the series of buildings on the northeast portion of the Adriatica Town Center to make them smaller buildings that are more consistent with the type of buildings seen in the med park portion of Adriatica. The existing planned development ordinance does require that when modifications to the general development plan are made it does require Council action. Staff is recommending approval. Applicant, Mr. George Fuller, 6625 Mediterranean Drive, McKinney, stated that if you remember when we were here last time for St. Paul, I think most of the opposition was the fact that there was a lot of large scale buildings, that there was not the walkability and small, garden style that was presented initially. This plan brings us back to the garden style and the walkability. The multi-family was an issue but when we were in here for the St. Paul, the site plan that we placed the St. Paul on demonstrated a lot of large scale buildings. It scared people into thinking the plan was just for four or five large scale buildings. Mayor Loughmiller called for public comment and there was none. Council approved the motion by Council member Keever, seconded

by Council member Harris, to close the public hearing and approve a General Development Plan for a portion of the Adriatica Town Center District, Being fewer than 3 acres, located approximately 240 feet south of Virginia Parkway and on the west side of Adriatic Parkway.

14-091SP Mayor Loughmiller called for a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, on Behalf of Himalayan Ventures, L.P., for Approval of a Site Plan for Medical Office Buildings (Village Center Medpark II), Being Fewer than 3 Acres, Located Approximately 240 Feet South of Virginia Parkway and on the West Side of Adriatic Parkway. Planning Director Michael Quint stated that the applicant is proposing to construct ten medical office buildings totaling 27,475 square feet. Typically site plans of this nature are approved at a Staff level, however the PD Ordinance does require Council's consideration. As part of the site plan request, general building elevations are also required to be considered by the Council. Staff has no concerns about the elevations. We feel as though they are in keeping with the character that has already been established within Adriatica and we are recommending approval of both these general elevations as well as the proposed site plan. Applicant, Mr. Arlyn Samuelson, 1512 Bray Central Drive, McKinney, stated that this is the site plan associated with the general development plan Council just approved. Mayor Loughmiller called for public comment and there was none. Council approved the motion by Mayor Pro Tem Ussery, seconded by Council member Harris, to close the public hearing and approve a Site Plan for Medical Office Buildings (Village Center Medpark II), being fewer than 3 acres, located approximately 240 feet south of Virginia Parkway and on the west side of Adriatic Parkway.

Council member Pogue returned to the dais.

14-093M2 Mayor Loughmiller called for a Public Hearing to Consider/Discuss/Act on the Request by the City of McKinney to Amend Appendix B (Urban

Design Standards for the Regional Employment Center) of Chapter 146, Including Section B-1 (Map of Regional Employment Center Overlay Zones) and Section B-2 (Regional Employment Center - Overlay Urban Design Standards), of the Zoning Regulations, and Accompanying Ordinance. Planning Manager Brandon Opiela stated that, as requested by City Council, Staff has evaluated all rezoning requests in the Regional Employment Center overlay district since 2010 and have created a list of those requests and modifications. The proposed amendments before you this evening address these 15 modifications by maintaining the ability to still do urban development style projects so as to not affect existing property rights while also providing additional options in regulations for a more standard development pattern. Staff invited affected property owners within the REC to a public input meeting on March 27th to discuss these potential amendments. Staff did receive broad support to move forward with these modifications. At the Planning & Zoning Commission meeting there were two residents who did have concerns about multi-family within the REC, density, heights, and a question of whether the market still wants urban style development. Staff does feel these proposed amendments provide options and flexibility intended to be more reflective of the development climate today and as such we recommend approval of these amendments. We are proposing to leave the requirement for lots that are less than 50' in width to have that rear access or alley loaded product. It is my understanding that Council would like to look at those in the future on a case-by-case basis. Mayor Loughmiller called for public comment and there was none. Council unanimously approved the motion by Mayor Pro Tem Ussery, seconded by Council member Kever to close the public hearing. Council unanimously approved the motion by Council member Kever, seconded by Council member Pogue, to approve and amending Appendix B (Urban Design Standards for the Regional Employment Center) of Chapter 146,

Including Section B-1 (Map of Regional Employment Center Overlay Zones) and Section B-2 (Regional Employment Center - Overlay Urban Design Standards), of the Zoning Regulations. Caption reads as follows:

ORDINANCE NO. 2014-05-034

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING APPENDIX B (URBAN DESIGN STANDARDS FOR THE REGIONAL EMPLOYMENT CENTER) OF CHAPTER 146, INCLUDING SECTION B-1 (MAP OF REGIONAL EMPLOYMENT CENTER OVERLAY ZONES) AND SECTION B-2 (REGIONAL EMPLOYMENT CENTER – OVERLAY URBAN DESIGN STANDARDS), OF THE ZONING REGULATIONS; 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

14-495 Mayor Loughmiller called for Consideration/Discussion/Action on a Resolution Approving the Revised Exterior Elevations as Proposed by Beck Design Related to the Sheraton Gateway Hotel and Events Center Project. Facilities Construction Manager Patricia Jackson stated that this should be the final look at the Gateway elevations. We have revised elevations primarily for consideration of the equipment screens that are now shown on the rooftops of the various locations. When the design was presented originally the elevations had not progressed to the stage they are at now. We now have the color elevations and the material samples for the equipment screens primarily shown on the roof elevations. The cost of these screens is included in the GMP. Council unanimously approved the motion by Council member Kever, seconded by Council member Harris, to approve a Resolution approving the revised exterior elevations as proposed by Beck Design Related to the Sheraton Gateway Hotel and Events Center Project. Caption reads as follows:

RESOLUTION NO. 2014-05-060 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, APPROVING THE REVISED EXTERIOR ELEVATIONS FOR THE SHERATON GATEWAY HOTEL AND EVENTS CENTER AS PROPOSED BY BECK DESIGN; AND PROVIDING AN EFFECTIVE DATE

Mayor Loughmiller called for Citizen Comments and there were none.

