



# CITY OF MCKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

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Tuesday, February 5, 2019

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

#### INFORMATION SHARING

**19-0075**      [McKinney Chamber of Commerce Presentation for Leadership McKinney](#)

#### CITIZEN COMMENTS Regarding Agenda Items (Not Public Hearing Related)

*Up to 30 minutes allotted at this time for public comments regarding regular agenda items that are not a public hearing. Public Hearing comments will be allowed during the public hearing.*

#### 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

**19-0076**      [Minutes of the City Council Work Session of January 15, 2019](#)

**Attachments:**    [Minutes](#)

**19-0077**      [Minutes of the City Council Regular Meeting of January 15, 2019](#)

**Attachments:**    [Minutes](#)

- 19-0038**      [Minutes of the Library Advisory Board Meeting of November 15, 2018.](#)  
*Attachments:*    [Minutes](#)
- 19-0029**      [Minutes of the McKinney Arts Commission Meeting of October 18, 2018](#)  
*Attachments:*    [Minutes](#)
- 19-0043**      [Minutes of the McKinney Convention & Visitors Bureau Board Meeting of November 13, 2018](#)  
*Attachments:*    [Minutes](#)
- 19-0022**      [Minutes of the McKinney Economic Development Corporation Joint Meeting of November 5, 2018](#)  
*Attachments:*    [Joint Meeting Minutes](#)
- 19-0021**      [Minutes of the McKinney Economic Development Corporation Meeting of December 18, 2018](#)  
*Attachments:*    [Minutes](#)
- 19-0006MHF  
C**              [Minutes of the McKinney Housing Finance Corporation Meeting of September 14, 2018](#)  
*Attachments:*    [Minutes](#)
- 19-0078**      [Minutes of the McKinney Urban Transit District Board Meeting of September 12, 2018](#)  
*Attachments:*    [Minutes](#)
- 19-0004**      [Minutes of the Planning and Zoning Commission Regular Meeting of December 11, 2018](#)  
*Attachments:*    [Minutes](#)
- ORDINANCES**
- 19-0079**      [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2018-2019 Annual Budget and Amending the](#)

[2019-2023 Capital Improvements Program, to Provide Funds for Park Improvements](#)

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

**19-0080** [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2019-2020 Annual CIP Budget and Amending the 2019-2023 Capital Improvements Program, to Provide Funds for the Median Landscape Improvements along Collin McKinney Parkway.](#)

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

## RESOLUTIONS

**19-0081** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract Amendment for a Guaranteed Maximum Price \(GMP\) to the Design/Build Services Agreement with ScoBilt Contractors, Inc. related to the Old Settler's Recreation Center Renovation Project \(PK4398\) located at 1201 E. Louisiana Street, McKinney, Texas 75069](#)

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

**19-0082** [Consider/Discuss/Act on a Resolution Authorizing an Adjustment to the Solid Waste Contract with Waste Connections Inc.](#)

**Attachments:** [Resolution](#)  
[Solid Waste Rates 2019](#)  
[Waste Connections Rate Increase Request 2019](#)  
[2008 IESI License Agreement](#)  
[2013 IESI License Amendment](#)

**19-0083** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Othon, Inc. to Provide Consulting Engineering Services for Traffic Signal and Intersection Improvement Projects at Alma Road and Henneman Way and Pedestrian Crossing Improvements at](#)

[Alma Road at a Proposed Trail Crossing North of Henneman Way and Authorizing Any Supplemental Agreements](#)

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

- 19-0084** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Professional Service Industries, Inc. \(PSI\) for the Construction Materials Testing and Observation Services Related to the Construction of McKinney Fire Station 10 Located at 1150 County Road 228, McKinney, Texas 75071](#)

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

- 19-0085** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Contract with Capco Communications, Inc. of Whitesboro, Texas for the Extension of the City's Wide Area Network \(WAN\) Fiber Services to the New Fire Station 10 located at 1150 County Road 228, McKinney, Texas 75071](#)

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

- 19-0001M2** [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](#)

- 19-0086** [Consider/Discuss/Act on a Resolution Authorizing an Interlocal Agreement with the North Central Texas Council of Governments for the Purchase and Installation of Advance Warning Stations for High Water Crossings; funded through the Texas Water Development Board](#)

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

## END OF CONSENT

## REGULAR AGENDA AND PUBLIC HEARINGS

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

**19-0087** [Consider/Discuss/Act on the Acceptance of the Comprehensive Annual Financial Report \(CAFR\) and the Federal/State Single Audit Reports for the Fiscal Year Ended September 30, 2018](#)

