

**RESOLUTION NO. 2015-03-\_\_\_ (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE INTERIM CITY MANAGER TO EXECUTE A CONTRACT WITH GATEWAY PLANNING GROUP, INC. – A VIALTA GROUP PARTNER FOR PROFESSIONAL SERVICES IN ASSOCIATION WITH PHASE II OF THE NORTHWEST SECTOR STUDY INITIATIVE; PROVIDING AN EFFECTIVE DATE**

**WHEREAS,** the City of McKinney Comprehensive Plan establishes a basis for continued planning activities designed to produce the best possible decisions about the community's future; and

**WHEREAS,** Work Plans are the means by which potential policies and ordinances are considered, evaluated, recommended and put into place in order to implement the Comprehensive Plan; and

**WHEREAS,** the Northwest Sector Study Initiative is a Work Plan that was initiated in 2013 in order to implement the Comprehensive Plan and establish a preferred vision for the future of the Northwest Sector of McKinney; and

**WHEREAS,** Phase I of the Northwest Sector Study Initiative included an analysis of existing conditions, a series of public outreach events, and the creation of priorities and principles for future growth and development in the Northwest Sector; and

**WHEREAS,** the Northwest Sector Study Phase I Report serves as the conclusion to the first phase of the Northwest Sector Study Initiative and has been drafted to serve as a long-term planning and policy guide for future development in the Northwest Sector (the "Vision"); and

**WHEREAS,** Phase II of the Northwest Sector Study Initiative includes the completion of several tasks intended to implement the Vision established in Phase I; and

**WHEREAS,** Staff has been working with Gateway Planning – A Vialta Group Partner ("Gateway Planning") to develop a Scope of Services that will help create an implementation program for the realization of the Vision established in Phase I; and

**WHEREAS,** City Staff has selected Gateway Planning as qualified consultants to perform the tasks associated with Phase II of the Initiative; and

**WHEREAS,** it is in the best interest of the citizens of the City of McKinney that an agreement be executed with Gateway Planning for professional services to be provided in support of Phase II of the Initiative.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, THAT:**

Section 1. The City Council of the City of McKinney, Texas accepts the proposal from Gateway Planning for professional services for Phase II of the Northwest Sector Study Initiative..

Section 2. The City Council of the City of McKinney, Texas hereby authorizes the Interim City Manager to execute a professional services contract with Gateway Planning for an amount not to exceed \$105,000 for the completion of the Primary Planning Tasks of the Northwest Sector Study Initiative ("Contract") as depicted in Exhibit A.

Section 3. This Resolution shall take effect immediately from and after the date of passage and is so resolved.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF  
McKINNEY, TEXAS ON THE 17<sup>TH</sup> DAY OF MARCH, 2015.**

CITY OF McKINNEY, TEXAS

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BRIAN LOUGHMILLER  
Mayor

ATTEST:

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SANDY HART, TRMC, MMC  
City Secretary  
DENISE VICE, TRMC  
Assistant City Secretary

APPROVED AS TO FORM:

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MARK S. HOUSER  
City Attorney

THE STATE OF TEXAS §

COUNTY OF COLLIN § **Professional Services Contract**  
**with Gateway Planning Group, Inc. -A Vialta Group**  
**Partner**

THIS CONTRACT is entered into on this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by and between the **CITY OF MCKINNEY, TEXAS**, a municipal corporation located in Collin County, Texas, (hereinafter referred to as "CITY"), acting by and through its City Manager or his designee, and **GATEWAY PLANNING GROUP, INC. - A Vialta Group Partner** (hereinafter referred to as "CONSULTANT") whose address is 3100 McKinnon Street, 7<sup>th</sup> Floor, Dallas, Texas 75201.

W I T N E S S E T H:

WHEREAS, CITY has completed Phase I of the Northwest Sector Study (the "Study") and now desires to pursue Phase II of the Northwest Sector Study Initiative to analyze the adopted concepts from the Study (the "Vision") to identify a program for realizing the Vision; and

WHEREAS, CONSULTANT is a professional planning and urban design firm qualified to provide such services and is willing to undertake the performance of such services for CITY in exchange for fees hereinafter specified; NOW, THEREFORE,

THAT IN CONSIDERATION of the covenants and agreements hereinafter contained and subject to the terms and conditions hereinafter stated, the parties hereto do mutually agree as follows:

I.

