

CITY COUNCIL REGULAR MEETING

AUGUST 2, 2022

The City Council of the City of McKinney, Texas met in regular session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, August 2, 2022 at 6:00 p.m.

Council Present: Mayor George Fuller, Mayor Pro Tem Rainey Rogers, and Council Members Charlie Philips, Geré Feltus, Patrick Cloutier, Rick Franklin, and Justin Beller.

City of McKinney Staff Present: City Manager Paul Grimes, Assistant City Manager Kim Flom, Assistant City Manager Barry Shelton, Assistant City Manager Steve Tilton, City Attorney Mark Houser, Assistant City Attorney Alan Lathrom, Director of Strategic Services Trevor Minyard, City Secretary Empress Drane, Deputy City Secretary Joshua Stevenson, City Secretary Administrative Assistant Blenda Sims, City Secretary Records Specialist Juametta Terrell, City Secretary Accreditation & Reporting Specialist Edith Ruiz, Chief of Fire Danny Kistner, Fire Marshal Mike Smith, Chief Financial Officer Mark Holloway, Chief Information Officer Sid Hudson, Deputy Chief Information Officer Mahmood Khan, Desktop Service Technician II Robert Lisenby, Director of Planning Jennifer Arnold, Planning Manager Paula Nasta, Director of Engineering Gary Graham, Transportation Engineering Manager Thuan Huynh, Civil Engineer II Robyn Root, Development Engineering Manager Matt Richardson, Director of Public Works Ryan Gillingham, Facilities Construction Manager Trish Jackson, Environmental Services Manager Eric Hopes, Director of Housing and Community Development Janay Tieken, and Community Services Administrator Shirletta Best.

There were approximately ten (10) Members of the public present in the audience.

Mayor Fuller called the meeting to order at 6:09 p.m. upon determining a quorum of the Council was present.

Mayor Fuller called for the Invocation and Pledge of Allegiance. The Invocation given by Dr. Bill Rosnett of Northwest Christian Church. The Pledge of Allegiance led by Mayor Fuller.

Mayor Fuller called for the Information Sharing Agenda.

- 22-0696** Recognition of Marching Music Made in McKinney and Drum Corps International

Mayor Fuller called for Public Comments on Non-Public Hearing Agenda items.

G.R. Mortenson, 2804 Albany Dr., McKinney, TX 75070, spoke regarding Agenda item #22-0714.

Mayor Fuller called for the Consent Agenda.

Council unanimously approved the motion by Council Member Franklin, seconded by Council Member Feltus, to approve the following Consent items:

- 22-0697** Minutes of the City Council Work Session of July 19, 2022
- 22-0698** Minutes of the City Council Regular Meeting of July 19, 2022
- 22-0407** Minutes of the Board of Adjustment Regular Meeting of February 9, 2022
- 22-0658** Minutes of the McKinney Economic Development Corporation Meeting of June 21, 2022
- 22-0666** Minutes of the Planning and Zoning Commission Regular Meeting of July 12, 2022
- 22-0652** Minutes of the Visit McKinney Board Meeting of June 28, 2022
- 22-0699** Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2021-2022 Annual Budget to Provide Funds for the Community Land Trust.

Ordinance caption reads as follows:

ORDINANCE NO. 2022-08-081

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING A CERTAIN BUDGET AMENDMENT PERTAINING TO THE FISCAL YEAR 2021-2022 ANNUAL BUDGET FOR THE COMMUNITY LAND TRUST; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

- 22-0700** Consider/Discuss/Act on an Ordinance to Remove the Reduced Speed School Zone and Designated Crosswalk Location at the Intersection of Alma Road and Silverado Trail for Comstock Elementary School and Modify Ordinance Section 62-294 (3) of Woodson Drive School Zone for Rueben Johnson Elementary School to Match Actual Location in Field.

