



CITY OF MCKINNEY, TEXAS

Agenda City Council Regular Meeting

Tuesday, May 5, 2020

6:00 PM

Council Chambers
222 N. Tennessee Street
McKinney, TX 75069

WATCH THE BROADCAST LIVE

This meeting will be broadcast live on cable television and through the City's website. Members of the public who wish to watch this meeting may watch the live broadcast on:

Spectrum Channel 16;
AT&T U-Verse Channel 99; and
online at <http://mckinney.legistar.com>

Please note that a quorum of the City Council may not all be present at the same location. Some members may instead participate in this meeting from one or more remote locations in an effort to contain the spread of COVID-19. In addition, there may be occasions when the audio and/or video transmission may not be clear or may be interrupted. In those instances, the meeting will continue so long as a quorum is still present.

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

INFORMATION SHARING

20-0352 [Proclamation for Building Safety Month](#)

Attachments: [Proclamation](#)

20-0353 [Proclamation for Municipal Clerks Week](#)

Attachments: [Proclamation](#)

PUBLIC COMMENTS ON AGENDA ITEMS (For Non-Public Hearing Agenda Items)

Pursuant to Section 551.007 of the Texas Government Code, speakers wishing to address the City Council regarding any non-public hearing item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Mayor may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.

Public Comments regarding agenda items, including Public Hearings, may be submitted by email to City Council at contact-citycouncil@mckinneytexas.org. To be included in the meeting record, emails regarding agenda items must be received between the time of this posting and 6:00 p.m. on Tuesday, May 5, 2020.

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

20-0354 [Minutes of the City Council Work Session of April 21, 2020](#)

Attachments: [Minutes](#)

20-0355 [Minutes of the City Council Regular Meeting of April 21, 2020](#)

Attachments: [Minutes](#)

20-0356 [Minutes of the City Council Special Meeting & Work Session of April 28, 2020](#)

Attachments: [Minutes](#)

20-0287 [Minutes of the McKinney Arts Commission Meeting of January 16, 2020](#)

Attachments: [Minutes](#)

20-0288 [Minutes of the McKinney Arts Commission Meeting of October 17, 2019](#)

Attachments: [Minutes](#)

20-0305 [Minutes of the McKinney Community Development Corporation Meeting of February 27, 2020](#)

Attachments: [Minutes](#)

20-0306 [Minutes of the McKinney Community Development Corporation Retail Development Infrastructure Grant Subcommittee Meeting of March 18, 2020](#)

Attachments: [Minutes](#)

20-0298 [Minutes of the McKinney Economic Development Corporation Special Meeting of March 27, 2020](#)

Attachments: [Minutes](#)

19-0482 [Minutes of the Joint Meeting of the Parks, Recreation, and Open Space Advisory Board and McKinney Community Development Corporation of May 9, 2019](#)

Attachments: [Minutes](#)

20-0334 [Minutes of the Planning and Zoning Commission Regular Meeting of March 10, 2020](#)

Attachments: [Minutes](#)

RESOLUTIONS

20-009DA [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Developer Participation Agreement with W/J Wilmeth Ridge, LP, for the Construction of Certain Storm Water Improvements for Future Ridge Road on the West Side of the Wilmeth Ridge South Subdivision, Generally Located South of Wilmeth Road \(County Road 161\) and East of Future Ridge Road](#)

Attachments: [Proposed Resolution](#)
 [Proposed Agreement](#)
 [Location Map and Aerial Exhibit](#)
 [Storm Water Improvement Exhibit](#)
 [1295 Certificate](#)

20-0357 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with XIT Paving and Construction, Inc. for the Construction of the Rockhill Road Improvements Project](#)

[\(ST1911\)](#)

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

20-0358

[Consider/Discuss/Act on a Resolution Authorizing the City Manager, or Designee, to Apply for, Accept, and Implement an Assistance to Firefighter Grant Program - COVID-19 Supplemental \(AFG-S\) from the Department of Homeland Security, Federal Emergency Management Agency \(FEMA\), to Provide Financial Assistance Directly to Eligible Fire Departments for Critical Personal Protective Equipment and Supplies Needed to Prevent, Prepare for, and Respond to the COVID-19 Public Health Emergency](#)

Attachments: [Resolution](#)

END OF CONSENT

PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE CHAPTER 212

The items under this subcategory require separate consideration pursuant to the Texas Local Government Code. The staff recommendation in each item describe the necessary form of action required on each plat. A "Motion to Approve these items in accordance with staff's recommendation" will result in approval, approval with conditions or disapproval as such are contained in § 212.009 of the Texas Local Government Code.

20-0016PF2

[Consider/Discuss/Act on a Preliminary-Final Plat for Willow Wood Phase 7, Located on the North Side of Telephone Road and Approximately 700 Feet West of Prospect Street](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Preliminary-Final Plat](#)
[Conditions of Approval Summary](#)

20-0029PF

[Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A of the Montessori School of Excellence Addition, Located on the East Side of County Road 943 and approximately 750 Feet North of Ryeland Cove](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Preliminary-Final Plat](#)
[Conditions of Approval Summary](#)

20-0053MRP [Consider/Discuss/Act on a Minor Replat for Lot 2R1A, Block A, The Heights at Westridge Planning Area 12, Parcel 1209 Addition, Located on Southeast Corner of Westridge Boulevard and Houghton Drive](#)

Attachments: [Standard Conditions for Minor Plat-Replat](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Minor Replat](#)
[Conditions of Approval Summary](#)

20-0054PFR [Consider/Discuss/Act on a Preliminary-Final Replat for Lots 5A and 5B, Block A, The Shops at Eagle Point Addition, Located on the Approximately 300 Feet West of Custer Road and 1200 Feet South of U.S. 380 \(University Drive\)](#)

Attachments: [Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Preliminary-Final Replat](#)
[Conditions of Approval Summary](#)

20-0055PF [Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A of McKinney Airport Center Addition, Located on the Southwest Corner of Harry McKillop Boulevard and Airport Drive](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Standard Conditions Checklist](#)
[Letter of Intent](#)
[Proposed Preliminary-Final Plat](#)
[Conditions of Approval Summary](#)

REGULAR AGENDA AND PUBLIC HEARINGS

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

20-0359 [Conduct a Public Hearing on Substantial Amendments to the FY 2019-2020 CDBG Action Plan and Citizen Participation Plan](#)

Attachments: [CARES ACT LETTER mckinney 4.10.2020 Resolution](#)

20-0360 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Axis Contracting, Inc. for the Town Center Infrastructure Improvements Project \(CO4238\)](#)

Attachments: [Resolution \(Construction Contract\)](#)
[Resolution \(Reject Bids\)](#)
[Recommendation Letter](#)
[Location Map](#)
[Presentation](#)

20-0361 [Consider/Discuss/Act on Appointing a Member to the Parks, Recreation & Open Space Advisory Board](#)

Attachments: [About Parks & Rec Advisory Boards](#)
[Member Application](#)

CITIZEN COMMENTS ON 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

- 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

- TXI Operations, LP, Plaintiff vs. City of McKinney, Texas, Defendants, Civil Action No. 4:20-CV-00353, United States District Court for the Eastern District of Texas

C. Section 551.072. Deliberations about Real Property

- Municipal Facilities

D. Section 551.074. Personnel Matters

E. Section 551.087. Deliberation Regarding Economic Development Matters

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on or before the 2nd day of May, 2020 at 6:00 p.m.

Empress Drane, 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. 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>.

20-0352



TITLE: Proclamation for Building Safety Month

SUPPORTING MATERIALS:

[Proclamation](#)



City of McKinney Proclamation

Whereas, our city recognizes that growth and strength depend on the safety and economic value of the homes, buildings and infrastructure that serve our citizens, both in everyday life and in times of natural disaster, and;

Whereas, our confidence in the structural integrity of these buildings that make up our community is achieved through the devotion of vigilant guardians—building safety and fire prevention officials, architects, engineers, builders, tradespeople, design professionals, laborers, plumbers and others in the construction industry—who work year-round to ensure the safe construction of buildings, and;

Whereas, these guardians are dedicated members of the International Code Council (ICC), a nonprofit organization that brings together local, state and federal officials who are experts in the built environment, to create and implement the highest-quality codes to protect us in the buildings where we live, learn, work, play, and;

Whereas, these International Codes are developed by a national, voluntary consensus codes and standards organization; are the most widely adopted building safety and fire prevention codes in the world, and benefits our nation economically and technologically by reducing the costs and complexity of developing and maintaining these codes;

Whereas, these modern building codes include safeguards to protect the public from natural disasters such as hurricanes, snowstorms, tornadoes, wildland fires, floods and earthquake, and;

Whereas, the ICC sponsors Building Safety Month to remind us about our community's largely unknown protectors of public safety—our local code officials—who assure us of safe, efficient and livable buildings that are essential to America's prosperity, and;

Whereas, this year's theme, "Safer Buildings, Safer Communities, Safer World," encourages all Americans to raise awareness about the importance of safe and resilient construction, fire prevention, disaster mitigation, and new technologies in construction; encourages appropriate steps everyone can take to ensure the safety of our built environment; and recognizes that the implementation of safety codes saves lives, and protects homes and businesses, and;

NOW, THEREFORE, I, GEORGE C. FULLER, BY THE POWER VESTED IN ME AS THE MAYOR OF THE CITY OF MCKINNEY, TEXAS, DO HEREBY PROCLAIM THE MONTH OF MAY 2020 AS

BUILDING SAFETY MONTH

IN THIS CITY, ENCOURAGING ALL RESIDENTS TO SUPPORT AND ENDEAVOR TO IMPROVE BUILDING SAFETY AND ECONOMIC INVESTMENT AT HOME AND IN THE COMMUNITY, AND TO ACKNOWLEDGE THE ESSENTIAL SERVICE PROVIDED TO ALL OF US BY LOCAL AND STATE BUILDING DEPARTMENTS, FIRE PREVENTION BUREAUS AND FEDERAL AGENCIES IN PROTECTING LIVES AND PROPERTY.