**Employment of Consultant**

CONSULTANT will perform as an independent contractor all services under this Contract to the prevailing professional standards consistent with the level of care and skill ordinarily exercised by members of the planning and urban design professions, both public and private, currently practicing in the same locality under similar conditions including but not limited to the exercise of reasonable, informed judgments and prompt, timely action. If CONSULTANT is representing that it has special expertise in one or more areas to be utilized in this Contract, then CONSULTANT agrees to perform those special expertise services to the appropriate local, regional and national professional standards.

II.

**Scope of Services**

CONSULTANT shall perform such services as are necessary to analyze the Vision derived from the Study to identify a program for realizing the Vision specifically including, but not necessarily limited to, the tasks enumerated more fully in Exhibit "A" hereto entitled "Scope of Services" (hereafter referred to as the "Project"). Exhibit "A" is hereby incorporated herein by reference and made a part hereof as if written word for word. However, in case of conflict in the language of Exhibit "A" and this Contract, the terms and conditions of this Contract shall be final and binding upon both parties hereto.

III.

**Payment for Services**

Total payment for services described herein shall be a sum not to exceed One Hundred Five Thousand and No/100 Dollars (\$105,000.00). This total payment for services includes CONSULTANT's ordinary expenses. Additional expenses, which are extraordinary in nature, shall be approved in advance by CITY in writing signed by the parties. Such extraordinary expenses may be paid as incurred and billed to the CITY pursuant to this Contract over and above the total payment amount identified in this provision. Any extraordinary expenses not approved in writing in advance by the CITY

shall remain the sole responsibility of the CONSULTANT.

The total not to exceed project cost is comprised of: (1) a lump sum component for five specific tasks in the amount of One Hundred Thousand and No/100 Dollars (\$100,000.00), which provides for the professional services identified in Exhibit "A", (the "Fixed Fee Services"); and, (2) an hourly component for ad hoc support and assistance for specific activities related to outreach, promotion and coordination of Study initiatives, including but not limited to, Public Meetings/Public Presentations/Formal Correspondence with public or private entities (i.e. Planning and Zoning Commission, City Council, Main Street, McKinney Economic Development Corporation, McKinney Community Development Corporation, Texas Department of Transportation, North Central Texas Council of Governments, Chamber of Commerce, citizens, property owners, developers), which services are above and beyond ordinary project management services associated with the Fixed Fee Services, in the amount of Five Thousand and No/100 Dollars (\$5,000.00) (the "Hourly Fee Services").

CONSULTANT will bill CITY on a percent complete basis for the Fixed Fee Services, and on an hourly basis at the hourly rates described in Exhibit "A" for any Hourly Fee Services, performed in accordance with Exhibit "A"; provided however that this Contract shall control in the event of any conflict between the language in Exhibit "A" and the language in this Contract. If additional services, trips or expenses are requested, CONSULTANT will not provide such additional services until authorized by CITY in writing to proceed. The scope of services shall be strictly limited. CITY shall not be required to pay any amount in excess of the amount identified in the preceding paragraphs unless CITY shall have approved in writing in advance (prior to the performance of additional work) the payment of additional amounts.

Each month CONSULTANT will submit to CITY an invoice supporting the percentage complete on the Fixed Fee Services as well as the actual services performed on the Hourly Fee Services and reimbursable expenses incurred by CONSULTANT during the previous month for which payment is sought. Each invoice for work performed on the Fixed Fee Services shall state the percentage of work completed on each task identified in Exhibit "A" through the end of the then submitted billing period, the total of the current invoice amount and a running total balance for the Project to date. Each invoice for work performed on the Hourly Fee Services shall be itemized to show the amount of work performed during that month broken down by the identity of the person(s) performing such work, the amount of time expended by such person(s) in performing that work, the billing rate for each such person and a brief summary of the work performed by each such person. Each invoice for Hourly Fee Services shall also state the percentage of work completed on the Project, the total of the current invoice amount and a running total balance for the Hourly Fee Services portion of the Project to date.

Within thirty (30) days of receipt of each such monthly invoice CITY shall make monthly payments in the amount shown by CONSULTANT's approved monthly statements and other documentation submitted.

Nothing contained in this Contract shall require CITY to pay for any work that is unsatisfactory as determined by CITY or which is not submitted in compliance with the terms of this Contract, nor shall failure to withhold payment pursuant to the provisions of this section constitute a waiver of any right, at law or in equity, which CITY may have if CONSULTANT is in default, including the right to bring legal action for damages or for specific performance of this Contract. Waiver of any default under this Contract shall not be deemed a waiver of any subsequent default.