**Attachments:** [FY2018 BKD Summary Presentation](#)  
[FY2018 CAFR](#)  
[FY2018 Federal-State Single Audit](#)  
[FY2018 SAS Letter](#)

**18-0087Z2** [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 and "C3" - Regional Commercial District, Located on the Southeast Corner of Couch Drive and FM 546 \(Harry McKillop Boulevard\), and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Placetype Definitions](#)  
[Land Use and Tax Base Summary](#)  
[Land Use Comparison Table](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[Presentation](#)

**18-0094SP2** [Conduct a Public Hearing to Consider/Discuss/Act on a Site Plan for an Automobile Service and Repair Facility \(Porsche](#)

McKinney), Located on the Northeast Corner of State Highway 121 (Sam Rayburn Tollway) and Hardin Boulevard

**Attachments:** [CC Minutes](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Ex. PD Ord. No. 1578](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)  
[Presentation](#)

**18-0019SUP2** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Private Street Subdivision (Paradiso Valle), Located Approximately 1,000 Feet South of Gray Branch Road and on the East Side of Ridge Road, and Accompanying Ordinance

**Attachments:** [PZ Minutes](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Established Community District](#)  
[Placetype Definitions](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-D](#)  
[Presentation](#)

**19-0088** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute, and Amend as Necessary, a Contract with Ai Qui Hopen, Sculptor, for the Fabrication and Installation of Unity Arch at Mitchell Park

**Attachments:** [Unity Arch Sculpture Proposal](#)  
[Unity Arch with Children](#)  
[Example of Existing Work](#)  
[Contract](#)  
[Pledge Agreement](#)  
[Resolution](#)

- 19-0089**      [Consider/Discuss/Act on an Ordinance Calling for the May 4, 2019 General Election of City Council Members](#)  
**Attachments:**    [Ordinance w Exhibit A \(English\)](#)  
                          [Ordenanza con la exposición A \(Español\)](#)
- 19-0090**      [Consider/Discuss/Act on an Ordinance Calling for the May 4, 2019 Special Bond Election](#)  
**Attachments:**    [Ordinance with Exh A-B \(English\)](#)
- 19-0091**      [Consider/Discuss/Act on an Ordinance Calling for the May 4, 2019 Special Charter Election](#)  
**Attachments:**    [Ordinance w Exhibit A \(English\)](#)
- 19-0092**      [Consider/Discuss/Act on a Resolution Authorizing a Contract with Collin County Elections Administration to Conduct the May 4, 2019 General Election and Authorizing a Joint Election Agreement with McKinney Independent School District and Collin College](#)  
**Attachments:**    [Resolution](#)  
                          [Election Contract & Exhibits A-B](#)  
                          [Exhibit C Cost of Services](#)  
                          [Exhibit D - Joint Election Agreement](#)

#### **CITIZEN COMMENTS Regarding Matters not on the Agenda**

#### **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) Consultations with Attorney on any Work Session, Special Session, or Regular Session agenda item requiring confidential attorney/client advice necessitated by the deliberation or discussion of said items (as needed)

B. Section 551.071 (A) Pending or Contemplated Litigation

- Arbor / Allegiance

- City of McKinney v. McKinney Outlot 507, 507 W. Davis

- City of McKinney, Texas vs. Westerra Stonebridge, L.P., Newland Real Estate Group, LLC d/b/a Newland Communities, LLC, and ClubCorp Golf of Texas, L.P.

- Petition of AIRW 2017-17, LP to Amend the City of McKinney's CCN in Collin County by Expedited Release, PUC Docket No. 48935

- Stephen Richard Selinger v. City of McKinney, Texas, Cause No. 429-04150-2018

C. Section 551.072. Deliberations about Real Property

- Concrete Batch Plants

- McKinney Bridge Street Town Centre Lot 9, Block A and University Campus Lot 2, Block B

D. Section 551.074. Personnel Matters

- Associate Municipal Judge

- City Manager Annual Performance Review

E. Section 551.087. Deliberation Regarding Economic Development Matters

- Project Elsa

- Project Pegasus

- Project Redwood

**ACTION ON EXECUTIVE SESSION ITEMS**

**ADJOURN**



*Posted in accordance with the Texas Government Code, Chapter 551, on the 1st day of February, 2019 at or before 5:00 p.m.*

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*Empress Drane | Melissa Lee  
City Secretary | Deputy 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>.*