ATTEST:


EMPRESS DRANE, City Secretary




GEORGE C. FULLER, Mayor

20-0353



TITLE: Proclamation for Municipal Clerks Week

SUPPORTING MATERIALS:

[Proclamation](#)



City of McKinney Proclamation

- Whereas,** The Office of the Professional Municipal Clerk, a time honored and vital part of local government exists throughout the world; and
- Whereas,** The Office of the Professional Municipal Clerk is the oldest among public servants; and
- Whereas,** In the United States, the Office of the Professional Municipal Clerk serves as a partner in democracy, providing the professional link between Citizens, and local governing bodies and agencies; and
- Whereas,** Professional Municipal Clerks have pledged to be ever mindful of and to apply neutrality and impartiality in rendering equal service to all; and
- Whereas,** The Professional Municipal Clerk serves as the information center on functions of local government and community; and
- Whereas,** Professional Municipal Clerks continually strive to improve the administration of public affairs through continued development, education, and the convening of professional organizations at all levels ranging from local to international, and
- Whereas,** 2020 marks the 51st Annual Professional Municipal Clerks Week, sanctioned by the International Institute of Municipal Clerks (IIMC), in recognition of the contributions of Municipal Clerks to local governments and communities worldwide.

NOW THEREFORE, I, GEORGE C. FULLER, BY THE POWER VESTED IN ME AS MAYOR OF THE CITY OF MCKINNEY, TEXAS, DO HEREBY PROCLAIM THE WEEK OF MAY 3-9, 2020 AS

PROFESSIONAL MUNICIPAL CLERKS WEEK

IN MCKINNEY, TEXAS, AND ENCOURAGE ALL CITIZENS TO JOIN ME IN EXTENDING APPRECIATION TO THE DEDICATED MUNICIPAL CLERKS OF OUR CITY.

WITNESS MY HAND AND SEAL THIS THE 5th DAY OF MAY, 2020.

ATTEST:



Empress Drake, City Secretary





George C. Fuller, Mayor

20-0354



TITLE: Minutes of the City Council Work Session of April 21, 2020

SUPPORTING MATERIALS:

[Minutes](#)

CITY COUNCIL WORK SESSION

APRIL 21, 2020

The City Council of the City of McKinney, Texas met in work session in the McKinney City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, April 21, 2020 at 4:00 p.m.

The meeting was broadcast live on cable television and through the City's website on Spectrum Channel 16; AT&T U-Verse Channel 99; and online at <http://mckinney.legistar.com>. Some members chose to participate from remote locations in the effort to contain the spread of COVID-19.

Mayor George C. Fuller called the meeting to order at 4:00 p.m. upon determining a quorum of the Council was present, consisting of himself and the following members: La'Shadian Shemwell.....District 1

(Council Member Shemwell participated remotely by telephone.)

Rainey Rogers, Mayor Pro Tempore.....District 2

Scott ElliottDistrict 3

Rick FranklinDistrict 4

Charlie Philips At Large

Frederick Frazier At Large

City of McKinney Staff Present: City Manager Paul Grimes, Assistant City Manager Barry Shelton, Assistant City Manager Kim Flom, Assistant City Manager Steve Tilton, City Attorney Mark Houser, City Secretary Empress Drane, Strategic Services Manager Trevor Minyard, Police Chief Greg Conley, President of McKinney Community Development Corporation (MCDC) Cindy Schneible, Chief Financial Officer Mark Holloway, Director of Parks & Recreation Michael Kowski, Airport Director Kenneth Carley, Director of McKinney Main Street and McKinney Performing Arts Center Amy Rosenthal, Assistant Director of Planning Mark Doty, Facilities Construction Manager Patricia Jackson, Affordable Housing Administrator Cristel Todd, and Video Producer Joey Barr

There were no members of the public present at the meeting.

Mayor Fuller called for public comments. Mayor Fuller read aloud public comments submitted to the Council via email from Steven Spainhouer, Nina Dowell,

Sean McCaffity, and one (1) unnamed commenter. (see Minutes Appendix A - Citizen Comments Submitted by Email)

Mayor Fuller called for discussion of agenda items for the City Council Regular Meeting to be held on Tuesday, April 21, 2020 at 6:00 p.m.

Council and Staff Members discussed the following items:

- 20-0327 (Grant Funding for Historic Courthouse Preservation - McKinney Performing Arts Center)
- 20-0331 (Amending / Restating Local State of Disaster due to Public Health Emergency)
- 20-0332 (Council Support of Commercial / Residential Landlords and Tenants Cooperation during Public Health Emergency)

Mayor Fuller called for the Work Session agenda item:

20-0319 McKinney Strong COVID-19 Business Grant Program

Mayor Fuller called for Council Liaison Comments regarding the various McKinney Boards & Commissions.

Council Member Scott Elliott commended the Staff and Board Members of the McKinney Economic Development Corporation for their work on projects during the COVID-19 situation - no projects have cancelled. Several Council Members extended congratulations to those involved with securing the Byron Nelson Golf Tournament in McKinney for the years 2021 to 2026.

Mayor Fuller called for the closed Executive Session at 5:21 p.m., 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

- First Amended Non-Exclusive Revocable License Agreement by and between KLA International Sports Management, LLC 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 551.072. Deliberations about Real Property

- Municipal Facilities

D. Section 551.074. Personnel Matters

E. Section 551.087. Deliberation Regarding Economic Development Matters

- Project Pegasus

- McKinney HUB 121

The Council returned to the open meeting at 6:01 p.m. with all members present, and no action was taken on the Executive Session agenda items.

Council unanimously approved the motion by Mayor Pro Rainey Rogers, seconded by Council Member Rick Franklin, to adjourn the meeting at 6:01 p.m.

GEORGE C. FULLER
Mayor

ATTEST:

EMPRESS DRANE
City Secretary

Minutes Appendix A – *Public Comments Submitted by Email*

SEAN MCCAFFITY

From: Sean McCaffity <sean@seanmccaffity.com>
Sent: Thursday, April 9, 2020 4:39 PM
To: Contact-City Council
Subject: public comments/next city council meeting

Dear McKinney City Council and Mayor Fuller,

My name is Sean McCaffity. I am not a McKinney resident, but I write because I was recently contacted by Community Impact newspaper doing a story on Laura Tye and her dispute with a commercial landlord over a lockout in April. The landlord exercised the self-help remedy of lockout during the middle of global public health crisis. The Texas Supreme Court has entered an emergency order that stays all residential evictions, but they have yet to preclude lockout as a remedy. Perhaps that was oversight or perhaps they thought commercial real estate would know better on their own. In any event, the lockout remedy presently remains available. I would urge the City Council to take action to either limit or eliminate the self-help remedy of a lockout during the public health crisis. We need to come together and help our neighbors during this time. Permitting landlords to leverage lockouts for immediate rent or, worse, lease extensions is simply not the right thing to do at this time. I hope you consider some form of declaration or ordinance that would restrict or better regulate the use of lockout during a public health crisis that is quickly turning into an economic nightmare for so many individuals and small businesses.

Thanks for your consideration.

STEVEN SPAINHOUER

From: Steven Spainhouer <spainhouer@gmail.com>
Sent: Friday, April 17, 2020 7:08 PM
To: Contact-City Council
Subject: PUBLIC COMMENTS for 4/21/2020 City Council Work Session RE: City Business Stimulus Plans

My thanks to the city council for taking a lead in helping the small business community in McKinney recover from the business limitations put into place because of the public health issues affecting our community.

The one time \$1500 grant is great, being considered is great, but if we have to keep public safety measures in place past April 30th, it may be necessary to double this grant amount, or put measures into place to allow for subsequent grant amounts, since most businesses not only owe past due rent and associated business costs for April, but will also owe for the month of May.

Again, your forward thinking to help small businesses in McKinney is appreciated. Your consideration of allowing for an extra financial grant consideration, should it be necessary to continue business limitations past April 30, 2020, would be most appreciated.

Steven Spainhouer
1836 Virginia Ste 106A
McKinney, Texas 76069
Sent from my iPhone

NINA DOWELL

From: Nina Dowell <ninadowell1@gmail.com>
Sent: Tuesday, April 21, 2020 2:20 PM
To: Contact-City Council; citycouncil@mckinneytexas.org
Subject: Public comments for April 21, 2020

From
Nina Dowell Ringley
313 North Benge Street
McKinney Historic District since forever

First, I appreciate all your time and energy that has taken place regarding this emergency pandemic crisis. You guys are ALL taking care of our city well and folks here in "my hood" are very appreciative. We socialize a lot around this area, even at a distance! I personally enjoy how well all of you are making such big decisions for us. Mr. Grimes...you are always so informative and in a kindly considerate and to the point manner.

Second, in regards to the April 7th meeting...I was happy to see many projects are still able to continue as usual. Sometimes it saddens me to loose more of our agricultural districts to development but of course that's positive progress. I just miss seeing cows in the fields, the smell of fresh cow manure blowing in the wind, and tractors on the roads holding up traffic.

At this same meeting I was very honored to be appointed to be an alternate on the Historic Preservation Advisory Board with Betty Petkovsek moving up to a Regular Board Member. I am certain we will "make history" together. Also, I am grateful that you are allowing me to finish out "my tour of duty" on the Arts Commission Board as well. I am proud to be a involved McKinneyite.

Third, even with all the changes in our way of life I am still finding ways to entertain. Have a "virus" playlist going on in the front yard with classics such as "Fever," "New York, New York," "Leaving On A Jet Plane," "It's A Wonderful World" and many more.

Thank you, see you all on TV
Respectably,
Nina Dowell Ringley

UNNAMED btaylormtx@aol.com

From: btaylormtx@aol.com
Sent: Tuesday, April 21, 2020 1:45 PM
To: Contact-City Council
Subject: Coronavirus Shutdown

Sent from Windows Mail

Just returned from Home Depot. At any one time there were 25-30 people lined up to get in yet we can't even go to the library! Hundreds of people in and out of grocery stores daily. Only 12 deaths in Collin County and 527 cases confirmed illnesses out some 1,000,000 people! Give people credit to keep them selves safe. Time to relax the rules. These rules are putting more people at risk than the virus itself!!

20-0355



TITLE: Minutes of the City Council Regular Meeting of April 21, 2020

SUPPORTING MATERIALS:

[Minutes](#)

CITY COUNCIL REGULAR MEETING

APRIL 21, 2020

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, April 21, 2020 at 6:00 p.m.

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Mayor George C. Fuller called the meeting to order at 6:10 p.m. upon determining a quorum of the Council was present, consisting of himself and the following members: La'Shadian Shemwell.....District 1

(Council Member Shemwell participated remotely by telephone.)

Rainey Rogers, Mayor Pro Tempore.....District 2

Scott ElliottDistrict 3

Rick FranklinDistrict 4

Charlie Philips At Large

Frederick Frazier At Large

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, City Secretary Empress Drane, Police Officer Bruno Siqueira, Strategic Services Manager Trevor Minyard, Assistant Director of Planning Mark Doty, Facilities Construction Manager Patricia Jackson, Affordable Housing Administrator Cristel Todd, and Video Producer Joey Barr

Mayor Fuller called for the Invocation led by Council Member Charlie Philips, and recital of the Pledge of Allegiance.