#### **IV. Revisions of the Scope of Services**

CITY reserves the right to revise or expand the scope of services after due approval by CITY as CITY may deem necessary, but in such event CITY shall pay CONSULTANT agreed upon compensation for such services. In any event, when CONSULTANT is directed to revise or expand the scope of services under this Section of the Contract, CONSULTANT shall provide CITY a written proposal for the entire costs involved in

performing such additional services. Prior to CONSULTANT undertaking any revised or expanded services as directed by CITY under this Contract, CITY must authorize in writing the nature and scope of the services and accept the method and amount of compensation and the time involved in all phases of the Project.

It is expressly understood and agreed by CONSULTANT that any compensation not specified in Paragraph III herein above may require McKinney City Council approval and is subject to the current budget year limitations.

## **V. Term**

This Contract shall begin on the date first written above, and shall terminate when CITY has approved the Project as being final or otherwise terminates this Contract as provided herein.

## **VI. Contract Termination Provision**

This Contract may be terminated at any time by CITY for any cause by providing CONSULTANT thirty (30) days written notice of such termination. Upon receipt of such notice, CONSULTANT shall immediately terminate working on, placing orders or entering into contracts for supplies, assistance, facilities or materials in connection with this Contract and shall proceed to promptly cancel all existing contracts insofar as they are related to this Contract. CITY shall pay CONSULTANT for any authorized services performed and authorized costs incurred pursuant to this Contract prior to the date CONSULTANT is provided notice of said termination.

## **VII. Ownership of Documents**

All materials and documents prepared or assembled by CONSULTANT under this Contract shall become the sole property of CITY and shall be delivered to CITY without restriction on future use. CONSULTANT may retain in its files copies of all drawings, specifications and all other pertinent information for the work ("Work Products") and may use such Work Products in its marketing and advertising to the extent **only** that such Work Products do not contain "Confidential Information." If CONSULTANT uses any such Work Products for marketing purposes, CONSULTANT shall add the following statement on/to the face of the Work Products in a bold type face at least as large as all other wording or writing thereon and in no event less than 10 point in size which statement shall be plainly visible and legible when the Work Products are viewed in whatever medium presented: "THE USE OR DISPLAY OF THIS ITEM IS NOT INTENDED TO BE NOR SHALL IT BE CONSIDERED, INTERPRETED OR REPRESENTED TO BE AN ENDORSEMENT OF ANY PERSON, COMPANY, SERVICE OR PROCESS BY THE CITY." CONSULTANT shall have no liability for changes made to any materials or other documents by others subsequent to the completion of the Contract.

## **VIII. Insurance Requirements**

- A. Before commencing work, the consultant shall, at its own expense, procure, pay for and maintain during the term of this Contract the following insurance written by companies approved by the state of Texas and acceptable to the City of McKinney. The consultant shall furnish to the City of McKinney Purchasing Manager certificates of insurance executed by the insurer or its authorized agent stating coverages, limits, expiration dates and compliance with all applicable required provisions. Certificates shall reference the project/contract number and be addressed as follows:

City of McKinney  
c/o EBIX BPO  
PO Box 257  
Portland, MI 48875-0257  
**Or you may email to:**  
certsonly@periculum.com

1. Commercial General Liability insurance, including, but not limited to Premises/Operations, Personal & Advertising Injury, Products/Completed Operations, Independent Contractors and Contractual Liability, with minimum combined single limits of \$1,000,000 per-occurrence, \$1,000,000 Products/Completed Operations Aggregate and \$1,000,000 general aggregate. Coverage must be written on an occurrence form. The General Aggregate shall apply on a per project basis.
2. Workers' Compensation insurance with statutory limits; and Employers' Liability coverage with minimum limits for bodily injury: a) by accident, \$100,000 each accident, b) by disease, \$100,000 per employee with a per policy aggregate of \$500,000.
3. Business Automobile Liability insurance covering owned, hired and non-owned vehicles, with a minimum combined bodily injury and property damage limit of \$1,000,000 per occurrence.
4. Professional Liability Insurance to provide coverage against any claim which the consultant and all consultants engaged or employed by the consultant become legally obligated to pay as damages arising out of the performance of professional services caused by error, omission or negligent act with minimum limits of \$2,000,000 per claim, \$2,000,000 annual aggregate.

**NOTE:** If the insurance is written on a claims-made form, coverage shall be continuous (by renewal or extended reporting period) for not less than *thirty-six (36) months* following completion of the contract and acceptance by the City of McKinney.