Mayor Loughmiller called for Council and Manager Comments

Council member Day stated that tonight we welcomed a new company to our airport. There has been discussion over the past year or so as to whether the purchase of the airport was a good idea or a bad idea. I just wanted to point out that the City has owned the airport with all its assets for less than six months. In that six months, we have filled up three vacant hangars, recruited three companies, bringing in over 100 jobs, bringing somewhere around 15 new planes and \$15 million in assets that has not been reflected on the tax base, and we are working with five other larger companies.

Council member Keever echoed Mr. Day's comments in welcoming First Flight to McKinney. Ms. Keever welcomed Tom Muehlenbeck in his recently approved role as Interim City Manager. Ms. Keever expressed her appreciation to the good work that our Staff is continuing to do. Ms. Keever stated that she attended a great event Friday night at the McKinney Education Foundation. We honored young people and various corporations who gave money for these students to go to college. It was really a fun event and I would encourage you to support it in the future. Ms. Keever invited everyone this Friday to Bike the Bricks that is another great event downtown. Ms. Keever expressed her condolences to the Howell family for the loss of a good friend and neighbor Laud Howell who had served for two terms on McKinney City Council who did so with great respect and great honor.

Council member Pogue welcomed Mr. Muehlenbeck as we look forward to your tenure and what you have to offer. Mr. Pogue thanked First Flight and O'Hara Flying for having faith in our airport.

Council member Harris stated he would also like to welcome Mr. Muehlenbeck and thanked the staff for dealing with the vacancies that we have had and their efforts to push the City forward. Mr. Harris stated that he attended a Texas Workforce Board meeting this morning and during that meeting they had a presentation on demographics and the growth of the Metroplex. He was surprised to see how McKinney has grown in relation to the other cities. In many cases, we were number three and number four following Ft. Worth and Frisco in the actual numbers. The growth of Frisco, Melissa,

Anna and McKinney has actually pulled the center of the Metroplex this direction. I would like to thank the Airport Board, the airport staff, the City Manager's staff, and the Economic Development staff in bringing the O'Hara Flight to the airport. Mr. Harris stated that this evening we dealt with the NEXmetro project and as I stated in my comments, I thought that was an exceptional project but I have a problem with the safety aspect up there on US 380. I would like ask staff do everything we can to mitigate and eliminate the safety aspects we have up there.

Mayor Pro Tem Ussery stated he too welcomes all the economic opportunities that come to McKinney and not just at the airport. Mr. Ussery thanked Staff for all you do day in and day out. Mr. Ussery welcomed the new Interim City Manager Mr. Muehlenbeck. I too would like to recognize Mr. Laud Howell as he was a pallbearer at my own father's funeral. He certainly embodied the foundation that we spring from today and I'm proud to say I was a witness to it.

Mayor Loughmiller acknowledged the great contribution that the Howell family has done for McKinney over the years. This brings forth discussion that we have had on more than one occasion about the opportunity to name parks, or streets, after individuals while they are still alive as opposed to posthumously. I had received a letter from a family member asking if there was opportunity to have a park or something named after Mr. Howell. This weekend we have Bike the Bricks which is one of our best events that will bring 8,000 people to downtown McKinney this Friday. I also want to remind people that school is about to be out and that means new traffic considerations. There will be more kids on the streets and young drivers on the roads - so please pay attention and be safe. Also want to mention water conservation is a major issue in our community. We ask our community to continue to be vigilant and conserve water usage. And last but not least, I would like to welcome Mr. Muehlenbeck to the dais and to the city. I appreciate your willingness to step into the interim position and I think with all the economic development going on in McKinney it is going to be a very positive time for you while you are here.

Interim City Manager Tom Muehlenbeck thanked the Mayor and members of City Council for their kind words. Mr. Muehlenbeck expressed his welcome to First Flight services to McKinney. I would like to remind folks that the water conservation

requirements are on the website. We had a great turnout at the public safety facility this past weekend. While City offices are closed for Memorial Day holiday, there is plenty to do in McKinney. The annual Memorial Day services at Pecan Grove Cemetery takes place at 9:30 a.m. The city pools will open for the summer on Memorial Day and the Courts Tennis Complex, Oak Hollow Golf Course, and the Dr. Pepper Stars Center will be open normal hours on Monday. I would like to thank Council for the reception and opportunity you have provided for me to serve you and the citizens of McKinney. I would also like to make a special thanks to Jose Madrigal, Barry Shelton, Rob Daake, Mark Houser and Sandy Hart, for all you have done to make this job a lot easier - I really appreciate it. I have watched a couple of Council meetings prior to coming here and I don't believe I have ever heard so many accolades coming from the dais to City staff. I think that means so much to each person that works for this community to hear that come directly from the elected officials and I want to offer my thanks and appreciation for the job you are doing.

Mayor Loughmiller recessed the meeting into executive session at 8:25 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 9:15 p.m.

Mayor Loughmiller called for Action on Executive Session Items. Council unanimously approved the motion by Mayor Loughmiller, seconded by Council member Keever, to approve a contract with Judge Roger Dickey and Judge Ordonez per the terms discussed in Executive Session.

Council unanimously approved the motion by Mayor Pro-Tem Ussery, seconded by Council member Harris, to adjourn. Mayor Loughmiller adjourned the meeting at 9:18 p.m.

BRIAN LOUGHMILLER
Mayor

ATTEST:

SANDY HART, TRMC, MMC
City Secretary