Ordinance caption reads as follows:

ORDINANCE NO. 2022-08-082

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS TO REMOVE THE REDUCED SPEED SCHOOL ZONE AND DESIGNATED CROSSWALK LOCATION AT THE INTERSECTION OF ALMA ROAD AND SILVERADO TRAIL FOR COMSTOCK ELEMENTARY SCHOOL AND MODIFY ORDINANCE SECTION 62-294 (3) OF WOODSON DRIVE SCHOOL ZONE FOR RUEBEN JOHNSON ELEMENTARY SCHOOL TO MATCH ACTUAL LOCATION IN FIELD; AMENDING THE CODE OF ORDINANCES, CITY OF MCKINNEY, TEXAS; PROVIDING FOR PUBLICATION OF THE CAPTION OF THE ORDINANCE, EFFECTIVE DATE HEREOF AND A PENALTY CLAUSE

- 22-0701** Consider/Discuss/Act on a Resolution Approving a Contract Revision Number Two to Move Funding from Program Delivery to Direct Services for Catholic Charities of Dallas, Inc., as the City of McKinney's Subrecipient under Round Two of COVID-19 Funding from the Department of Treasury Emergency Rental Assistance Program (ERAP) Through Collin County. Resolution caption reads as follows:

RESOLUTION NO. 2022-08-106 (R)

A REVISION TO RESOLUTION 2021-12-161 OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, APPROVING THE CATHOLIC CHARITIES OF DALLAS, INC., AS THE CITY'S SUBRECIPIENT UNDER ROUND TWO OF COVID-19 FUNDING THROUGH THE DEPARTMENT OF THE TREASURY EMERGENCY RENTAL ASSISTANCE PROGRAM (ERAP) AND APPROVING A RELATED CONTRACT REVISION WITH CATHOLIC CHARITIES OF DALLAS, INC.; AND PROVIDING AN EFFECTIVE DATE

- 22-0702** Consider/Discuss/Act on a Resolution Approving the Eighth Amended Bylaws of McKinney Economic Development Corporation. Resolution caption reads as follows:

RESOLUTION NO. 2022-08-107 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, APPROVING THE EIGHTH AMENDED BYLAWS OF THE MCKINNEY ECONOMIC DEVELOPMENT CORPORATION; AND PROVIDING AN EFFECTIVE DATE

- 22-0703** Consider/Discuss/Act on a Resolution Approving the Ninth Amended Bylaws of McKinney Community Development Corporation. Resolution caption reads as follows:

RESOLUTION NO. 2022-08-108 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, APPROVING THE NINTH AMENDED BYLAWS OF THE MCKINNEY COMMUNITY DEVELOPMENT CORPORATION; AND PROVIDING AN EFFECTIVE DATE

- 22-0704** Consider/Discuss/Act on a Resolution Approving the Solid Waste Management Strategy. Resolution caption reads as follows:

RESOLUTION NO. 2022-08-109 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, APPROVING A SOLID WASTE MANAGEMENT STRATEGY

- 22-0705** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Accept a Renewal Grant in the Amount of \$327,762 from the Department of Housing and Urban Development (HUD), through the Metro Dallas Homeless Alliance (MDHA), for Continuum of Care Rapid Rehousing Funding and Authorize the City Manager to Execute a Memorandum of Understanding with the Samaritan Inn for Related Grant Funded Positions. Resolution caption reads as follows:

RESOLUTION NO. 2022-08-110 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO ACCEPT A RENEWAL GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, THROUGH THE METRO DALLAS HOMELESS ALLIANCE, FOR CONTINUUM OF CARE RAPID REHOUSING FUNDING FOR HOUSING AND EXECUTE A MEMORANDUM OF UNDERSTANDING WITH THE SAMARITAN INN

- 22-0706** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Locality Media LLC dba First Due to Provide an Integrated FRMS/EMS System for the McKinney Fire Department. Resolution caption reads as follows:

RESOLUTION NO. 2022-08-111 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH LOCALITY MEDIA LLC DBA FIRST DUE OF GARDEN CITY, NEW YORK FOR THE MCKINNEY FIRE DEPARTMENT

- 22-0707** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Facilities Agreement for Calvin Boles Estates, Lots 1-3, Block A, Located in the ETJ of McKinney on the West Side of CR 318 and Approximately 3,500 Feet South of Farm-To-Market Road 546. Resolution caption reads as follows:

RESOLUTION NO. 2022-08-112 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A FACILITIES AGREEMENT FOR CALVIN BOLES ESTATES, LOTS 1-3, BLOCK A, LOCATED IN THE ETJ OF MCKINNEY ON THE WEST SIDE OF COUNTY ROAD 318 AND APPROXIMATELY 3,500' SOUTH OF FARM-TO-MARKET ROAD 546

