



# CITY OF MCKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

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Tuesday, January 16, 2018

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, TX 75069

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#### CALL TO ORDER

#### INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Pastor Mark Turman, Crosspoint Church

#### CITIZEN COMMENTS

#### 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

**18-034**      [Minutes of the City Council Regular Meeting of January 2, 2018](#)

**Attachments:**    [Minutes](#)

**18-012**      [Minutes of the Historic Preservation Advisory Board Regular Meeting of December 7, 2017](#)

**Attachments:**    [Minutes](#)

**17-1073**      [Minutes of the McKinney Housing Finance Corporation Meeting of September 29, 2017](#)

**Attachments:**    [Minutes](#)

**18-019**      [Minutes of the Planning and Zoning Commission Regular Meeting of December 12, 2017](#)

**Attachments:**    [Minutes](#)

**ORDINANCES**

- 18-035**      [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2017-2018 Annual Budget and Amending the 2018-2022 Capital Improvements Program; and Allowing a \\$23,000 Donation from the McKinney Armed Services Memorial Board to be Added to the Gold Star Memorial Project \(PK1644\)](#)  
**Attachments:**    [Ordinance](#)

**RESOLUTIONS**

- 17-0001M**      [Consider/Discuss/Act on a Resolution to Accept and File the Semiannual Impact Fee Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees](#)  
**Attachments:**    [Resolution](#)  
                          [Exhibit A \(Semiannual Report\)](#)  
                          [Semiannual Report Appendix](#)
- 18-036**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Birkhoff, Hendricks, & Carter, LLP to Provide Consulting Engineering Services for the WA1625 - University Pump Station - 920 PP Pump Project and Authorizing Any Supplemental Agreements](#)  
**Attachments:**    [Resolution](#)  
                          [Location Map](#)
- 18-037**      [Consider/Discuss/Act on a Resolution Approving Qualified Firms to Provide Professional Engineering Services for Traffic Engineering](#)  
**Attachments:**    [Resolution](#)  
                          [Consultant Score Sheets](#)

**END OF CONSENT**

**REGULAR AGENDA AND PUBLIC HEARINGS**

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

**17-0008Z**      [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C1" - Neighborhood Commercial District, Located on the Northeast Corner of Alma Road and Eldorado Parkway, and Accompanying Ordinance](#)

**Attachments:**    [PZ Minutes 12.12.17](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary Map](#)  
[Land Use Comparison Table](#)  
[Ex. PD Ord. No. 1621](#)  
[Ex. PD Ord. No. 2003-02-015](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-B](#)  
[PowerPoint Presentation](#)

**18-038**      [Presentations on Requests for Resolutions of Support for 2018 9% Low Income Housing Tax Credits \(LIHTC\) from Affordable Housing Developers](#)

**Attachments:**    [Declared Disaster Counties](#)  
[2018 LIHTC Council District HOA](#)  
[Spreadsheet Comparisons](#)  
[Existing and Proposed Tax Credit Properties](#)  
[2018 LIHTC Presentation](#)

**18-039**      [Conduct a Public Hearing to Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, Regarding the Application of Maddox Square LLC \(Saigebrook Development\) to the Texas Department of Housing and Community Affairs \(TDHCA\), for 9% Tax Credits for the Construction of Maddox Square](#)

**Attachments:** [Resolution of No Objection](#)  
[Resolution of Opposition](#)  
[Resolution of Support](#)  
[Developer Submittal](#)  
[Letter of Support](#)  
[Maddox Square Presentation](#)  
[Staff Evaluation](#)

**18-040** [Conduct a Public Hearing to Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, Regarding the Application of the Groundfloor Holdings LLC to the Texas Department of Housing and Community Affairs \(TDHCA\), for 9% Tax Credits for the Construction of Circle F Ranch Lofts](#)

**Attachments:** [Resolution of No Objection](#)  
[Resolution of Opposition](#)  
[Resolution of Support](#)  
[Developer Submission](#)  
[Circle F Ranch Presentation](#)  
[Staff Evaluation](#)

**18-041** [Conduct a Public Hearing to Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, Regarding the Application of GroundFloor Holdings LLC to the Texas Department of Housing and Community Affairs \(TDHCA\), for 9% Tax Credits for the Construction of Circle F Ranch Seniors](#)

**Attachments:** [Resolution of No Objection](#)  
[Resolution of Opposition](#)  
[Resolution of Support](#)  
[Developer Submittal](#)  
[Circle F Ranch Presentation](#)  
[Staff Evaluation](#)

**18-042** [Consider/Discuss/Act on a Resolution Ratifying the First Amendment to the Interlocal Agreement with the Denton](#)

County Transportation Authority (“DCTA”) to Provide Transit Services to the McKinney Urban Transit District Service Area on Saturdays, and Approving the Second Amendment to said Interlocal Agreement to: (a) Add Contract Provisions Now Required for Compliance with Federal Contracting Guidelines; and, (b) Outline Changes in DCTA’s Scope of Services Regarding the Use of Two (2) 2014 Glaval Titan LF Buses

**Attachments:** [Resolution](#)  
[DCTA ILA Amendment No. 1](#)  
[DCTA ILA Amendment No. 2](#)

**18-043** Consider/Discuss/Act on a Resolution Revising the Lease Agreement for the Downtown Parking Garage, Generally Located on the Northeast Corner of Chestnut Street and Virginia Street

**Attachments:** [Resolution](#)  
[Presentation](#)  
[Revised Lease](#)

**18-044** Consider/Discuss/Act on a Resolution Amending the 2018 - 2022 Capital Improvements Program, to Create a New CIP Project and Provide Funds for Gabe Nesbitt Park Improvements

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

**18-045** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Birkhoff, Hendricks, & Carter, LLP to Provide Consulting Engineering Services for the Update of the WA4202 - Water Master Plan, WW4209 - Wastewater Master Plan and Utility Impact Fee Project and Authorizing Any Supplemental Agreements

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

**18-046** Consider/Discuss the Recent Implementation of EnerGov, McKinney’s New Land Management Software System

[Developed by Tyler Technologies, Inc.](#)

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

**18-047** [Consider/Discuss/Act on Filling the Vacant Position on the McKinney Armed Services Memorial Board](#)

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

## CITIZEN COMMENTS

## 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). 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) and legal consultation on the following item(s), if any:

B. Section 551.072. Deliberations about Real Property

- Municipal Facilities
- Purchase and Sale Agreement by and between VTCR, LP, a Texas limited partnership, Prairie Flight, LP, a Texas limited partnership, and MADMT, LP, a Texas limited partnership and the City of McKinney, Texas
- Petition of the Cities of Garland, Mesquite, Plano and Richardson Appealing Wholesale Water Rates Implemented by North Texas Municipal Water District, PUC Docket No. 46662, Public Utility Commission of Texas

C. Section 551.087 – Discuss Economic Development Matters

- Project A146 – Project Frost
- Project A187 – Project Arlo
- Project A188 – Project Axle

## ACTION ON EXECUTIVE SESSION ITEMS

## ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on the 12th day of January, 2018 at or before 5:00 p.m.

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Sandy Hart, TRMC, MMC  
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>.