Mayor Fuller called for Information Sharing items and announced the following proclamations:

- 20-0320 Proclamation for National Fair Housing and Community Development Month
- 20-0321 Proclamation for Administrative Professionals Week

Mayor Fuller called for Public Comments and read comments submitted by email from Shirley Mack, Ada Simmons, Don DeBoer, Kerrie (no last name), Tamara Johnson, Beth Bentley, and B. Weatherall. (see Minutes Appendix A - Citizen Comments Submitted by Email)

Mayor Fuller called for the Consent Agenda. Council unanimously approved the motion by Council Member Scott Elliott, seconded by Council Member Rick Franklin, to approve the following Consent Agenda:

- 20-0322** Minutes of the City Council Work Session of April 7, 2020
- 20-0323** Minutes of the City Council Regular Meeting of April 7, 2020
- 19-0117** Minutes of the Animal Service Facility Advisory Committee Meeting November 28, 2018
- 19-0719** Minutes of the Animal Service Facility Advisory Committee Meeting February 13, 2019
- 19-0905** Minutes of the Animal Service Facility Advisory Committee Meeting August 28, 2019
- 20-0054** Minutes of the Animal Service Facility Advisory Committee Meeting of October 30, 2019
- 19-0478** Minutes of the Board of Adjustment Meeting of May 15, 2019
- 19-0523** Minutes of the Board of Adjustment Meeting of June 12, 2019
- 19-0592** Minutes of the Board of Adjustment Meeting of June 26, 2019
- 20-0131** Minutes of the Board of Adjustment Meeting of July 31, 2019
- 20-0324** Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2019-2020 Annual Budget and the 2020-2024 Capital Improvements Program to Provide Funds for the Runway 18-36 Joint Rehabilitation Project (AI20640-Airfield Pavement Rehabilitation) at the McKinney National Airport; and Providing an Effective Date. Ordinance caption reads:

ORDINANCE NO. 2020-04-029

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
McKINNEY, TEXAS, AUTHORIZING A CERTAIN BUDGET
AMENDMENT PERTAINING TO THE FISCAL YEAR 2019-2020
ANNUAL BUDGET AND THE 2020-2024 CAPITAL IMPROVEMENTS
PROGRAM, TO PROVIDE FUNDING FOR THE RUNWAY 18-36 JOINT
REHABILITATION PROJECT (AI2064 – AIRFIELD PAVEMENT**

REHAB); AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

- 20-0325** Consider/Discuss/Act on a Resolution Amending Resolution Number 2020-02-025 (R), Authorizing the City Manager to Apply for, Accept, Reject, Alter or Terminate, a Grant from the U. S. Department of Justice, Administered Through the State of Texas, Office of the Governor, for a Victims of Crime Act (VOCA) Grant, to Fund a Victim Advocate. Resolution caption reads as follows:

RESOLUTION NO. 2020-04-046 (R)

A RESOLUTION TO AMEND RESOLUTION NUMBER 2020-02-025 (R) OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO APPLY FOR AND ACCEPT, IF AWARDED, A GRANT TO THE U.S. DEPARTMENT OF JUSTICE, ADMINISTERED THROUGH THE STATE OF TEXAS, CRIMINAL JUSTICE DIVISION FOR A VICTIMS OF CRIME ACT (VOCA) GRANT

- 20-0326** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Contract with VAI Architects, Inc. (VAI) of Addison, Texas for Architectural and Engineering Services Related to the Public Safety Building (PSB) Phase 5 Expansion and Renovation Project Located at 2200 Taylor Burk Drive, McKinney, Texas 75071. Resolution caption reads as follows:

RESOLUTION NO. 2020-04-047 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES CONTRACT WITH VAI ARCHITECTS, INC. OF ADDISON, TEXAS, FOR ARCHITECTURAL AND ENGINEERING SERVICES RELATED TO THE PUBLIC SAFETY BUILDING (PSB) PHASE 5 EXPANSION AND RENOVATION PROJECT

- 20-0327** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Apply for, and Accept if Awarded, a Grant from the Texas Historic Courthouse Preservation Program, in an Amount not to Exceed \$3,000,000, for Preservation and Repairs to the McKinney Performing Arts Center at the Historic Collin County Courthouse. Resolution caption:

RESOLUTION NO. 2020-04-048 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, SUPPORTING THE CITY OF MCKINNEY TO APPLY FOR, AND ACCEPT IF AWARDED, A GRANT FROM THE TEXAS HISTORIC COURTHOUSE PRESERVATION PROGRAM, IN AN AMOUNT NOT TO EXCEED \$3,000,000, FOR PRESERVATION AND REPAIRS TO THE

MCKINNEY PERFORMING ARTS CENTER AT THE HISTORIC COLLIN COUNTY COURTHOUSE

- 20-0328** Consider/Discuss/Act on a Resolution Authorizing the 'McKinney Strong' COVID-19 Business Grant Program; and Providing an Effective Date. Resolution caption reads as follows:

RESOLUTION NO. 2020-04-049 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE 'MCKINNEY STRONG' COVID-19 BUSINESS GRANT PROGRAM; AND PROVIDING AN EFFECTIVE DATE

- 20-0329** Consider/Discuss/Act on a Resolution of the City of McKinney, Texas Finding that Oncor Electric Delivery Company LLC's Application for Approval to Amend its Distribution Cost Recovery Factor Pursuant to Increase Distribution Rates Within the City Should be Denied; Authorizing Participation with Oncor Cities Steering Committee; Authorizing the Hiring of Legal Counsel and Consulting Services; Finding that the City's Reasonable Rate Case Expenses Shall be Reimbursed by the Company; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; Requiring Notice of this Resolution to the Company and Legal Counsel. Resolution caption reads as follows:

RESOLUTION NO. 2020-04-050 (R)

A RESOLUTION OF THE CITY OF THE CITY OF MCKINNEY, TEXAS FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC'S APPLICATION FOR APPROVAL TO AMEND ITS DISTRIBUTION COST RECOVERY FACTOR TO INCREASE DISTRIBUTION RATES WITHIN THE CITY SHOULD BE DENIED; AUTHORIZING PARTICIPATION WITH ONCOR CITIES STEERING COMMITTEE; AUTHORIZING THE HIRING OF LEGAL COUNSEL AND CONSULTING SERVICES; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL

Mayor Fuller called for Plat Consideration under Texas Local Government Code Chapter 212:

- 19-** Consider/Discuss/Act on a Preliminary-Final Plat for Trinity Falls Planning
0170PF2 Unit 7 South, Located North of County Road 228 and West of County Road 206

Council unanimously approved the motion by Council Member Rick Franklin, seconded by Council Member Frederick Frazier, to approve the staff recommendation regarding 19-0170PF2 a Preliminary-Final Plat for Trinity Falls Planning Unit 7 South, Located North of County Road 228 and West of County Road 206.

20- Consider/Discuss/Act on a Preliminary-Final Replat for the Danielle at
0035PF2 Craig Ranch, Located on the Northeast Corner of Collin McKinney Parkway and Millie Way

Council unanimously approved the motion by Mayor Pro Tem Rainey Rogers, seconded by Council Member Charlie Philips, to approve the staff recommendation regarding a Preliminary-Final Replat for the Danielle at Craig Ranch, Located on the Northeast Corner of Collin McKinney Parkway and Millie Way.

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

20-0330 Conduct a Public Hearing to Consider/Discuss/Act on a Resolution Regarding the Application of "Kinwood Apartments" to the Texas Department of Housing and Community Affairs (TDHCA), for 4% Tax Credits for the Acquisition and Rehabilitation of Multi-Family Units Within the Development

Neal Route spoke (by phone call) in support of the applicant's request, thanking the Council for consideration of the request.

Council unanimously approved the motion by Council Member Scott Elliott, seconded by Mayor Pro Tem Rainey Rogers, to Close the public hearing and approve a Resolution of No Objection Regarding the Application of "Kinwood Apartments" to the Texas Department of Housing and Community Affairs (TDHCA), for 4% Tax Credits for the Acquisition and Rehabilitation of Multi-Family Units Within the Development. Resolution caption reads as follows:

RESOLUTION NO. 2019-04-051 (R)

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, OF NO OBJECTION TO THE APPLICATION BY MCKINNEY LEASED HOUSING ASSOCIATES OWNER 1, LLC TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS (TDHCA) FOR THE NON-COMPETITIVE 4% HOUSING TAX CREDITS PROGRAM FOR THE ACQUISITION AND REHABILITATION OF KINWOOD APARTMENTS, A 200-UNIT MULTI-FAMILY RENTAL HOUSING DEVELOPMENT LOCATED AT 3300 N MCDONALD

STREET; MAKING FINDINGS RELATED TO THE SUBJECT; AND PROVIDING AN EFFECTIVE DATE

- 20-0331** Consider/Discuss/Act on an Ordinance of the City Council of the City of McKinney, Texas, Amending and Restating Ordinance No. 2020-03-025 Declaring a Local State of Disaster Due to a Public Health Emergency in Response to the COVID-19 Virus Outbreak, Pursuant to the Texas Disaster Act of 1975, Chapter 418, Texas Government Code and Chapter 122 of the Texas Health and Safety Code; Providing a Penalty; Providing for the Publication of the Caption of this Ordinance; and Providing for an Effective Date.

Council unanimously approved the motion by Council Member Charlie Philips, seconded by Council Member Frederick Frazier, to approve an Ordinance Amending and Restating Ordinance No. 2020-03-025 Declaring a Local State of Disaster Due to a Public Health Emergency in Response to the COVID-19 Virus Outbreak, Pursuant to the Texas Disaster Act of 1975, Chapter 418, Texas Government Code and Chapter 122 of the Texas Health and Safety Code; Providing a Penalty; Providing for the Publication of the Caption of this Ordinance; and Providing for an Effective Date. Ordinance caption reads as follows:

ORDINANCE NO. 2020-04-030

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING AND RESTATING ORDINANCE NO. 2020-04-025 DECLARING A LOCAL STATE OF DISASTER DUE TO A PUBLIC HEALTH EMERGENCY IN RESPONSE TO THE COVID-19 VIRUS OUTBREAK, PURSUANT TO THE TEXAS DISASTER ACT OF 1975, CHAPTER 418, TEXAS GOVERNMENT CODE AND CHAPTER 122 OF THE TEXAS HEALTH AND SAFETY CODE; PROVIDING A PENALTY; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE

- 20-0332** Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, Strongly Urging That All McKinney Landlords and Tenants (Both Commercial and Residential) Work Together to Minimize the Adverse Human and Financial Impacts Associated with the Owning and Leasing of Real Property During the COVID-19 Pandemic; and Providing for an Effective Date

Council approved the motion by Council Member Scott Elliott, seconded by Mayor Pro Tem Rainey Rogers, to approve 20-0332 Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, Strongly Urging That All McKinney Landlords and Tenants (Both Commercial and Residential) Work Together to Minimize the Adverse Human and Financial Impacts Associated with the Owning and Leasing of Real Property During the COVID-19 Pandemic; and Providing for an Effective Date with a vote of 6 - 1 - 0, La'Shadiion Shemwell voting against. Resolution caption reads as follows:

20-0333 Consider/Discuss/Act on Appointing a Member to the North Texas Municipal Water District (NTMWD) Board of Directors

Council unanimously approved the motion by Council Member Scott Elliott, seconded by Council Member Frederick Frazier, to reappoint Charles McKissick to the North Texas Municipal Water District (NTMWD) Board of Directors, for a term effective June 1, 2020 to May 31, 2022.