- B. With reference to the foregoing required insurance, the consultant shall endorse applicable insurance policies as follows:
1. A waiver of subrogation in favor of City of McKinney, its officials, employees, and officers shall be contained in the Workers' Compensation insurance policy.
  2. The City of McKinney, its officials, employees and officers shall be named as additional insureds on the Commercial General Liability policy, by using endorsement CG2026 or broader.
  3. All insurance policies shall be endorsed to the effect that City of McKinney will receive at least thirty (30) days notice prior to cancellation, non-renewal, termination, or material change of the policies.
- C. All insurance shall be purchased from an insurance company that meets a financial rating of B+VI or better as assigned by A.M. Best Company or equivalent.

#### **IX.** **Right to Inspect Records**

CONSULTANT agrees that CITY shall have access to and the right to examine any directly pertinent books, documents, papers and records of CONSULTANT involving transactions relating to this Contract. CONSULTANT agrees that CITY shall have access during normal working hours to all necessary CONSULTANT facilities and shall be provided adequate and appropriate work space in order to conduct audits in compliance with the provisions of this section. CITY shall give CONSULTANT reasonable advance

notice of intended audits.

CONSULTANT further agrees to include in subcontract(s), if any, a provision that any subcontractor or engineer agrees that CITY shall have access to and the right to examine any directly pertinent books, documents, papers and records of such engineer or sub-contractor involving transactions to the subcontract, and further, that CITY shall have access during normal working hours to all such engineer or sub-contractor facilities and shall be provided adequate and appropriate work space, in order to conduct audits in compliance with the provisions of the paragraph. CITY shall give any such engineer or sub-contractor reasonable advance notice of intended audits.

**X.**  
**Successors and Assigns**

CITY and CONSULTANT each bind themselves and their successors, executors, administrators and assigns to the other party to this contract and to the successors, executors, administrators and assigns of such other party in respect to all covenants of this Contract. Neither CITY nor CONSULTANT shall assign or transfer its interest herein without the prior written consent of the other.

**XI.**  
**CONSULTANT's Liability**

Acceptance of the final plans by the CITY shall not constitute nor be deemed a release of the responsibility and liability of CONSULTANT, its employees, associates, agents or consultants for the accuracy and competency of their designs, working drawings, specifications or other documents and work; nor shall such acceptance be deemed an assumption of responsibility by CITY for any defect in the designs, working drawings, specifications or other documents and work prepared by said CONSULTANT, its employees, associates, agents or sub-consultants.

**XII.**  
**INDEMNIFICATION**

**CONSULTANT DOES HEREBY COVENANT AND CONTRACT TO WAIVE ANY AND ALL CLAIMS, RELEASE, DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY, ITS CITY COUNCIL, OFFICERS, EMPLOYEES, AND AGENTS, IN BOTH THEIR PUBLIC AND PRIVATE CAPACITIES, FROM AND AGAINST ALL LIABILITY, CAUSES OF ACTION, CITATIONS, CLAIMS, COSTS, DAMAGES, DEMANDS, EXPENSES, FINES, JUDGMENTS, LOSSES, PENALTIES OR SUITS, WHICH IN ANY WAY ARISE OUT OF, RELATE TO, OR RESULT FROM CONSULTANT'S PERFORMANCE UNDER THIS CONTRACT OR WHICH ARE CAUSED BY THE INTENTIONAL WRONGFUL ACTS OR NEGLIGENT ACTS, OR OMISSIONS OF CONSULTANT, ITS SUBCONTRACTORS, ANY OFFICERS, AGENTS OR EMPLOYEES OF EITHER CONSULTANT OR ITS SUBCONTRACTORS, AND ANY OTHER THIRD PARTIES FOR WHOM OR WHICH CONSULTANT IS LEGALLY RESPONSIBLE (THE "INDEMNIFIED ITEMS") SUBJECT TO THE LIMITATIONS IN TEXAS LOCAL GOVERNMENT CODE § 271.904 (A) AND TEXAS CIVIL PRACTICE AND REMEDIES CODE, § 130.002 (B).**

**BY WAY OF EXAMPLE, THE INDEMNIFIED ITEMS MAY INCLUDE PERSONAL INJURY AND DEATH CLAIMS AND PROPERTY DAMAGE CLAIMS, INCLUDING THOSE FOR LOSS OF USE OF PROPERTY.**

**INDEMNIFIED ITEMS SHALL INCLUDE ATTORNEYS' FEES AND COSTS, COURT COSTS, AND SETTLEMENT COSTS. INDEMNIFIED ITEMS SHALL ALSO INCLUDE ANY EXPENSES, INCLUDING ATTORNEYS' FEES AND EXPENSES, INCURRED BY AN INDEMNIFIED INDIVIDUAL OR ENTITY IN ATTEMPTING TO ENFORCE THIS INDEMNITY.**

In its sole discretion, the CITY shall have the right to approve counsel to be retained by CONSULTANT in fulfilling its obligation to defend and indemnify the CITY.