- 22-0708** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Negotiate a Memorandum of Understanding with JPI Hardin Development, LLC for a Potential Public Facilities Corporation Partnership. Resolution caption reads as follows:

RESOLUTION NO. 2022-08-113 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO NEGOTIATE A MEMORANDUM OF UNDERSTANDING WITH JPI HARDIN DEVELOPMENT, LLC FOR A POTENTIAL PUBLIC FACILITIES CORPORATION PARTNERSHIP

- 22-0709** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Contract with Burns McDonnell to Develop a Solid Waste Services RFP. Resolution caption reads as follows:

RESOLUTION NO. 2022-08-114 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT IN THE AMOUNT OF \$121,340 WITH BURNS MCDONNELL PROVIDING PROFESSIONAL SERVICES FOR SOLID WASTE AND RECYCLING COLLECTION AND RECYCLING PROCESSING SERVICES PROCUREMENT

- 22-0710** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Amendment to the Professional Services Contract with Quorum Architects, Inc. of Fort Worth, Texas for Additional Architectural and Engineering Services Related to the Design and Construction of the McKinney Municipal Services Center - North Campus (Project FC2058) Located at 3501 North Central Expressway, McKinney. Resolution caption reads as follows:

RESOLUTION NO. 2022-08-115 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE PROFESSIONAL SERVICES CONTRACT WITH QUORUM ARCHITECTS, INC. OF FORT WORTH,

**TEXAS, FOR ARCHITECTURAL AND ENGINEERING SERVICES
RELATED TO THE DESIGN AND CONSTRUCTION OF THE
MCKINNEY MUNICIPAL SERVICE CENTER - NORTH CAMPUS
(FC2058)**

- 22-0711** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Interlocal Agreement with Frisco Independent School District for Crossing Guards. Resolution caption reads as follows:

RESOLUTION NO. 2022-08-116 (R)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY,
TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN
INTERLOCAL AGREEMENT WITH FRISCO INDEPENDENT SCHOOL
DISTRICT FOR CROSSING GUARDS**

Mayor Fuller called for the Regular Agenda and Public Hearing items.

- 22-0712** Consider/Discuss/Act on Fiscal Year 2022-23 Proposed Tax Rate, Take Record Vote and Set Public Hearing and Adoption Date

Council Member Charlie Philips motioned, seconded by Council Member Patrick Cloutier, the following:

"I move that the City of McKinney Proposed to adopt a Fiscal year 2023 Total Tax Rate of \$0.459547, which is higher than the Fiscal Year 2023 no-new-revenue tax rate of \$0.433324, and called for a public hearing; the public hearing to be held on September 6, 2022 at 6:00 p.m. Further, a record vote on the tax rate adoption will be held on September 6, 2022 at 6:00 p.m. All meetings will be held in the McKinney City Hall Council Chambers at 222 North Tennessee Street, McKinney, TX 75069."

This item required a Roll Call Vote and the results are below:

Mayor Fuller – Aye
Mayor Pro Tem Rogers – Aye
Council Member Philips – Aye
Council Member Feltus – Aye
Council Member Cloutier – Aye
Council Member Franklin – Aye
Council Member Beller – Aye

Council unanimously approved a Fiscal Year 2022-23 Proposed Tax Rate, Take Record Vote and Set Public Hearing and Adoption Date.

22-0713 Conduct a Public Hearing to Consider/Discuss/Act on a Resolution Approving the 2022-2023 CDBG Annual Action Plan

Council unanimously approved the motion by Council Member Feltus, seconded by Council Member Franklin, to close the Public Hearing and approve a Resolution Approving the 2022-2023 CDBG Annual Action Plan. Resolution caption reads as follows:

RESOLUTION NO. 2022-08-117 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, APPROVING THE COMMUNITY DEVELOPMENT BLOCK GRANT, FY 2023 (PY 2022) ANNUAL ACTION PLAN, AND PROVIDING AN EFFECTIVE DATE

22-0006SUP2 Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Convenience Store with Fuel Sales (7-Eleven), Located on the Southwest Corner of Wilmeth Road and Hardin Boulevard, and Accompanying Ordinance

Mathew Smith (Applicant), no card given, spoke regarding this item.