Mayor Fuller called again for Citizen Comments, at which time there were no additional requests to address the Council.

Mayor Fuller called for Council & Manager Comments.

Council Member Scott Elliott announced a food giveaway event supported by the North Texas Food Bank (NTFB) Mobile Food Pantry on April 28, 9:00 a.m. to noon, at the parking lot of McKinney ISD Athletic Stadium. Mr. Elliott thanked Trisha Cunningham (NTFB), MISD Superintendent Dr. Rick McDaniel, and MISD Athletics Director Shawn Pratt for making the event possible.

McKinney City Manager Paul Grimes announced:

- waste services that were temporarily suspended due to COVID-19 had resumed during the week Apr 20-27: yard waste pick up, bulk item, household hazards, and other waste pick up
- the City continues to update the COVID-19 webpage with important information at mckinneytexas.org/Coronavirus. Public information also available through Collin County Healthcare Services and Centers for Disease Control & Prevention.

Council unanimously approved the motion by Council Member Rick Franklin, seconded by Council Member Frederick Frazier, to adjourn the meeting at 6:51 p.m.

GEORGE C. FULLER
Mayor

ATTEST:

EMPRESS DRANE
City Secretary

Minutes Appendix A - Citizen Comments Submitted by Email

Shirley Mack

From: Shirley Mack
To: Contact-City Council
Subject: Landlord Evictions
Date: Tuesday, April 21, 2020 4:52:05 PM

Due to the burden caused by the Covid-19 Pandemic and loss of income of some families, please consider a policy to stop evictions that leads to more homelessness, until the job market and economy opens again.

Shirley Mack
503 North Chestnut St
McKinney, TX 75069
972-658-2428

Ada Simmons

From: Ada Simmons
To: Contact-City Council
Subject: Eviction in dire times of economic stress.
Date: Tuesday, April 21, 2020 4:59:05 PM

Dear McKinney city Council,

Please give some consideration to tenants that need extra time to pay rent due this time of economic stress. Please. Vote to pass the the ordinance is Councilperson Shemwell.

Thanks for your consideration.

Ada Simmons
512 Cypress Hill

Don DeBoer

[illegible]

I am forwarding a complaint I sent to the FAA regional office today. I am so pissed I can't see straight. FAA may have ultimate responsibility but the city council and airport leadership share responsibility for getting rid of rogue pilots who rent space at TKI and pose a danger and nuisance to McKinney citizens.

Yesterday while having a peaceful conversation with a neighbor (appropriately distanced, of course) in my backyard my house was divebombed by 236ST... TWICE!!!!!!!!!!!!!!

The plane was travelling over 200mph and doing extremely dangerous maneuvers a couple hundred feet above my head... diving rapidly toward my roof, making extremely sharp turns at high speed. After the first pass of the plane, I grabbed my SPG meter and my camera. The SPG meter registered 94.3db... YES -- 94.3DB OF NUISANCE LEVEL NOISE. MY NEIGHBOR AND I LITERALLY COULD NOT HEAR A SINGLE SYLLABLE THAT EACH OTHER WAS SAYING.

This is a plane housed at McKinney airport. I WANT THESE IRRESPONSIBLE ROGUE PILOTS SANCTIONED-- BANNED FROM MCKINNEY AIRPORT AND MCKINNEY AIR SPACE

IF THIS IS WHAT MCKINNEY HAS PLANNED FOR THE AIRPORT EXPANSION IT'S TIME TO REVISIT THAT..I AM NOT OK THAT MY TAX DOLLARS ARE SUPPORTING DANGEROUS ROGUE BEHAVIOR LIKE THIS.

Enclosed are pictures documenting this incident. Also Flightaware documents both speed and repeated dangerous aerobatic maneuvers of this plane over a 50 minute period over McKinney.

Unfortunately, nuisance level noise is increasing exponentially from TKI as more planes use Stonebridge Ranch as a takeoff and landing approach path. Please redirect them away from residential areas... there is no need for them to create a nuisance for hundreds of Stonebridge Ranch residents.

Don DeBoer
469 500 9086
Principal, DDB Organizational Consulting
ddb.org.consulting@gmail.com

Kerrie (no last name)

From: Kerrie <flourishcbi@gmail.com>
Sent: Tuesday, April 21, 2020 5:25 PM
To: Contact-City Council
Subject: Public Comment for Council Meeting on evictions

On behalf of the Flourish community we would like the moratorium on evictions to be extended through the month of June given the nature and uncertainty of COVID-19 and its economic follow out. There is likely to be a tsunami of families who have lost their jobs and aren't ready to reenter the workforce. We all understand that housing-distressed families create a sundry of problems that can be avoided by extending this eviction moratorium.

It costs more to evict someone and stabilize them, and get them back into housing than to work with the renter while they are seeking employment. So many Americans, including Collin County residents are one paycheck away from disaster, and all these evictions happening simultaneously over the next two months would be devastating.

We seek a resolution that urges all McKinney landlords and tenants to work together to minimize the adverse human and financial impacts associated with owning and leasing property during the COVID-19 pandemic. Let's be the city that looks to the well-being of all its citizens.

Thank you for your leadership and consideration.

The Flourish Community-Based Initiatives Team

Tamara Johnson

From: Tamara Johnson <tkjohnson75070@gmail.com>
Sent: Tuesday, April 21, 2020 5:32 PM
To: Contact-City Council
Subject: Evictions in the City of McKinney

Good Evening All!!

I pray each of you and your families are well and staying safe in this time of Pandemic. I ask your consideration for those within our city who are not as fortunate as all. I ask that

ordinance(s) be made adding protections for local citizens who have been affected financially due to COVID-19 from being displaced from their places of residence by eviction. Please go on record as being helpers of those who just cannot pay their rent and make provision for the process to go on hold or be suspended for at least 60 days.

I would like to add my encouragement and support to Councilman Shemwell and any other members of the McKinney City Council who are working to keep the citizens of McKinney housed and safe.

"For you have the poor with you always, and whenever you wish you may do them good;..." Mark 14:7

Thank you.

Beth Bentley

From: Beth Bentley <mackbethbentley@yahoo.com>
Sent: Tuesday, April 21, 2020 6:03 PM
To: Contact-City Council
Subject: Public Comment - Item 20-0332 - Resolution Regarding Rental Assistance

Good evening, Mayor George Fuller and McKinney City Council!
As you consider a resolution that urges all McKinney landlords and tenants to work together to minimize the adverse human and financial impacts associated with owning or leasing real property during the COVID-19 pandemic, please consider the provisions that have been put in place through the CARES Act in support of property owners. These provisions seem to provide extended time for property owners to make their mortgage payments. Seemingly, these respective time-frames can be passed along to their tenants. As such, please consider strengthening the current resolution to include "adherence to the provisions that have been afforded through the CARES Act or any Act that might preclude the untimely eviction of tenants during this declared pandemic." Perhaps any financial support requested by landlords from the City can also take this into consideration. Please see details below.

Thank you for your consideration as you work to make business owners and renters whole.

- Beth Bentley

Sections 4022 through 4024 of the CARES act deal with mortgages and foreclosures, including eviction moratoriums and mortgage forbearance.

Section 4022 states that a borrower with a federally backed mortgage can request forbearance regardless of delinquency status by submitting a request to the loan servicer. Forbearance lasts for up to 180 days and can be extended for an additional period of up to 180 days at the request of the borrower. During the forbearance period, no fees, penalties, or interest beyond the amount of the contractual payments can accrue.

Either the initial or extended period of forbearance may be shortened at any time by the borrower's request. This section blocks the servicer of a Federally backed mortgage loan from initiating any judicial or nonjudicial foreclosure process for not less than a 60-day period beginning on March 18, 2020.

Section 4023 covers multifamily forbearance and states that a multifamily borrower with a Federally backed multifamily mortgage loan can request forbearance of up to 30 days with two additional 30-day periods, for a total of 90 days. The borrower must be current on payments as of February 1, 2020. A multifamily borrower that receives a forbearance under this section cannot evict tenants for nonpayment of rent and cannot charge late fees due to the late payment of rent.

Section 4024 creates a 120-day moratorium on evictions of tenants in properties that are part of government programs or that have a Federally backed mortgage loan.

As the National Multifamily Housing Council noted in its analysis of the Act, the forbearance for multifamily properties only applies to owners with federally backed mortgages. Also, there is a disconnect between the possible 90-day multifamily forbearance and the 120-day eviction moratorium.

B. Weatherall

From: b weatherall <bweatherall1@gmail.com>
Sent: Tuesday, April 21, 2020 6:11 PM
To: Contact-City Council
Subject: Re: Testing Covid-19

Will or has this been addressed...

Please advise

On Thu, Apr 9, 2020, 11:38 AM b weatherall <bweatherall1@gmail.com> wrote:
I keep hearing that the results are more fatal for those black/brown residents in cities who have the virus. Meaning by the time these people are tested they are normally in a serious condition and the survival rates are lower.

Will there be testing set up in those areas of McKinney?
Will they have to have the same requirements to get tested?
Will the fees be reduced for these tests?

Thank you

20-0356



TITLE: Minutes of the City Council Special Meeting & Work Session of April 28, 2020

SUPPORTING MATERIALS:

[Minutes](#)

CITY COUNCIL SPECIAL MEETING & WORK SESSION

APRIL 28, 2020

The City Council of the City of McKinney, Texas met in Special Session and Work Session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, April 28, 2020 at 4:00 p.m.