CONSULTANT shall retain approved counsel for the CITY within seven (7) business days after receiving written notice from the CITY that it is invoking its right to indemnification under this Contract. If CONSULTANT does not retain counsel for the CITY within the required time, then the CITY shall have the right to retain counsel and the CONSULTANT shall pay these attorneys' fees and expenses. The CITY retains the right to provide and pay for any or all costs of defending indemnified items, but it shall not be required to do so.

CONSULTANT's obligations to CITY under this provision shall be limited to the applicable insurance coverage(s) CONSULTANT is required to provide in accordance with the terms and provisions of this Contract plus any deductible amount(s) to be paid by CONSULTANT in conjunction with said coverage(s) for each occurrence giving rise to any such liability, claims, suits, demands or causes of action. If, however, CONSULTANT fails to purchase and/or maintain one or more types of insurance coverage in the amount(s) required by this Contract, CONSULTANT's obligations to CITY under this provision shall in no way be limited.

### **XIII. Independent Contractor**

CONSULTANT's status shall be that of an Independent Contractor and not an agent, servant, employee or representative of CITY in the performance of this Contract. No term or provision of or act of CONSULTANT or CITY under this Contract shall be construed as changing that status. CONSULTANT will have exclusive control of and the exclusive right to control the details of the work performed hereunder, and shall be liable for the acts and omissions of its officers, agents, employees, contractors, subcontractors and engineers and the doctrine of respondeat superior shall not apply as between CITY and CONSULTANT, its officers, agents, employees, contractors, subcontractors and engineers, and nothing herein shall be construed as creating a partnership or joint enterprise between CITY and CONSULTANT.

### **XIV. Default**

If at any time during the term of this Contract, CONSULTANT shall fail to commence the work in accordance with the provisions of this Contract or fail to diligently provide services in an efficient, timely and careful manner and in strict accordance with the provisions of this Contract or fail to use an adequate number or quality of personnel to complete the work or fail to perform any of its obligations under this Contract, then CITY shall have the right, if CONSULTANT shall not cure any such default after thirty (30) days written notice thereof, to terminate this Contract. Any such act by CITY shall not be deemed a waiver of any other right or remedy of CITY. If after exercising any such remedy due to CONSULTANT's nonperformance under this Contract, the cost to CITY to complete the work to be performed under this Contract is in excess of that part of the Contract sum which has not theretofore been paid to CONSULTANT hereunder for that particular scope of service - Fixed Fee Services or Hourly Fee Services – under which such default occurs, CONSULTANT shall be liable for and shall reimburse CITY for such excess. CONSULTANT'S liability under this provision shall be limited to the total dollar amount of that particular scope of service - Fixed Fee Services or Hourly Fee Services – pursuant to this Contract under which such default occurs.

CITY's remedies for CONSULTANT's default or breach under this Contract shall be limited to one or more of the following remedies which may be exercised separately or in combination at CITY's sole exclusive choice:

- (a) Specific performance of the Contract;
- (b) Re-performance of this Contract at no extra charge to CITY; or,
- (c) Actual damages in an amount not to exceed the greater of:
  - (1) The amount of any applicable insurance coverage CONSULTANT is required to purchase and maintain under this Contract plus any deductible



amount to be paid by CONSULTANT in conjunction with said coverage regardless of whether CONSULTANT has actually purchased and maintained said coverage; or,

(2) The total dollar amount of this Contract.

The terms of Sections XII entitled Indemnification, and XVII entitled Confidential Information shall survive termination of this Contract.

#### **XV. Changes**

CITY may, from time to time, require changes in the scope of services to be performed under this Contract. Such changes as are mutually agreed upon by and between CITY and CONSULTANT shall be incorporated by written modification to this Contract.

#### **XVI. Conflict of Interest**

CONSULTANT covenants and agrees that CONSULTANT and its associates and employees will have no interest, and will acquire no interest, either direct or indirect, which will conflict in any manner with the performance of the services called for under this Contract. All activities, investigations and other efforts made by CONSULTANT pursuant to this Contract will be conducted by employees, associates or subcontractors of CONSULTANT.

