



CITY OF MCKINNEY, TEXAS

Agenda

City Council Regular Meeting

Tuesday, April 1, 2014

6:00 PM

Council Chambers
222 N. Tennessee Street
McKinney, Texas 75069

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Pastor Jason A. Duke, Ranchland 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

14-314 [Minutes of the City Council Regular Meeting of March 18, 2014](#)

Attachments: [Minutes](#)

14-315 [Minutes of the City Council Work Session of March 24, 2014](#)

Attachments: [Minutes](#)

14-183 [Minutes of the Community Grants Advisory Commission Meeting of November 21, 2013](#)

Attachments: [Minutes](#)

14-182 [Minutes of the Community Grants Advisory Commission Meeting of October 17, 2013](#)

Attachments: [Minutes](#)

14-179 [Minutes of the Library Advisory Board Meeting of January 16, 2014](#)

Attachments: [Minutes](#)

14-275 [Minutes of the Library Advisory Board Meeting of February 20, 2014](#)

Attachments: [Minutes](#)

14-286 [Minutes of the McKinney Airport Development Corporation Meeting of February 20, 2014](#)

Attachments: [Minutes](#)

14-253 [Minutes of the Parks, Recreation and Open Space Advisory Board Meeting of February 13, 2014.](#)

Attachments: [Minutes](#)

14-252 [Minutes of the Planning and Zoning Commission Regular Meeting of February 25, 2014](#)

Attachments: [Minutes](#)

14-258 [Minutes of the Reinvestment Zone Number One Meeting of September 17, 2013](#)

Attachments: [Minutes](#)

14-264 [Minutes of the Reinvestment Zone Number Two Meeting of August 20, 2013](#)

Attachments: [Minutes](#)

ORDINANCES

14-316 [Consider/Discuss/Act on an Ordinance Amending TIRZ No. 1's Fiscal Year 2013-2014 Annual Budget](#)

Attachments: [Proposed Ordinance](#)
[Proposed Budget Amendment](#)
[031714 TIRZ 1 Agenda Item](#)

14-317 [Consider/Discuss/Act on an Ordinance Amending the 2013-2014 Annual Budget, Including the 2014-2018 Capital Improvements Program, from the Fire Improvement Fund to](#)

[Project FI4246 for the Conceptual Design Related to the Future Fire Station to be Located in the Virginia Parkway and Hardin Road Area](#)

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

RESOLUTIONS

14-318 [Consider/Discuss/Act on a Resolution Authorizing the Deputy City Manager to Execute a Professional Services Contract with Architects Phelps / Wood for Conceptual Architectural Services Related to the Design of the Future Fire Station to be Located in the Virginia Parkway and Hardin Boulevard Area](#)

Attachments: [Resolution](#)

14-319 [Consider/Discuss/Act on a Resolution Authorizing the Deputy City Manager to Execute an Amended Professional Services Contract with H.W. Lochner, Inc. for Environmental Site Assessment Services in Support of the McKinney Brownfields Program](#)

Attachments: [Resolution](#)
[First Amended Contract](#)

14-320 [Consider/Discuss/Act on a Resolution Authorizing the Execution of an Agreement with the Texas Department of Transportation for the Temporary Closure of State Right of Way for the Purpose of Special Events](#)

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

14-321 [Consider/Discuss/Act on a Resolution Authorizing the Deputy City Manager to Execute a Memorandum of Understanding with the Regional Transportation Council of the North Central Texas Council of Governments and the Texas Department of Transportation in Support of the State Highway 5 Corridor Context-Sensitive Transportation Study](#)

Attachments: [Resolution](#)
[Memorandum of Understanding](#)

- 14-322 [Consider/Discuss/Act on a Resolution Authorizing the Deputy City Manager to Execute a Contract and any Supplemental Agreements for Engineering Services to Perform the Sanitary Sewer Evaluation Study for the Inflow/Infiltration Phase VI Project](#)
Attachments: [Resolution](#)
[Location Map](#)
- 14-323 [Consider/Discuss/Act on a Resolution Authorizing the Deputy City Manager 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 Handheld Radios for the City of McKinney Crisis Action Team \(COMCAT\)](#)
Attachments: [Resolution](#)
- 14-324 [Consider/Discuss/Act on a Resolution Approving Redirection of FY13 Unspent Arts Commission Funds to Public Art Fund](#)
Attachments: [Resolution](#)
[FY13 Unspent Funds](#)
[Budget Transfer Request](#)
- 14-325 [Consider/Discuss/Act on a Resolution to Approve 2013 Annual Report and Authorization to Invoice the Participating Taxing Jurisdictions for Tax Increment Reinvestment Zone Number One \(TIRZ No. 1\)](#)
Attachments: [Resolution](#)
[2013 Annual Report](#)
- 14-326 [Consider/Discuss/Act on a Resolution to Approve 2013 Annual Report and Authorization to Invoice the Participating Taxing Jurisdictions for Tax Increment Reinvestment Zone Number Two \(TIRZ No. 2\)](#)
Attachments: [Resolution](#)
[2013 Annual Report](#)
- 14-327 [Consider/Discuss/Act on a Resolution Authorizing the Deputy City Manager to Participate in Execution of Special Warranty](#)