The meeting was broadcast live on cable television and through the City's website on Spectrum Channel 16; AT&T U-Verse Channel 99; and online at <http://mckinney.legistar.com>. Some members chose to participate from remote locations in an effort to contain the spread of COVID-19.

Mayor George C. Fuller called the meeting to order at 4:02 p.m. upon determining a quorum of the Council was present, consisting of himself and the following members: La'Shadian Shemwell.....District 1

(Council Member Shemwell participated remotely by telephone.)

Rainey Rogers, Mayor Pro Tempore..... District 2

Scott Elliott District 3

Rick Franklin District 4

Charlie Philips At Large

Frederick Frazier At Large

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, City Secretary Empress Drane, Strategic Services Manager Trevor Minyard, President of McKinney Community Development Corporation (MCDC) Cindy Schneible, Housing & Community Development Manager Janay Tieken, Community Services Administrator Shirletta Best, Human Resources Director Ike Obi, Director of Libraries Spencer Smith, and Video Producer Joey Barr

There were no members of the public present at the meeting.

Mayor Fuller called for Public Comments and read the public comment submitted by email from Bridgette Wallis. (see Minutes Appendix A - Citizen Comments Submitted by Email) There were no additional public comments.

Mayor Fuller called for the Special Agenda items:

- 20-0346** Consider/Discuss/Act on an Ordinance of the City Council of the City of McKinney, Texas, Amending and Restating Ordinance No. 2020-04-030 Declaring a Local State of Disaster Due to a Public Health Emergency in Response to the COVID-19 Virus Outbreak, Pursuant to the Texas Disaster Act of 1975, Chapter 418, Texas Government Code and Chapter 122 of the Texas Health and Safety Code; Providing a Penalty; Providing for the Publication of the Caption of this Ordinance; and Providing for an Effective Date

Council unanimously approved the motion by Council Member Charlie Philips, seconded by Council Member Rick Franklin, to approve an Ordinance Amending and Restating Ordinance No. 2020-04-030 Declaring a Local State of Disaster Due to a Public Health Emergency in Response to the COVID-19 Virus Outbreak, Pursuant to the Texas Disaster Act of 1975, Chapter 418, Texas Government Code and Chapter 122 of the Texas Health and Safety Code; Providing a Penalty; Providing for the Publication of the Caption of this Ordinance; and Providing for an Effective Date. Ordinance caption reads as follows:

ORDINANCE NO. 2020-04-031

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING ORDINANCE NO. 2020-04-030 IN RESPONSE TO THE COVID-19 VIRUS OUTBREAK, PURSUANT TO THE TEXAS DISASTER ACT OF 1975, CHAPTER 418, TEXAS GOVERNMENT CODE AND CHAPTER 122 OF THE TEXAS HEALTH AND SAFETY CODE; PROVIDING A PENALTY; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE

- 20-0347** Consider/Discuss/Act on an Ordinance of the City Council of McKinney, Texas, Authorizing the 'McKinney Strong' COVID-19 Business Grant Program; and Authorizing a Certain Budget Amendment Pertaining to the Fiscal Year 2019-2020 Annual Budget, to Provide Funding for the 'McKinney Strong' COVID-19 Business Grant Program; and Providing for an Effective Date Hereof

Council unanimously approved the motion by Council Member Charlie Philips, seconded by Council Member Scott Elliott, to approve an Ordinance Authorizing the 'McKinney Strong' COVID-19 Business Grant Program; and Authorizing a Certain Budget Amendment Pertaining to the Fiscal Year 2019-2020 Annual Budget, to

Provide Funding for the 'McKinney Strong' COVID-19 Business Grant Program; and
Providing for an Effective Date Hereof. Ordinance reads as follows:

ORDINANCE NO. 2020-04-032

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE 'MCKINNEY STRONG' COVID-19 BUSINESS GRANT PROGRAM; AND AUTHORIZING A CERTAIN BUDGET AMENDMENT PERTAINING TO THE FISCAL YEAR 2019-2020 ANNUAL BUDGET, TO PROVIDE FUNDING FOR THE MCKINNEY STRONG COVID-19 BUSINESS GRANT PROGRAM; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF WORK SESSION ITEMS

20-0348 Discuss the Process and Allocation of CDBG-CV HUD Funding Under the
CARES Act

Community Services Administrator Shirletta Best presented information regarding financial support for housing through the Community Development Block Grant, in response to the impacts of the COVID-19 coronavirus public health disaster. This item was for presentation purposes only, with no action by the Council.

Mayor Fuller called again for Public Comments, at which time there were no requests to address the Council.

Mayor Fuller called for Council & Manager Comments.

Council Member La'Shadiun Shemwell encouraged everyone to stay home and stay safe, and he thanked those working to support and maintain strong communities during the public health disaster.

Council Member Rick Franklin encouraged everyone to take precaution and stay safe as businesses reopen, and he encouraged the support of charitable organizations in service to those in need during the public health disaster.

Council Member Frederick Frazier encouraged support of charitable organizations, encouraged on-going cleanliness practice (such as hand sanitizer in high-traffic areas) and social distancing in businesses, even after the public health disaster, and thanked front line responders working during the disaster.

Mayor Pro Tem Rainey Rogers had no comments.

Council Member Scott Elliott announced the North Texas Food Bank (NTFB) and McKinney ISD partnered for a mobile pantry event on April 28, which provided three thousand twenty-five (3,025) food boxes, approximately ninety-five thousand pounds of food to recipients, and thanked program organizers Rene Caldwell (NTFB), Dr. Rick

McDaniel (MISD), and Shawn Pratt (MISD). Council Member Elliott announce North Texas Giving Day would be held earlier than normal (May 5, 2020).

Council Member Charlie Philips stated that Charles McKissick expressed thanks to the Council for his reappointment to North Texas Municipal Water District and compliments to City Manager Paul Grimes for efforts to reach settlement in the Public Utility Commission (PUC) case. Council Member Philips encouraged reasonable prudence as businesses reopen.

Mayor Fuller echoed the compliments to City Manager Grimes regarding the PUC issue, stating that he looked forward to a resolution. Mayor Fuller encouraged support of the One Heart McKinney program, noting that one company offered to match donation funds up to fifty thousand dollars. Mayor Fuller thanked Rick Wells, non-profit organizations, and churches, for pulling together resources to support communities in need. Mayor Fuller emphasized the severity and impact of the COVID-19 pandemic, which has claimed many lives, and stated his daughter is still battling the virus after several weeks.

Council unanimously approved the motion by Council Member Scott Elliott, seconded by Council Member Rick Franklin, to adjourn the meeting at 5:14 p.m.

GEORGE C. FULLER
Mayor

ATTEST:

EMPRESS DRANE
City Secretary

Minutes Appendix A - Citizen Comments Submitted by Email

From: Bridgette <virtualbridgette@gmail.com>
Sent: Tuesday, April 28, 2020 1:27 PM
To: Contact-City Council
Subject: public comment on item 20-0347

Dear City Council,

I'm asking the City Council to look at TIRZ#1 funding to help downtown businesses right now. The TIRZ #1 has roughly \$9M sitting in it right now that downtown businesses have added to over the years. They should be able to use some of it during this pandemic.

I've been told that the project scope for the TIRZ #1 does not include this sort of financial help to existing downtown businesses. We all know that a.) the current project scope of "eliminating unemployment and underemployment" can easily be interpreted to include existing businesses, and b.) since City Council sits on the TIRZ #1 board and can convene a special meeting at any time, another new project can amend the current project plan easily that would allow such a use of TIRZ funds.

The MCDC money could then be used to help the many other small businesses that exist in McKinney. Downtown is not the only place in McKinney that is suffering.

Thank you for your time,
Bridgette Wallis
Kensington Lane, McKinney

20-0287



TITLE: Minutes of the McKinney Arts Commission Meeting of January 16, 2020

SUPPORTING MATERIALS:

[Minutes](#)

McKINNEY ARTS COMMISSION

JANUARY 16, 2020

The McKinney Arts Commission of the City of McKinney, Texas met in regular session in the 2nd floor conference room of the Municipal Building on January 16, 2020 at 4:30 p.m.

Commissioners Present: Molly Brewer, Nina Ringley, Latisha Nance, Michael McEntire, James Teeling

Guest present: Councilman Charlie Phillips, Councilman Frederick Fraizer, ACM Kimberly Flom.

Absent: Greg Huckaby, Matt Sheldon, Soprina Reeves

Chairman Brewer called the meeting to order at 4:32 p.m. after noting the presence of a quorum.

20-0046 Consider/Discuss/Act on a Request from the Chamberlain Ballet for a Project Grant for FY20 for \$10,000

Request from the Chamberlain Ballet for a Project Grant for FY20 for \$10,000 was denied. Commissioners unanimously approved the motion by Commission Nina Ringley, seconded by Commissioner James Teeling.

20-0047 Consider/Discuss/Act on a Request for RFQ and Public Art Funds of up to \$15,000 for a Mural on the Masonic Building Located at 215 N Kentucky

Commissioners unanimously approved the motion by Commission Nina Ringley, seconded by Commissioner Michael McEntire, to approve the request for RFQ and Public

McKINNEY ARTS COMMISSION MINUTES

01/16/2020

PAGE 2

Art Funds of up to \$15,000 for a Mural on the Masonic Building Located at 215 N Kentucky. Funds will not be needed until Oct/Nov this year. They will work on setting up RFQ for artist with sub-committee.

20-0048 Consider/Discuss/Act on the Final Report and Reimbursement Request of Vintage Piano Hour/Anthony Nagid

Commissioners unanimously approved the motion by Commission Latisha Nance, seconded by Commissioner Michael McEntire, to approve the Final Report and Reimbursement Request of Vintage Piano Hour/Anthony Nagid. He will be reimbursed \$1000.

20-0049 Consider/Discuss/Act on Outreach Grant Reimbursement Request for \$3,000 from Bluegrass Heritage Foundation

Commissioners unanimously approved the motion by Commission James Teeling, seconded by Commissioner Michael McEntire, to approve the Outreach Grant Reimbursement Request for \$3,000 from Bluegrass Heritage Foundation.

20-0050 Consider/Discuss/Act on a Request from You're My Favorites, in Conjunction With the Odysseus Chamber Orchestra for a Project Grant for FY20 for \$10,000

Commissioners unanimously approved the motion by Commission Latisha Nance, seconded by Commissioner Nina Ringley, to approve the Request from You're My Favorites, in Conjunction With the Odysseus Chamber Orchestra for a Project Grant for FY20 for \$10,000. They were given all that was left in the budget of \$5,500.