#### **XVII. Confidential Information**

CONSULTANT hereby acknowledges and agrees that its representatives may have access to or otherwise receive information during the furtherance of its obligations in accordance with this Contract, which is of a confidential, non-public or proprietary nature. CONSULTANT shall treat any such information received in full confidence and will not disclose or appropriate such Confidential Information for its own use or the use of any third party at any time during or subsequent to this Contract. As used herein, "Confidential Information" means all oral and written information concerning City of McKinney, its affiliates and subsidiaries, and all oral and written information concerning CITY or its activities, that is of a non-public, proprietary or confidential nature including, without limitation, information pertaining to customer lists, services, methods, processes and operating procedures, together with all analyses, compilation, studies or other documents, whether prepared by CONSULTANT or others, which contain or otherwise reflect such information. The term "Confidential Information" shall not include such materials that are or become generally available to the public other than as a result of disclosure of CONSULTANT, or are required to be disclosed by a governmental authority.

#### **XVIII. Mailing Address**

All notices and communications under this CONTRACT to be mailed to CITY shall be sent to the address of CITY's agent as follows, unless and until CONSULTANT is otherwise notified:

Jennifer Arnold  
Planning Manager  
**City of McKinney – Planning Department**  
Post Office Box 517  
McKinney, Texas 75070

Notices and communications to be mailed or delivered to CONSULTANT shall be sent to the address of CONSULTANT as follows, unless and until CITY is otherwise notified:

Scott Polikov  
President  
**Gateway Planning - A Vialta Group Partner**  
3100 McKinnon Street  
7<sup>th</sup> Floor  
Dallas, Texas 75201

Any notices and communications required to be given in writing by one party to the other shall be considered as having been given to the addressee on the date the notice or communication is posted, faxed or personally delivered by the sending party.

**XIX.**  
**Applicable Law**

The CONTRACT is entered into subject to the McKinney City Charter and ordinances of CITY, as same may be amended from time to time, and is subject to and is to be construed, governed and enforced under all applicable State of Texas and federal laws. CONSULTANT will make any and all reports required per federal, state or local law including, but not limited to, proper reporting to the Internal Revenue Service, as required in accordance with CONSULTANT's income. Situs of this Contract is agreed to be Collin County, Texas, for all purposes, including performance and execution.

**XX.**  
**Severability**

If any of the terms, provisions, covenants, conditions or any other part of this Contract are for any reason held to be invalid, void or unenforceable, the remainder of the terms, provisions, covenants, conditions or any other part of this Contract shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

**XXI.**  
**Remedies**

No right or remedy granted herein or reserved to the parties is exclusive of any other right or remedy herein by law or equity provided or permitted; but each shall be cumulative of every other right or remedy given hereunder. No covenant or condition of this Contract may be waived without written consent of the parties. Forbearance or indulgence by either party shall not constitute a waiver of any covenant or condition to be performed pursuant to this Contract.

**XXII.**  
**Entire Agreement**

This Contract embodies the complete agreement of the parties hereto, superseding all oral or written previous and contemporaneous agreements between the parties relating to matters herein, and except as otherwise provided herein cannot be modified without written agreement of the parties.

**XXIII.**  
**Non-Waiver**

It is further agreed that one (1) or more instances of forbearance by CITY in the exercise of its rights herein shall in no way constitute a waiver thereof.

**XXIV.**  
**Headings**

The headings of this Contract are for the convenience of reference only and shall not affect any of the terms and conditions hereof in any manner.

**XXV.**  
**Venue**

The parties to this Contract agree and covenant that this Contract will be enforceable in McKinney, Texas; and that if legal action is necessary to enforce this Contract, exclusive venue will lie in Collin County, Texas.

**XXVI.**  
**No Third Party Beneficiary**

For purposes of this Contract, including its intended operation and effect, the parties (CITY and CONSULTANT) specifically agree and contract that: (1) the Contract only affects matters/disputes between the parties to this Contract, and is in no way intended by the parties to benefit or otherwise affect any third person or entity notwithstanding the fact that such third person or entity may be in contractual relationship with CITY or CONSULTANT or both; and (2) the terms of this Contract are not intended to release, either by contract or operation of law, any third person or entity from obligations owing by them to either CITY or CONSULTANT.

IN WITNESS WHEREOF, the parties hereto have set their hands by their representatives duly authorized on the day and year first written above.

