

## CITY COUNCIL SPECIAL MEETING

JUNE 27, 2011

The City Council of the City of McKinney, Texas met in special session in the Council Chambers of the Municipal Building on June 27, 2011 at 5:30 p.m.

Council Present: Mayor Brian Loughmiller, Mayor Pro-Tem Travis Ussery, Council members: David Brooks, Don Day, Ray Ricchi, and Pete Huff. Absent: Council member Geralyn Kever.

Staff Present: City Manager Jason Gray; Deputy City Manager Rick Chaffin; Deputy City Manager Joe Williams; City Attorney Mark Houser; City Secretary Sandy Hart; Assistant City Secretary Blanca Garcia; Executive Assistant Mona Robinson; Airport Director Ken Wiegand; Chief of Police Doug Kowalski; Director of Engineering Jack Carr; Facilities Construction Manager Trish Jackson; Assistant to the City Manager Aretha Harvey; Chief Information Officer Chris Chiancone; Communications and Media Manager Anna Clark; Purchasing Manager Debbie Nye; and Interim Executive Director of Development Services Rob Daake.

There were 30 guests present.

Mayor Loughmiller called the meeting to order at 5:30 p.m. after determining a quorum present.

**11-313** Mayor Loughmiller called for Consideration/Discussion/Action on an Ordinance of the City Council of the City of McKinney, Texas, Certifying the Election Results for the June 18, 2011 Run Off Election. City Secretary Sandy Hart presented the election results for the June 18<sup>th</sup> Run Off Election. Ms. Hart stated that Steve Bell received 798 votes and Roger D. Harris received 1,467 votes. Council unanimously approved the motion by Mayor Pro-Tem Ussery, seconded by Council member Brooks, to approve the Ordinance certifying the election results for the June 18, 2011 Run Off Election and declaring Roger D. Harris as elected to Council member At Large. Caption reads as follows:

ORDINANCE NO. 2011-06-044

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, CERTIFYING THE ELECTION RESULTS FOR THE JUNE 18, 2011 RUN-OFF ELECTION; DECLARING THE RESULTS; PROVIDING A SEVERABILITY CLAUSE; AND

PROVIDING FOR AN EFFECTIVE DATE

**11-314** Comments from Outgoing Council Member. Council member Huff suggested that residents who want to get involved in McKinney should (1) consider participating in the Chamber's Leadership class that provides a wide variety of knowledge about McKinney, (2) submit an application to serve on one of the various Boards and Commissions of the City, and (3) get on a candidate's election team which provides a great opportunity to meet people and learn about running for Council. Mr. Huff stated what it is like to be a Council member. He stated that there are tough decisions that each of the Mayor and Council have to make at each Council meeting. He stated that his philosophy was to listen and not make up his mind until he has heard from all sides. Mr. Huff stated that this has been a rewarding experience and when you are able to make a contribution that makes McKinney a little better place, then you have something to be proud of. Mr. Huff thanked his wife, Nancy, who has supported him through all his campaigns and his years of service on the Council. Mr. Huff thanked all the people who supported him through his three terms of office. Mr. Huff thanked staff – City Secretary Sandy Hart, City Attorney Mark Houser, City Manager Jason Gray, and the rest of the staff for all they do. "Being a Council member is both rewarding and painful. When you are a good Council member you will lose some of your friends but you will gain some that you didn't previously have because they will appreciate your decisions and your leadership. You can't please everyone – just do what is right." Mr. Huff concluded by thanking all the current Council members and those who has served with in the past.

**11-315** Comments and Presentation to Outgoing Council Member. Mayor and Council members expressed their appreciation for Pete Huff's 9 years of service. Mayor Loughmiller presented outgoing Council member a token of appreciation for his years of service. McKinney Airport Development

Corporation John Wroten presented a plaque to Pete and Nancy Huff representing the new control tower that was dedicated to them.

Mayor Loughmiller recessed the meeting for Punch and Cake

**11-316** Mayor Loughmiller called for the Redistricting Initial Drawing Session (David Mendez, Bickerstaff Heath Delgado Acosta LLP). David Mendez, explained the redistricting initial drawing and provided several plans on how to rebalance the single member districts. Mayor Loughmiller suggested that Council members Day, Ricchi, Kever, and Ussery meet to work on a map to bring back to Council on July 19th. Mr. Mendez stated that we will need to have the illustrative plan ready to present in a public hearing by mid August.

**11-317** Mayor Loughmiller called for Discussion on Changes to Municipal Elections. City Attorney Mark Houser and City Secretary Sandy Hart presented flow charts that detailed four options for the Council to consider in response to the changes that came about through the passage of Senate Bill 100. City Manager Gray stated that there are potential opportunities with other jurisdictions on joining together to share some of the costs for even numbered year elections. Mr. Gray stated that he and the City Secretary are in the process of bringing together Collin County City Managers, City Secretaries, School Districts, and the College District to discuss possible options. Mayor Loughmiller stated that if the Council wanted to go with Option B, changing Council terms from three to four year terms, he would like the decision to go before the voters to decide.

**11-318** Mayor Loughmiller called for Consideration/Discussion/Action on a Resolution Authorizing the City Manager to Negotiate Contracts with the Selected Firm(s) for Development Services Related to the Gateway Project Including the Hotel-Events Center and the Office-Retail Area. City Manager Gray stated that this project is located at the northeast corner of U.S. Highway 75 and S.H 121. The first step was for the City to

define a Request for Qualifications (RFQ) to get the best ideas from the development community and to find a developer who fits well with the vision the City has for the development and maximizes the investment we already have at that site and moves the project forward in an expeditious manner. The RFQ posed three different options: Option 1 - finishing out the hotel and conference center either as is or as something different than what had originally been envisioned; Option 2 – to take the remainder of the property, which is the office/retail area, and not address the hotel/conference center; Option 3 - was to do both the office/retail and the hotel conference center. The following top firms for each option gave presentations on their approach to the project. Option 1 - Garfield Traub; Option 2 - Hines; and Option 3 - Mathews Southwest. City Manager Gray stated that his recommendation is to short list with these three development companies to enable him to go back to them and get additional information, get some thoughts on development partnerships, and to bring back a recommendation to City Council in the near future. Council approved the motion by Council member Brooks, seconded by Council member Huff, to short list these three firms and continue through the RFQ process and bring back a single or a group of developers to negotiate a final agreement, with a vote of 5 - 1 - 0, Council member Day voting against.

Council unanimously approved the motion by Mayor Pro-Tem Ussery, seconded by Council member Pete Huff, to adjourn. Mayor Loughmiller adjourned the meeting at 9:20 p.m.

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BRIAN LOUGHMILLER  
Mayor

ATTEST:

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SANDY HART, TRMC, MMC  
City Secretary