Juanita Donahue, 3944 River bend St., McKinney, TX 75071, spoke in opposition to this item.

Doreen Tracy, 3201 Hickory Bend Trail, McKinney, TX 75071, spoke in opposition to this item.

Council unanimously approved the motion by Mayor Pro Tem Rogers, seconded by Council Member Franklin, to close the Public Hearing.

The presentation given by the Applicant will be documents in the Appendix of these minutes as "Appendix A – 22-0006SUP2 Applicant Presentation".

Council approved the motion by Mayor Pro Tem Rogers, seconded by Council Member Franklin, to approve a Specific Use Permit Request for a Convenience Store with Fuel Sales (7-Eleven), Located on the Southwest Corner of Wilmeth Road and Hardin Boulevard, and Accompanying Ordinance with a vote of 5 - 2, Council Members Beller and Feltus voting no. Ordinance caption reads as follows:

ORDINANCE NO. 2022-08-032

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; PROVIDING FOR A SPECIFIC USE PERMIT FOR A CONVENIENCE STORE WITH FUEL SALES (7-ELEVEN), LOCATED ON THE SOUTHWEST CORNER OF WILMETH ROAD AND HARDIN BOULEVARD; PROVIDING REGULATIONS; 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.

22-0054Z4 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "LI" - Light Industrial District, Located Approximately 700 Feet South of Harry McKillop Boulevard and on the West Side of Airport Drive, and Accompanying Ordinance

John Tedesco (Application), 260 E. Davis St., STE 160, McKinney, TX 75069, spoke regarding this item.

Council unanimously approved the motion by Mayor Pro Tem Rogers, seconded by Council Member Cloutier, to close the Public Hearing and approve a Request to Rezone the Subject Property from "AG" - Agricultural District to "LI" - Light Industrial District, Located Approximately 700 Feet South of Harry McKillop Boulevard and on the West Side of Airport Drive, and Accompanying Ordinance. Ordinance caption reads as follows:

ORDINANCE NO. 2022-08-084

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 1.28 ACRE PROPERTY, LOCATED APPROXIMATELY 700 FEET SOUTH OF HARRY MCKILLOP BOULEVARD AND ON THE WEST SIDE OF AIRPORT DRIVE, IS REZONED FROM "AG" – AGRICULTURAL DISTRICT TO "LI" – LIGHT INDUSTRIAL DISTRICT; 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

22-0063Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow for Single Family Residential Uses,

Located Approximately 1,430 Feet South of Future Wilmeth Road and on the West Side of Future Taylor Burke Drive, and Accompanying Ordinance

Applicant for this item, no card given, spoke regarding this item.

Council unanimously approved the motion by Council Member Franklin, seconded by Council Member Feltus, to close the Public Hearing and approve a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow for Single Family Residential Uses, Located Approximately 1,430 Feet South of Future Wilmeth Road and on the West Side of Future Taylor Burke Drive, and Accompanying Ordinance. Ordinance caption reads as follows:

ORDINANCE NO. 2022-08-085

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 7.2 ACRE PROPERTY, LOCATED APPROXIMATELY 1,430 FEET SOUTH OF FUTURE WILMETH ROAD AND ON THE WEST SIDE OF FUTURE TAYLOR BURKE DRIVE, IS REZONED FROM "PD" - PLANNED DEVELOPMENT DISTRICT TO "PD" - PLANNED DEVELOPMENT DISTRICT, TO ALLOW SINGLE FAMILY RESIDENTIAL USES AND 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

22-0064Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow for Single Family Residential Uses, Located Approximately 480 Feet North of Future Wilmeth Road and Approximately 650 Feet West of County Road 943, and Accompanying Ordinance

The Applicant for this item declined to speak.

Council unanimously approved the motion by Council Member Cloutier, seconded by Council Member Franklin, to close the Public Hearing and approve a Request to Rezone the Subject Property from "PD" - Planned Development District to

"PD" - Planned Development District, Generally to Modify the Development Standards and to Allow for Single Family Residential Uses, Located Approximately 480 Feet North of Future Wilmeth Road and Approximately 650 Feet West of County Road 943, and Accompanying Ordinance. Ordinance caption reads as follows:

ORDINANCE NO. 2022-08-086

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 15.78 ACRE PROPERTY, APPROXIMATELY 480 FEET NORTH OF FUTURE WILMETH ROAD AND APPROXIMATELY 650 FEET WEST OF COUNTY ROAD 943, IS REZONED FROM "PD" - PLANNED DEVELOPMENT DISTRICT TO "PD" - PLANNED DEVELOPMENT DISTRICT, TO ALLOW SINGLE FAMILY RESIDENTIAL USES AND 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

Mayor Fuller called for Citizen Comments on matters not on the Agenda.