***CITY OF MCKINNEY***

By: \_\_\_\_\_  
TOM MUEHLENBECK  
Interim City Manager

Date Signed: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
SANDY HART, TRMC, MMC  
City Secretary  
DENISE VICE, TRMC  
Assistant City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
MARK S. HOUSER  
City Attorney

***GATEWAY PLANNING GROUP, INC., a Texas Corporation - A VIALTA GROUP PARTNER***

By: \_\_\_\_\_  
Scott Polikov  
President

Date Signed: \_\_\_\_\_

THE STATE OF TEXAS           §  
COUNTY OF COLLIN           §

BEFORE ME, the undersigned authority, in and for said County, Texas, on this day personally appeared TOM MUEHLENBECK, Interim City Manager of the **CITY OF MCKINNEY**, a Texas Municipal Corporation, known to me to be the person who's name is subscribed to the foregoing instrument, and acknowledged to me that he has executed the same on the City's behalf.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public Collin County, Texas  
My commission expires \_\_\_\_\_

THE STATE OF TEXAS           §  
COUNTY OF \_\_\_\_\_       §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, by SCOTT POLIKOV in his capacity as President of **GATEWAY PLANNING GROUP, INC. - A VIALTA GROUP PARTNER** a Texas Corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same on behalf of and as the act of **GATEWAY PLANNING GROUP, INC.**

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2015.

\_\_\_\_\_  
Notary Public \_\_\_\_\_ County, Texas  
My commission expires \_\_\_\_\_

## EXHIBIT "A"

### SCOPE OF SERVICES (March \_\_\_\_ 2015)

#### Phase II Goals

- Position key locations in Northwest Sector for quality development that aligns with the Phase 1 principles and desires for orderly growth.
- Develop a regulatory approach that balances market needs, leverages the unique natural environment of McKinney, and enhances the tax base.
- Craft a funding framework that enables the City to realistically invest in infrastructure and support sustainable development that generates positive long-term tax base.

#### **HOURLY SERVICES**

On an as-needed basis and upon specific request by City Staff, Consultant will provide ad hoc support and assistance for specific activities related to the Northwest Sector not directly contained in fixed fee tasks herein.

Hourly services provided by Consultant will be for specific services above and beyond ordinary project management services associated with the fixed fee tasks described below, such as special meetings with landowners, City Council meetings and/or work sessions, etc. Consultant and City have agreed upon Consultant's hourly rate of \$300 per hour for senior principals, \$235 for principals, \$175 for senior associates, and \$125 for associates.

Total payment for hourly services shall not exceed \$5,000.

#### **FIXED FEE SERVICES**

##### **Task 1: Analyze and prioritize opportunities for development of quality places**

Consultant will perform or cause to be performed market-based activities that assist the City of McKinney in recognizing and prioritizing economic development opportunities in the Northwest Sector that align with the priorities and principles established in the Phase I vision. The activities completed in this task should provide guidance for Task 3 and Task 4 below.

Consultant will analyze market capacity and optimization strategies for development as follows:

- 1.1 Analyze current market trends to identify the optimal balance and locational measures of residential uses (in number of units) necessary to support different scales of commercial developments.
- 1.2 Define the unique characteristics (locational criteria) that should be present for different types and intensities of non-residential development in the Northwest Sector.
- 1.3 Identify and prioritize key "corners" or nodes for non-residential opportunities in context with the priorities and principles developed in Phase 1.
- 1.4 Discuss relationships of the identified key corners and nodes in Subtask 1.3 with other economic development initiatives of the City.

The anticipated deliverable for Task 1 will be a market analysis report or other comparable deliverable that has been expressly agreed upon between the City and Consultant.

The anticipated timeline for this task is April to July 2015.

Total payment for Task 1: \$20,500

## **Task 2: Creation of Local Street Typology**

Consultant will perform or cause to be performed tasks that assist the City of McKinney in creating local street typologies that build on the priorities and principles developed in Phase 1, as well as the natural context and character sought for specific areas in the Northwest Sector. The activities completed in this task should provide guidance for Task 4 below.

This Task will entail the following elements:

- 2.1 The typology will include development of (i) plan view/cross-sections to delineate the street types; (ii) policies as to when particular street types should be utilized; and (iii) mechanisms to tie the street typology to the zoning tool.
- 2.2 The development of this tool assumes that engineering support will be provided by city engineering staff.
- 2.3 The process will entail (i) an initial ½-day consultant team/staff workshop; (ii) a draft of the street typology; (iii) a ½-day review session with consultant team and City Staff; and (iv) final refinement of street typologies based on City Council feedback.