[Deed for 1402 Anthony Street, Russell #3 Addition, Block 12, Lot 44, McKinney, Texas](#)

Attachments: [Resolution](#)
[Special Warranty Deed](#)
[Land Disposition Policy](#)

14-328 [Consider/Discuss/Act on a Resolution Authorizing the Deputy City Manager to Participate in Execution of Special Warranty Deed for 1401 N. College Street, College Addition, Block 2, Lot 4A, McKinney, Texas](#)

Attachments: [Resolution](#)
[Special Warranty Deed](#)
[Land Disposition Policy](#)

END OF CONSENT

REGULAR AGENDA AND PUBLIC HEARINGS

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

14-042SU2 [Conduct a Public Hearing to Consider/Discuss/Act on the Request by Wayne Hill, for Approval of a Specific Use Permit for McKinney Bed and Breakfast, Being Less than 1 Acre, Located Approximately 100 Feet South of Howell Street and on the West Side of Parker Street, and Accompanying Ordinance](#)

Attachments: [PZ Report](#)
[PZ Minutes](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Photo of McKinney Bed Breakfast](#)
[PowerPoint Presentation](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-B](#)

14-329 [Consider/Discuss/Act on a Resolution Authorizing the Deputy City Manager to Execute a Contract and All Necessary Change](#)

[Orders with Tiseo Paving Company for the Construction of Stacy Road Lanes 5 & 6 from Ridge Road to SH 121 and a Right Turn Lane from SH 121 to Ridge Road](#)

Attachments: [Resolution](#)
[Award Recommendation Letter](#)
[Location Map](#)

14-187 [Consider/Discuss/Act on a Resolution Approving the Payment of Additional Funds to Gateway Hotel One, Ltd. as Reimbursement for Additional Architectural Services and Authorizing a Deputy City Manager to Make Said Payment for those Architectural Services Related to Potential Exterior Enhancements on the Sheraton Gateway and Events Center Project](#)

Attachments: [Resolution](#)

14-331 [Consider/Discuss/Act on a Resolution Approving the Payment of Additional Funds to Gateway Hotel One, Ltd. as Reimbursement for Additional Construction Services and Authorizing the City Manager to Make Said Payment for those Construction Services Related to Potential Exterior Enhancements on the Sheraton Gateway Hotel and Events Center Project](#)

Attachments: [Resolution](#)
[Sheraton Exterior Skin Options Costs](#)
[Sheraton Exterior Enhancements Options](#)
[Sheraton Elevations with Proposed Changes](#)
[Sheraton Original Elevations](#)
[Sheraton Exterior Enhancements Elevations](#)

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)

- Meet and Confer Contracts

B. Section 551.072. Deliberations about Real Property

- Municipal Facilities

C. Section 551.074 Discuss Personnel Matters

- City Manager Transition
- EEOC-FD (including related employee inquiries)

D. Section 551.087 – Discuss Economic Development Matters

- Project A71 – Gateway
- Project A90 – Nonagon
- Project A97 – Olympian
- Project A98 – Butterfly
- Project A105 – Reshore
- Project A108 – Fitness
- Project A109 – Mayberry
- Project A110 – Marketplace
- Project A111 – Heat
- Project A112 – Commerce
- Project A113 – Pannier
- Project A114 – Yellow Sky
- Project A115 – Bambi
- Project A116 – Forefather
- Project A117 – One

ACTION ON EXECUTIVE SESSION ITEMS**ADJOURN**

Posted in accordance with the Texas Government Code, Chapter 551, on the 28th day of March, 2014 at or before 5:00 p.m.

Sandy Hart, TRMC, MMC
City Secretary

Accommodations and modifications for people with disabilities are available upon request. Requests should be made as far in advance as possible, but no less than 48 hours prior to the meeting. Call 972-547-2694 or email contact-adacompliance@mckinneytexas.org with questions or for accommodations.