Bermstine Williams, 6551 McKinney Ranch Pkwy., McKinney, TX 75070, spoke regarding Housing Option in McKinney.

Mayor Fuller called for Council and Manager comments.

Council Member Philips spoke regarding Luke Harrell, Graduate from the Naval Academy.

Council Member Feltus spoke regarding Drum Corp International and school semester starting.

Council Member Beller spoke regarding the graduation of AUYL inters; school semester starting; Leadership McKinney; and the Silo Tailgate event happening on August 12, 2022.

Council Member Cloutier spoke regarding property taxes and owning & renting.

City Manager Grimes spoke regarding outside watering guidelines for the City of McKinney.

Mayor Fuller spoke regarding Drum Corp International; Housing in McKinney; and home ownership.

Council unanimously approved the motion by Council Member Franklin, seconded by Mayor Pro Tem Rogers, to adjourn the meeting at 8:00 p.m.

The video recording of this meeting is available online through the City of McKinney video archives.

These minutes were approved by the City Council on August 16, 2022.

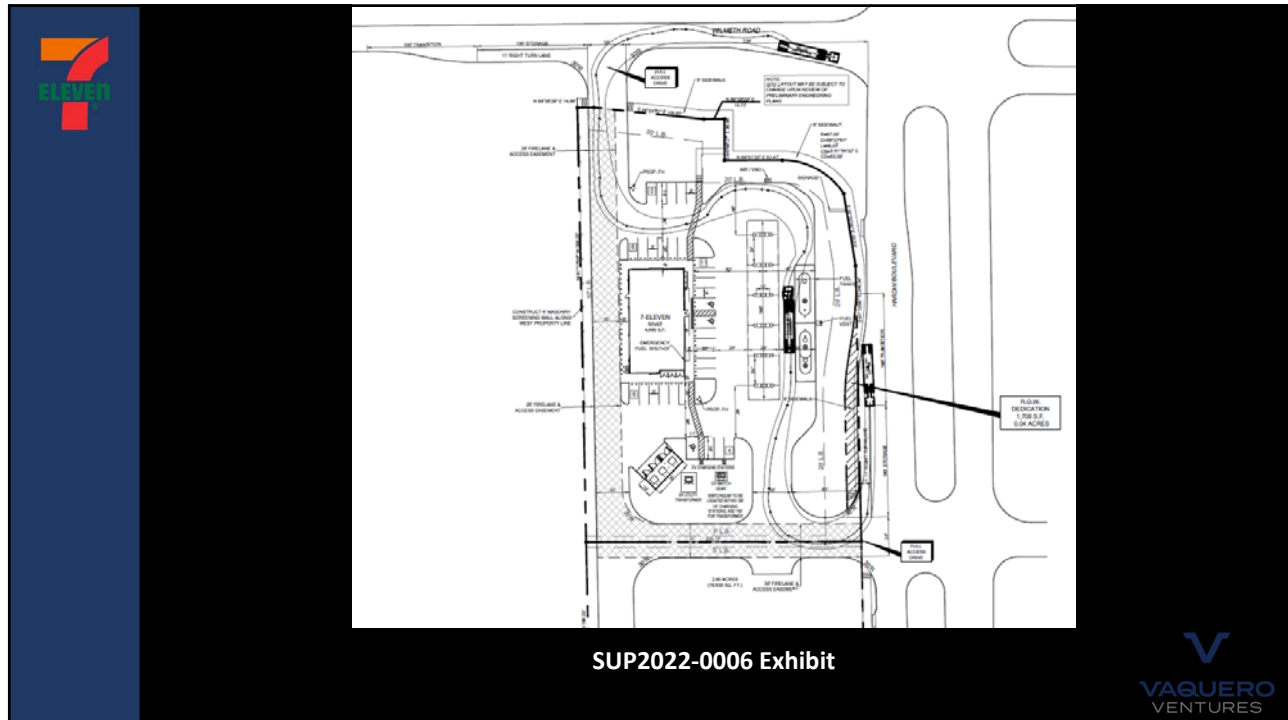
SIGNED:

GEORGE C. FULLER, Mayor

ATTEST:

EMPRESS DRANE, City Secretary
JOSHUA STEVENSON, Deputy City Secretary

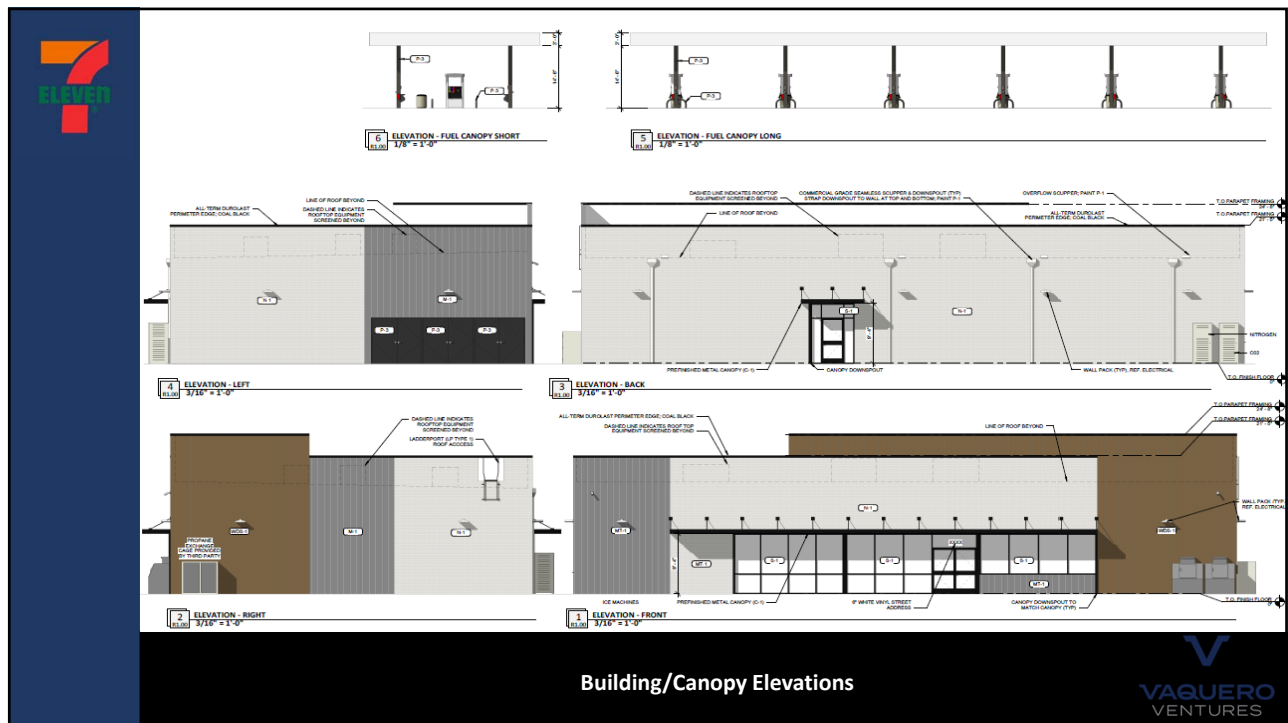
City of McKinney, Texas