The anticipated deliverable for Task 2 will be graphic exhibits depicting a prototypical mid-block condition in both cross-section view and plan view. All graphic exhibits should be created in or importable to ArcGIS, Microstation, and/or AutoCAD.

The anticipated timeline for this task is April to July 2015.

Total payment for Task 2: \$10,000

## **Task 3: Analyze opportunities for quality development in coordination with City's implementation of an annexation plan**

Consultant will provide limited technical/professional assistance as City Staff develops an approach for annexation that encourages orderly and quality development patterns as envisioned as part of Phase I of the Northwest Sector Study.

Consultant's limited assistance shall include the following:

- 3.1 Attendance at no more than three (3) internal meetings with Staff, City Attorney, and/or City Officials;
- 3.2 Attendance at one (1) public meeting; and
- 3.3 Review of proposed Annexation Plan or Annexation Policy Amendment developed by City for refinement.

The anticipated timeline for this task is June to October 2015.

Total payment for Task 3: \$7,000

## **Task 4: Create a zoning tool that reinforces the principles and priorities of the Northwest Sector vision and supports the potential implementation of an annexation plan**

Consultant will assist the City of McKinney in determining the best zoning approach for achieving the vision for the Northwest Sector and implementing the desired approach for orderly growth and development.

To that end, the Consultant will work with City's Team to develop a zoning tool that could be combined with the City's potential annexation plan for locations within the Northwest

Sector. The approach likely will be to modify base districts through the development of a zoning tool with component elements that can be utilized to implement quality places consistent with the place type principles developed in Phase 1.

This Task will entail the following elements:

- 4.1 The tool will include mechanisms to (i) modify uses from the existing applicable base districts; (ii) encourage integrated civic/open spaces within the neighborhood and to design within the general natural context of the site; (iii) program the use of open space fees and/or dedications to further open space goals (iv) coordinate zoning with city storm water and drainage policies so that integrated open spaces are encouraged; (v) facilitate a mix of residential types; (vi) establish block and street network character; (vii) encourage connectivity within and between neighborhoods as well as linkages to commercial nodes and regional parks/trails; and (viii) establish threshold criteria that allows projects to be programmed in such a way that they can react to market changes over time.
- 4.2 As needed, Consultant will participate in related City-led planning and regulatory reform efforts as a means to integrate and maximize applicable elements of these efforts into the zoning tool. Consultant's participation in these efforts will be limited to attendance at internal staff-team meetings and discussions, as requested by the City. City agrees that requests to attend and/or participate in these types of meetings will be limited to no more than four (4) meetings.
- 4.3 The development of this tool assumes that engineering and legal support will be provided by city engineering staff and the city attorney.
- 4.4 The process will entail (i) an initial ½-day consultant team/staff workshop; (ii) a draft of the tool; (iii) a ½-day review session with consultant team/staff workshop; (iv) work session with City Council combining presentation of proposed annexation policy, market analysis and proposed zoning tool; and (v) final refinement of zoning tool based on City Council feedback.

The anticipated timeline for this task is June to November 2015.

The deliverable for Task 4 includes a proposed set of development codes to enable orderly development that meets the intent of the vision established during Phase I of the Northwest Sector Study.

Total payment for Task 3: \$40,000

#### **Task 5: Creation of Infrastructure Financing Policy**

Consultant will work with City's team to evaluate potential fiscal tools for the effective implementation of long term structural infrastructure and open space amenities associated with quality and catalytic development. The fiscal tools evaluated should include a range of opportunities so to create a menu of options that seek to balance affirmative investments by the public sector and incentivizing private sector share so to secure the infrastructure needed to implement quality development for the respective sub-areas of the Northwest Sector.

This Task will entail the following elements:

- 5.1 Facilitation of a 1/2-day consultant team/staff workshop (including representatives of the city finance team and city attorney) to integrate the policy ramifications of the goals of the landowners in the Northwest Sector, annexation goals of the city, the current level of funding available for Capital Improvement Program (CIP) investments by the City; potential funding participation by Collin County; and how those factors can be brought to bear to facilitate the policy goals established in Phase 1.

- 5.2 Identification and analysis of potential, innovative fiscal tools (TIRZ, PID, property tax abatements, etc.).
- 5.3 Recommendation of specific policies and/or actions that leverage specific fiscal tools together to realize maximum benefit.
- 5.4 Preparation of final memorandum.

The anticipated timeline for this task is June to October 2015.

The deliverable for Task 5 will be a final memorandum or other comparable deliverable that has been expressly agreed upon between the City and Consultant.

Total payment for Task 4: \$22,500