20-0051 Update on TCA Butterfly Sculptures

Jimmy member of subcommittee. Went over how the artist were selected, how they will be done, went over pictures and who will be doing the work.

20-0052 Budget Update

For the first quarter of FY20 the balance in the project fund is \$5,500, in the outreach fund balance is \$2,600 and \$82,492.13 in the Public Art Funds.

MOLLY BREWER
Chair

20-0288



TITLE: Minutes of the McKinney Arts Commission Meeting of October 17, 2019

SUPPORTING MATERIALS:

[Minutes](#)

McKINNEY ARTS COMMISSION

October 17, 2019

The McKinney Arts Commission of the City of McKinney, Texas met in regular session in the Code Services Conference Room, 410 N. Tennessee Street, McKinney, Texas, on October 17, 2019 at 4:30 p.m.

Commissioners Present: Chairman Molly Brewer, Commissioners Michael McEntire, Matt Sheldon, Nina Ringley, Jimmy Teeling

Commissioners Absent: Vice Chairman Latisha Nance

Staff Present: HCD Manager Janay Tieken, Administrative Assistant Lupe Armijo

Chairman Brewer called the meeting to order at 4:30 p.m. after noting the presence of a quorum.

Commissioners Huckaby and Reeves arrived at 4:31 p.m.

19-0857 Minutes of the McKinney Arts Commission Meeting of July 25, 2019

Commissioners unanimously approved the motion by Commission Michael McEntire, seconded by Commissioner Greg Huckaby, to Approved and Referred Minutes of the McKinney Arts Commission Meeting of July 25, 2019

19-0858 Minutes of the McKinney Arts Commission Meeting of August 2, 2019

Commissioners unanimously approved the motion by Commission Matt Sheldon, seconded by Commissioner Greg Huckaby, to Approved and Referred Minutes of the McKinney Arts Commission Meeting of August 2, 2019

19-0859 Arts Commission Orientation

19-0860 Consider/Discuss/Act on the Final Report of Young Actors Guild

Commissioners unanimously approved the motion by Commission Michael McEntire, seconded by Commissioner Matt Sheldon, to approve the Final Report of Young Actors Guild and remit the remaining \$6000 in grant funds. Total project expenses were \$41,950. There were 716 in attendance at 17 performances.

19-0861 Consider/Discuss/Act on the Final Report of McKinney Community Band

Commissioners unanimously approved the motion by Commission Greg Huckaby, seconded by Commissioner Michael McEntire, to approve the Final Report of McKinney Community Band and remit the remaining \$6000 in grant funds. Total project expenses were \$35,401. There were 2,000 in attendance at 6 performances.

19-0862 Consider/Discuss/Act on the Final Report of Arts & Music Guild

Commissioners unanimously approved the motion by Commission Michael McEntire, seconded by Commissioner Nina Ringley, to approve the Final Report of Arts & Music Guild and remit the remaining \$2900 in grant funds. Total project expenses were \$19,701.26. There were 500 in attendance at 3 concerts, plus 5 days of camp.

19-0863 Consider/Discuss/Act on the Final Report of Friends of the McKinney Public Library

Commissioners unanimously approved the motion by Commission Michael McEntire, seconded by Commissioner Greg Huckaby, to approve the Final Report of Friends of the McKinney Public Library and only remit \$1447 in grant funds therefore the remaining \$593 will be reallocated. Total project expenses were \$12, 414. There were 750 in attendance at 11 performances. Commissioner Huckaby left the meeting at 5:35 p.m.

19-0864 Consider/Discuss/Act on the Final Report of Junior Players Guild

Commissioners unanimously approved the motion by Commission Michael McEntire, seconded by Commissioner James Teeling, to approve the Final Report of Junior Players Guild and remit the remaining \$2700. Total project expenses were \$18,678. There were 350 in attendance at 1 performance.

19-0865 Consider/Discuss/Act on the Final Report of McKinney Repertory Theatre

Commissioners unanimously approved the motion by Commission Matt Sheldon, seconded by Commissioner Nina Ringley, to approve the Final Report of McKinney Repertory Theatre and remit the remaining \$6000. Total project expenses were \$51,939.54. There were 3394 in attendance at 23 performances.

- 19-0866** Consider/Discuss/Act on Outreach Grant Request of \$3,000 from Jump Into Art

Commissioners unanimously approved the motion by Commission Michael McEntire, seconded by Commissioner Greg Huckaby, to approve Consider/Discuss/Act on Outreach Grant Request of \$3,000 from Jump Into Art for the full amount. Director Magda Dia gave presentation about program.

- 19-0867** Consider/Discuss/Act on a Request from the Youth Ballet of Texas for an Outreach Grant for FY20 for \$3,000

Commissioners unanimously approved the motion by Commission James Teeling, seconded by Commissioner Nina Ringley, to approve Consider/Discuss/Act on a Request from the Youth Ballet of Texas for an Outreach Grant for FY20 for \$3,000.

- 19-0868** Consider/Discuss/Act on 2019-2020 Project Grant Request of \$4,500 for Teatro Dallas

Commissioners unanimously approved the motion by Commission Nina Ringley, seconded by Commissioner James Teeling, to approve Consider/Discuss/Act on 2019-2020 Project Grant Request of \$4,500 for Teatro Dallas for the full amount. Sara Cardona gave presentation about program.

- 19-0869** Consider/Discuss/Act on a Request from the Chamberlain Ballet for a Project Grant for FY20 for \$10,000

Commissioners unanimously approved the motion by Commission Nina Ringley, seconded by Commissioner Michael McEntire, to Tabled to Another Meeting 19-0869 Consider/Discuss/Act on a Request from the Chamberlain Ballet for a Project Grant for FY20 for \$10,000

- 19-0870** Consider/Discuss/Act on a Request for RFQ and Public Art Funds of up to \$15,000 for a Mural on the Masonic Building Located at 215 N. Kentucky

Commissioners unanimously approved the motion by Commission James Teeling, seconded by Commissioner Matt Sheldon, to Tabled to Another Meeting 19-

0870 Consider/Discuss/Act on a Request for RFQ and Public Art Funds of up to \$15,000 for a Mural on the Masonic Building Located at 215 N. Kentucky

19-0871 Consider/Discuss/Act on a Request to Reallocate \$9,578 from Unspent FY2019 Arts Commission Funds to the Public Art Fund

Commissioners unanimously approved the motion by Commission Nina Ringley, seconded by Commissioner Michael McEntire, to approve Consider/Discuss/Act on a Request to Reallocate \$9,578 from Unspent FY2019 Arts Commission Funds to the Public Art Fund

19-0872 Consider/Discuss/Act on Authorization of Use of \$5,500 in Additional Public Art Funds as a Match for a Cultural District Grant, From the Texas Commission on the Arts

Commissioners unanimously approved the motion by Commission Michael McEntire, seconded by Commissioner Matt Sheldon, to approve Consider/Discuss/Act on Authorization of Use of \$5,500 in Additional Public Art Funds as a Match for a Cultural District Grant, From the Texas Commission on the Arts

19-0873 Budget Update. Manager Tieken reviewed the funds for all accounts.

Commissioners unanimously approved the motion by Commissioner Sheldon, seconded by Commissioner Ringley, to adjourn the meeting. Chairman Brewer declared the meeting adjourned at 6:39 p.m.

MOLLY BREWER
Chair

20-0305



TITLE: Minutes of the McKinney Community Development Corporation Meeting of February 27, 2020

SUPPORTING MATERIALS:

[Minutes](#)

MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

FEBRUARY 27, 2020

The McKinney Community Development Corporation met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on February 27, 2020 at 8:00 a.m.

Board members present: Chairman Jackie Brewer, Vice Chairman Rick Glew, Secretary Mary Barnes-Tilley, Treasurer Angela Richardson-Woods and Board members Kathryn McGill, David Kelly and John Mott.

Alternate Board member present: Deborah Bradford.

City Council members present: Scott Elliott.

Staff present: President Cindy Schneible; City Manager Paul Grimes; Assistant City Manager Kim Flom; Assistant to the City Manager Trevor Minyard; Assistant City Manager Barry Shelton; Assistant Director of Parks and Recreation Ryan Mullins; Financial Compliance Manager Chance Miller; MEDC President Peter Tokar; Visit McKinney Sales Manager Vanesa Rhodes; Community Services Administrator Shirletta Best; Main Street Program Coordinator Aaron Werner; Creative Services Manager Michelle Feldker; Website Specialist Valerie McKito; City Secretary Empress Drane; Deputy City Secretary Lisa Sewell; and MCDC Administrative and Marketing Coordinator Linda Jones.

There were several guests present.

Chairman Brewer called the meeting to order at 8:00 a.m. after determining that a quorum was present. Ms. Brewer announced that the Chamber Community Awards Celebration was last week, and MCDC presented three Quality of Life Awards to McKinney Fire Department's Community Healthcare Program, McKinney Police Department's Neighborhood Police Officer Unit and Mary Carole Strother, volunteer Executive Director of Collin County History Museum. Ms. Brewer asked everyone to take a moment to reflect on things that matter in memory of a McKinney police officer who took his own life a year ago.

Chairman Brewer called for public comments on any agenda items and there were none.

20-0198 Chairman Brewer called for action on the minutes of the McKinney Community Development Corporation Meeting of January 23, 2020. Board members unanimously approved a motion by Treasurer Richardson-Woods, seconded by Vice Chairman Glew, to approve the minutes.

20-0199 Chairman Brewer called for action on the minutes of the McKinney Community Development Corporation Project Subcommittee Meeting of January 28, 2020. Board members unanimously approved a motion by Vice Chairman Glew, seconded by Board member Mott, to approve the minutes.

20-0200 Chairman Brewer called for the financial report. Financial Compliance Manager Chance Miller noted that the January statements reflect that \$577,000 of community grants were paid, the majority of which was for the Cotton Groves project and park construction. Sales tax for January was 11% higher than the same timeframe of 2019, which brings the yearly increase to 11%, which is about double what was budgeted. Mr. Miller called for questions. Chairman Brewer called attention to the sister city sales tax comparison which shows 11% for McKinney, 3.7% for Plano, 5.5% for Frisco and 7.9% for Allen. Chairman Brewer asked for questions on the Checks Issued report, and there were none.