SUP2022-0006 Exhibit



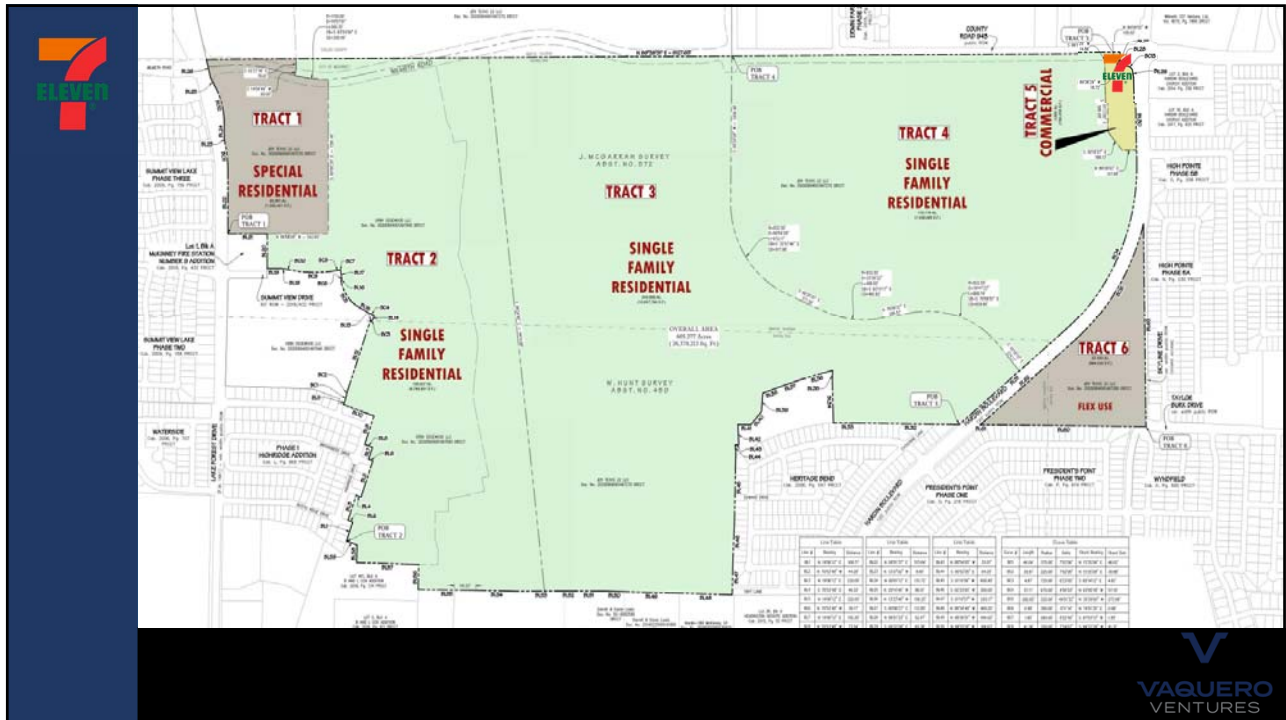
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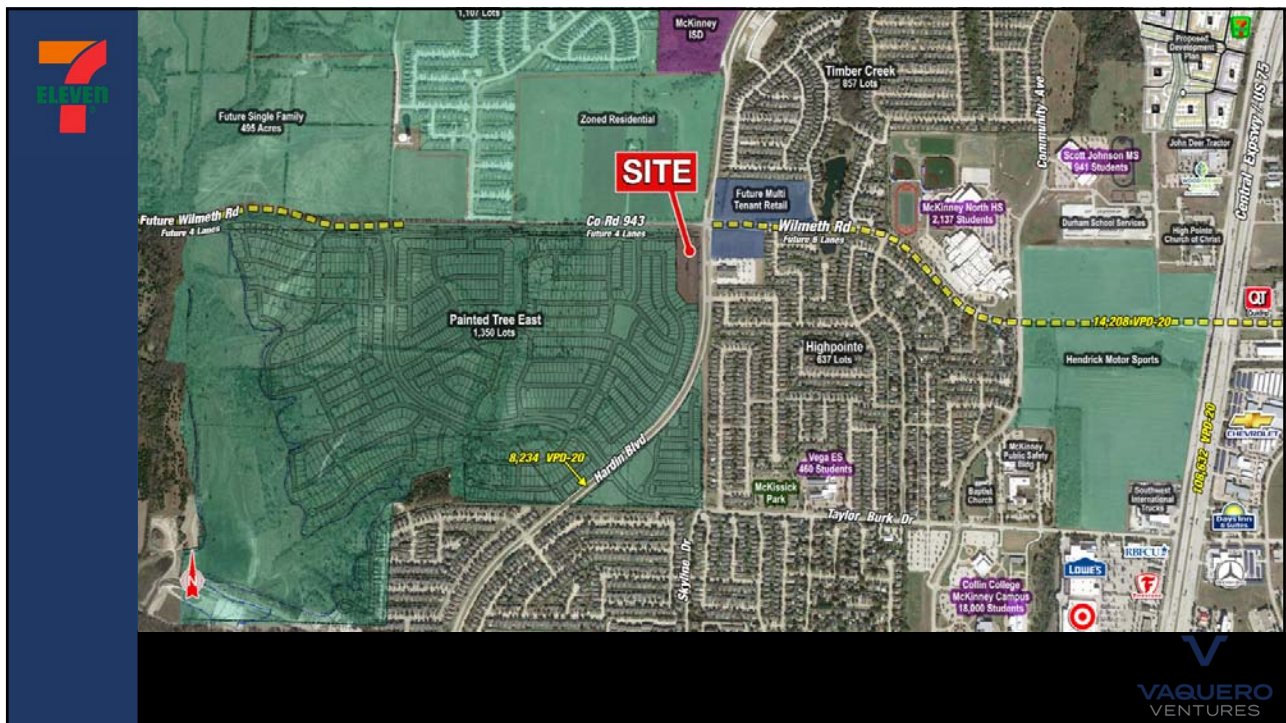
Building/Canopy Elevations