20-0201 Chairman Brewer called for Board and Liaison Updates.
City of McKinney. City Manager Paul Grimes stated that City Council met for its strategic goal-setting workshop on February 7. The first priority is the \$350 million bond package which will be implemented over the next five to seven years. Second is a focus on a global housing review and strategy. A consultant has been hired to help determine where McKinney

has gaps in its housing market and what strategies could be utilized to help bridge those gaps. Third is to emphasize the concept of McKinney as a destination. Fourth is to focus on the airport, specifically regarding potential passenger service. Fifth is to emphasize diversification in public safety hiring, including the fire department, which historically has been challenging nationwide. Sixth is an emphasis on pedestrian mobility, which includes all transportation other than automobiles including walking, cycling, and scootering. This is especially important with the growth of our senior population. Seventh is to focus on and improve the city's recycling efforts. Recycling nationwide appears to be in a recession, and the goal is to increase the city's diversion rate so that recyclable materials don't end up in the landfill. Staff will develop an implementation plan for each of these priorities for Council to review and approve in early May. The budget development process will begin in late May. Mr. Grimes added that a 5G public input meeting was held February 12 with a standing room only crowd. He added that national and state laws now limit local a municipality's ability to stop the development or growth of 5G technology. The city is studying potential design standards and health risks of 5G, with the goal of doing everything possible to control McKinney's destiny in the 5G arena. Mr. Grimes asked for questions. Secretary Barnes-Tilley asked for clarification on efforts going forward regarding recycling. Mr. Grimes replied that there would be a more comprehensive residential education campaign. He added that McKinney offers the convenience of single stream recycling, but a large amount of what goes into recycling bins ends up in the landfill when residents don't follow the guidelines. Vice Chairman Glew stated that President Schneible is developing a list of potential large projects, and asked if MCDC could have a collaborative joint session with City Council to discuss those items. Mr. Grimes stated that there is a plan for an upcoming joint meeting.

Visit McKinney. Vanesa Rhodes, Visit McKinney Sales Manager, stated that the Visit McKinney Board met recently and is considering grant applications totaling over \$36,000 with a budget of \$25,000. Grant applicants included Heritage Guild, Drum Corps International (DCI), Heard Craig Center Arts Meets Floral event, Game Day Foods Salsa Fest, SBG Wine and Music Festival and McKinney Summer Opera. DCI will be in McKinney in July and will feature a drum corps battle at TUPPS. Additionally, the Southwest Officials Coaches will be back in McKinney this summer for their event. Ms. Rhodes asked for questions, and there were none.

McKinney Economic Development Corporation. MEDC President Peter Tokar stated that they have numerous projects in the pipeline, many that provide opportunities for the MEDC and MCDC to work together. He stated that President Schneible has been a valuable partner, and he believes it benefits the city for the two organizations to work cooperatively. Mr. Tokar stated that the Business Retention and Expansion (BRE) task force consists of representation from the MEDC, Visit McKinney, Chamber of Commerce and now the MCDC. Mr. Tokar stated that they are anticipating some big project announcements this year. He added that he continues to look forward to working together with the MCDC. He asked for questions, and there were none.

McKinney Main Street/MPAC. Chairman Brewer referred Board members to the report attached to the agenda. Vice Chairman Glew reported that he attended the Krewe of Barkus and was impressed with the event.

McKinney Parks and Recreation. Assistant Director Parks and Recreation Ryan Mullins stated the Parks Department is managing a lot of events and projects, including three big events this past weekend. First was the social dance night at the Community Center, which is an event for adults with special needs. Second was a wellness event at the Apex

Centre. Third was the Trout Derby at Towne Lake which drew a crowd of over 1,000. The Parks Department held a hiring event to begin hiring about 250 summer employees, and they hired 102 that one day. He added that most of the new hires are high school students who are first time job holders who will now have some discretionary income to spend in McKinney. Mr. Mullins added that construction is ongoing at Old Settlers. Construction on the renovations and expansion at the Senior Recreation Center will likely begin near the end of March or early April. Finch Park Phase IV is underway and includes a new pavilion, resurfacing basketball courts, adding hike and bike trails, adding parking, and restriping the tennis courts to accommodate the growing sport of pickleball. Mr. Mullins asked for questions. Vice Chairman Glew commented that the designs for the kiosks that were presented at the last Parks Advisory Board meeting, and the photographs of the proposed kiosks are exactly what he believed MCDC Board had envisioned. Mr. Mullins added that they are working with Dektronics on the kiosks as well as the replacement of 22 digital scoreboards and the addition of two new digital scoreboards throughout the parks system. He added that the kiosks are a little more complicated because the Texas heat requires them to have a cooling element.

20-0202 Chairman Brewer called for the President's Report. President Schneible reminded the Board to let Linda Jones know about their attendance at MCDC-sponsored events, so we have accurate reporting back to grant recipients on our full support of their events. She called attention to the promotional grant reports attached to the agenda. The NCAA game's attendance increased by 1,000 over last year, hotel bookings grew from 195 to 560, and they had several events to showcase McKinney including Tacos and Cerveza and the Fan Fest at TUPPS. She added that ESPN broadcasted the game and advertised it in advance, which

provided promotional benefit to the City of McKinney. Ms. Schneible reported that the Direction 61:3 Mosaix concert fell a little short of their attendance projections, but attributed that to the holiday school calendar and the change of venue. However, they will not face those challenges going forward, and there was positive feedback on the event. Ms. Schneible reviewed Retail Coach cell phone analysis for *Home for the Holidays*, which indicated that 56,000 individuals attended the event with 64,000 visits, despite the poor weather. She added that a post-event survey of merchants indicated that 81% said the event provided additional foot traffic, and 77% reported an increase in sales. The Board will be acting on grant applications for the first of three Project Grant cycles today. The total allocation for project grants for this year is a little over \$1.5 million. Ms. Schneible congratulated Linda Jones for completing the HPO Emerging Leaders program and representing her graduation class as one of the speakers. Ms. Schneible reminded the Board that the next cycle for Project Grant applications opens March 1, and those will be presented to the Board in April. Ms. Schneible asked for questions. Secretary Barnes-Tilley asked for clarification regarding the cell phone data, and Ms. Schneible stated Retail Coach estimates that they capture approximately 80%, so total attendance at *Home for the Holidays* could be estimated closer to 70,000.

- 20-0203** Chairman Brewer called for an update on the "Buy McKinney. Spend It Here. Keep It Here." campaign and website updates for McKinney Community Development Corporation. City of McKinney's Creative Services Manager Michelle Feldker shared that the campaign was successfully launched and Phase I of the campaign is complete. Phase II is underway and involves integrating and cross promoting the message. These efforts include participation at events and programs, promotions within facilities, video tags, and calendar entries.

Additionally, marketing is preparing to launch a series of videos and continuing to look for ways to promote and educate. The “IT’S MY McKINNEY” button and messaging is being included on various websites of MCDC funded projects including the Parks Department pages, calendar entries and on previously produced videos. Additional methods for integrating the message include a Parks Guide ad, construction signs with the button, grant recipient signs and project-specific messaging like the future fitness court. Ms. Feldker introduced Website Specialist Valerie McKito. Ms. McKito acknowledged that the website is still a work in progress, but is well underway. She added that some of the updates won’t take place until the website redesign with the vendor. The Home Page has been streamlined to highlight a few events and projects at a time, and the menu has been streamlined as well. The new “About Us” page has all information on one page to reduce the number of clicks needed to find information. The “Community Impact” page incorporates the new campaign with live buttons that navigate to various areas of grant funding provided by MCDC including Parks and Open Space, Affordable Housing, Facilities and Events. The new landing page for “Grants and Awards” provides a quick summary, and one click takes you to all the information for each type of grant. Ms. McKito added that the page provides “anchors” that take visitors directly to specific grant details. She acknowledged that the anchoring is slightly off which will be fixed with the full redesign, but added that the format is perfect when viewed on a mobile device. Going forward, marketing will review how applications are coming into the system and will be working on solutions for some of the issues currently causing problems. Ms. McKito asked for questions. Secretary Barnes-Tilley complimented the team on the look of the website and asked about adding the “IT’S MY McKINNEY” to the Home Page. Ms. McKito replied that the small button is there now that allows one click to the “Community Impact” page, but we will have more

flexibility and control with the layout once the redesign is complete. Ms. Barnes-Tilley added compliments regarding the continuation of the round logos throughout. Vice Chairman Glew complimented the marketing team on the success of the campaign thus far, and acknowledged that the community seems to be appreciating and understanding the message. He concurred with Secretary Barnes-Tilley that it would be great to include the two buttons in a larger format on the Home Page. Ms. McKito assured that those ideas would be incorporated when the redesign removes some of the current constraints. Mr. Glew also suggested adding a highlight video to the Home Page. Ms. Feldker added that there are already some videos in production, and those will be added to the website. Board member McGill offered compliments on the reorganization of the website, and stated that the new infrastructure makes the website much easier to navigate. President Schneible thanked Ms. Feldker, Ms. McKito and Linda Jones for their work, and complimented them for the results especially within the confines and constraints that exist now.

- 20-0204** Chairman Brewer called for an update on the 2020 census and the "Let's Make McKinney Count" campaign. Community Services Administrator Shirletta Best recognized members of the census committee. Ms. Best stated that the decennial census is mandatory, and she emphasized the importance of the census as that data will impact decisions for the next ten years. Data collected will be used in major decision-making by businesses and non-profits, and often determines distribution of resources including grant funding for housing, public services, airport expansion, facilities and schools. The data will also determine the number of legislative representatives in our state. This year's census will be able to be completed by mail, email or phone. The census will be a short questionnaire collecting basic information such as name, age, sex,

race and origin, home ownership status, relationship status and phone number, but citizenship status will not be asked. Along with this basic census, some households will be selected to complete the American Community Service which will collect additional data. The census will start March 12. In 2016, Texas received more than \$59 billion based upon the decennial census. Ms. Best stated that City Council has appointed a Complete Count Committee (CCC) which consists of educators, business leaders, non-profit organizations, faith-based organizations and community advocates to work together to create census education and activity resources. Training began in 2018, and the rollout includes a direct, detailed and colorful campaign aimed at reaching every facet of the community. In addition to the MCDC, the school district is a top partner. This partnership is critical. Historically, data indicates that those who have been consistently under-counted include children under the age of five, youth, special needs individuals and teachers. The City of McKinney and MISD have annual joint meetings, and the CCC has been able to present information and engage with the ISD trustees. Data from the census will be used to help determine (1) planning for school facility capacity and staff including ESL and special needs, (2) funds for Head Start and Reduced-Cost School Lunch programs, (3) funds for special needs programs, (4) diverse resources, and (5) MISD annual funding. Ms. Best announced the campaign as "Census 2020: Let's Make McKinney Count." MISD has established March 30-April 3 as Census Week. School district programs and support include:

- Featuring the campaign slogan on the stadium screen;
- Showing an MISD Census 2020 PSA during breakfast and lunch periods;

- Sharing the Census 2002 web button on MISD and school websites;
- Allowing school libraries to serve as Questionnaire Assistance Centers; and
- Encouraging teachers to use *Statistics in the Schools* materials.