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Appendix A – 22-0006SUP2 Applicant Presentation



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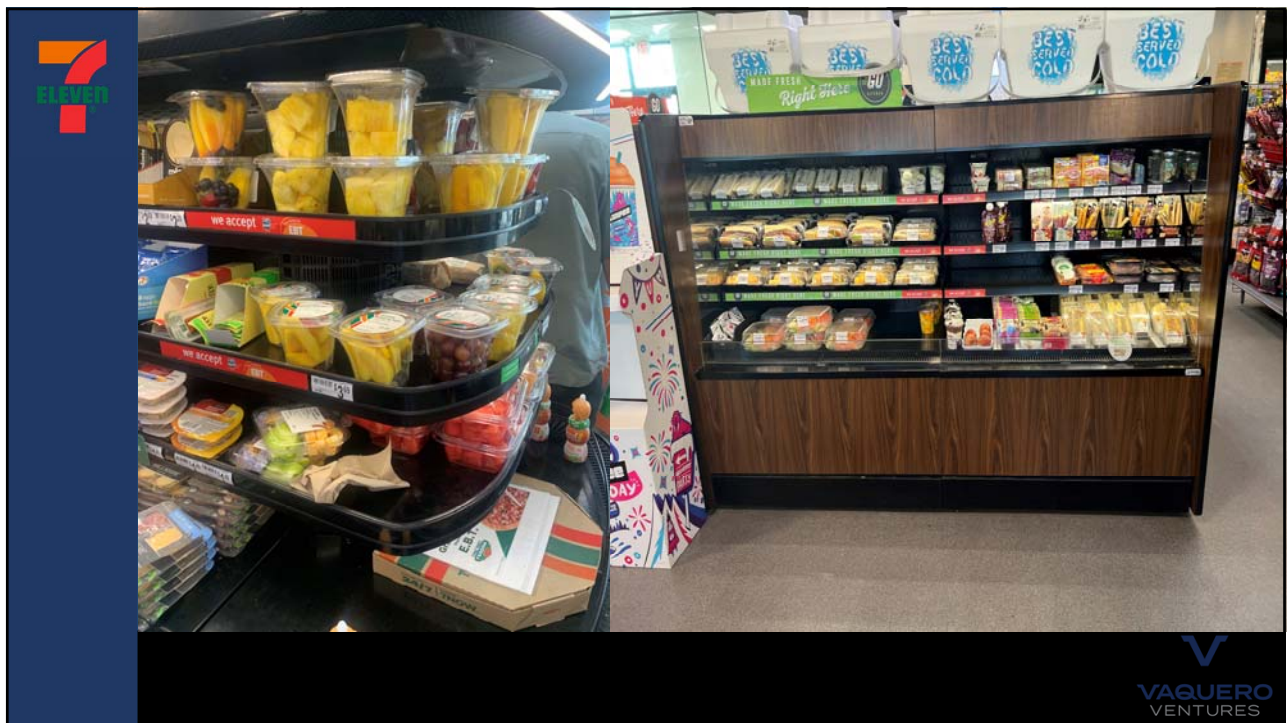


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Appendix A – 22-0006SUP2 Applicant Presentation



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