The CCC has developed a Response Outreach Area Mapper (ROAM) which indicates which areas of McKinney had less response during the last census, so most outreach will be in these areas. Ms. Best shared with the Board ways that they can help in the effort including sharing the website, highlighting census materials, distributing information and reminding people that July 31 is the deadline to complete the census. Between March 12 and March 31, families will receive letters and have an opportunity to complete the information. Then between May 13 and July 24, census takers will go door-to-door for those who haven't completed the form. April 1 is officially designated nationally as Census Day, and our community will celebrate Collin County Census Day with an event at the County Courthouse. The goal is to count everyone once, only once and in the right place. Ms. Best asked for questions. Board member McGill stated that she has been engaged with some of the census efforts in Dallas and at the State level, and said she is very impressed with the work the City of McKinney team is doing with the resources available. She reiterated that the repercussions of not being counted will be very long lasting.

20-0205 Chairman Brewer called for consideration/discussion/action on Project #20-02, submitted by ManeGait Therapeutic Horsemanship in the amount of six thousand eight hundred dollars (\$6,800) for funding of directional and wayfinding signs at the ManeGait facility located at 3160 N. Custer Road, McKinney Texas. Amount requested represents 30% of

total project cost. Board members unanimously approved a motion by Board member Kelly, seconded by Board member McGill, to approve full funding of this grant in the amount of \$6,800.

20-0206 Chairman Brewer called for consideration/discussion/action on Project #20-03, submitted by Habitat for Humanity of Collin County in the amount of seven hundred thirty-nine thousand fifty-four dollars (\$773,224) for funding of critical home repairs for low income residents in McKinney (\$120,000); land acquisition and lot preparation for up to six lots for construction of homes under Habitat's Affordable Housing Program for low income residents in McKinney (\$300,000); Cotton Groves Amenity Center (\$250,000) foundation engineering costs (\$7,200); Park Land Dedication Fees (\$61,854); tree trimming at Cotton Groves (\$9,800); concrete surface, playground (\$23,420); engineering for shade structure (\$950). Amount requested represents 74% of project cost. Board members unanimously approved a motion by Treasurer Richardson-Woods, seconded by Board member McGill, to approve full funding of this grant in the amount of \$773,224.

20-0207 Chairman Brewer called for consideration/discussion/action on Project #20-04, prepared by McKinney Community Development Corporation in the amount of thirty-six thousand eight hundred dollars (\$36,800) for funding the purchase and installation of up to eight benches to be located around the perimeter of McKinney Performing Arts Center. Amount requested represents 100% of project cost. Board members unanimously approved a motion by Board member McGill, seconded by Vice Chairman Glew, to approve full funding of this grant in the amount of \$36,800.

20-0208 Chairman Brewer called for a Public Hearing and consideration/discussion/action on an Amendment to Project #19-11, funded in the amount of \$135,000 for replacement of gym floor, replacement of gym padding panels and purchase and installation of retractable bleachers at the McKinney Boys and Girls Club, to allow unused funds in the amount of \$40,785 for gym upgrades: gym doors in the amount of \$7,035; gym light fixtures in the amount of \$11,727; basketball goals in the amount of \$7,783; basketball machine in the amount of \$6,664; painting of divider in the amount of \$7,576. Strategic Fundraising Executive Mike Simpson introduced his colleague and Chief Development Officer Liliana Rogers, then presented a brief history of the Boys and Girls Club stating that there are 4,000 clubs nationally serving more than 4,000,000 children each year. The McKinney Club was founded in 1968 and grew 68% to 936 members from 2010-2018, and over 50% of those are on scholarship. He emphasized that no child is turned away if unable to pay. Mr. Simpson stated that their main building is 45 years old and the gym facility is 20 years old. He thanked the Board for their past funding of projects including \$500,000 in 2009 for kitchen, flooring, bathroom, office, sprinkler and AC upgrades; \$40,000 in 2018 for a new roof; \$30,000 in 2018 for club refurbishment and recreation equipment repair; and \$135,000 for gym refurbishment. Mr. Simpson reminded the Board of the original budgeted items set forth in the most recent grant of \$135,000 and stated that the work was completed under budget, leaving a balance of \$40,785. He showed photos of the completed work. This request is to reallocate those remaining funds for additional projects needed to complete the work on the McKinney gym. Due to doors leaking, the flooring contractor required that new doors be installed prior to placing the new floor. Doors were replaced, and they are asking for a \$7,035 reallocation for reimbursement for that already completed work. The second reallocation request is for \$11,727 to replace the current 20-year

old light fixtures in the gym to provide brighter and more efficient lighting.

The third reallocation request is for \$7,783 to replace the side basketball goals with new goals that would match the glass backboard goals already installed on the main ends. Additionally, they are requesting a reallocation of \$6,664 for the purchase and installation of a basketball machine. He added that there is a McKinney Boys and Girls Club basketball team that represents McKinney in statewide and national competitions and that holds both state and national championships. The basketball machine is a skills enhancement tool that allows the players to get more shot repetitions during practices. Mr. Simpson added that he has a new role with the organization and is promoting the "Great Futures Campaign" which is designed to position Boys and Girls Club of Collin County for the next fifty years. The plan includes buses, additional locations, workforce development, and STEM programs. Mr. Simpson asked for questions. Treasurer Richardson-Woods stated her appreciation for the McKinney Club, adding that it has been a blessing for her two daughters to be part of the program. Mr. Simpson added that the McKinney Club is the only one in the area that has room for expansion. Vice Chairman Glew added that he appreciates the attention to fiscal responsibility regarding the original grant approved. Chairman Brewer added that she appreciates that the Club identified additional needs and presented those as a reallocation request. Board member Kelly asked for clarification on when the vote would take place, and Chairman Brewer stated the vote for reallocation will take place at today's meeting. Mr. Kelly also asked for clarification regarding what part of the work has already been done, and Mr. Simpson clarified that the gym doors are the only component of the project presented today that is complete. Board members unanimously approved a motion by Vice Chairman Glew, seconded by Board member Mott, to approve full

funding of the \$40,785 reallocation requested in the amendment to the original grant request.

20-0209 Chairman Brewer called for a Public Hearing and consideration/discussion/action on a Retail Development Infrastructure Grant application submitted by East End Salvage Ltd. Co. (RDIG 20-01) in an amount of up to \$25,000 for reimbursement of expenses related to site and exterior infrastructure improvements at East End Salvage Ltd. Co., located at 705 Greenville Road, McKinney, Texas. Kaci Lyford and Robert Lyford are Co-Owners of East End Salvage. Ms. Lyford stated that they recently sold their first McKinney venture, Patina Green, and have opened a new business on the east side of the Cultural District. She introduced Ed Carroll, contractor with Integrity Custom Homes. Ms. Lyford stated that they recently purchased a building on the east side that was built in the late 1800's with an addition built in the early 1920's. She added that they have already done some work to make the building structurally sound and have repaired the roof, added skylights, new doors, installed electricity and installed Wi-Fi. The building is located across from the old Flour Mill (now The Mill at East McKinney) close to where the city plans a roundabout, which makes it an ideal business location. East End Salvage will be opened for scheduled events, and the inventory will be unique antiques that are purchased from Europe. She stated that she has hosted two pop-up events with attendance of 500 and 600 respectively. Each event included shopping, food, a bar, valet and live entertainment. The store's schedule will include pop-up events and will open to the public once a month. Unfortunately, with the recent rains, they have already experienced some damage to their inventory of antiques. They are asking for funding for external infrastructure improvements. Mr. Carroll presented the need for a retaining wall in order to raise the site elevation about four inches to direct water flow away

from the building. Chairman Brewer clarified that they would be presenting items for reimbursement up to \$25,000. Ms. Brewer also asked about the company's five-year plan. Ms. Lyford stated the plan is to have monthly open houses, quarterly big events, and shopping by appointment only for buyers. Additionally, they may open for professional photography sessions and may potentially host pop-up dinners and catering using Robert Lyford's talents. Chairman Brewer asked about scheduling events to complement the Downtown McKinney events, and Ms. Lyford stated that they would follow that schedule of events especially since most of their clientele will be destination travelers. Vice Chairman Glew asked about the uniqueness of the products. Ms. Lyford stated that her inventory is one-of-kind, with a focus on architectural hardware from old homes that could be built into a new house to add character to the home design. Mr. Carroll added that with the addition of the French drainage system and the retaining wall, water would have to exceed the street level by three to four inches for water to enter the building. President Schneible stated that the Retail Development Infrastructure Grant subcommittee will review the application and make a recommendation to the Board at the March meeting, and asked Ms. Lyford to submit any updated information on estimates or change in scope of the project. Vice Chairman Glew suggested that Ms. Lyford elaborate on the five-year plan and share how they envision how McKinney will be better because of their business. Ms. Lyford added that they are being intentionally flexible with their plan, because of all the changes happening in east McKinney. Board member Kelly asked about the intent for a restaurant, and Robert Lyford replied that his intention is to become inspired by food again and be open for what this new business brings. Board member McGill thanked the Lyfords for their vision and contribution to McKinney. Vice Chairman Glew added his appreciation for the contributions the Lyfords have made to McKinney including Ms.

Lyford personally creating the ornaments and decorating the downtown Christmas tree and the Lyfords building the Santa house.

Chairman Brewer called for citizen comments, and there were none.

Chairman Brewer recessed the meeting into Executive Session at 9:42 a.m. in accordance with the Texas Government Code and announced that there would be no action taken following the Executive Session. Items to be discussed under Section 551.072 regarding Real Property and Section 551.087 Regarding Economic Development Matters were McKinney National Airport FBO Terminal and Hangar Project, District 121, Project Moe, Project FPS, Project #20-01 McKinney StarCenter Expansion, Project #20-02 ManeGait Project, Project #20-03 Habitat for Humanity Project, Project #20-04 MCDC, and RDIG #20-01 East End Salvage, Ltd.

Chairman Brewer reconvened the meeting of the McKinney Development Corporation back into regular session at 11:27 a.m.

Chairman Brewer called for a motion to adjourn. Board members unanimously approved a motion by Treasurer Richardson-Woods, seconded by Board member Mott, to adjourn. Chairman Brewer adjourned the meeting at 11:28 a.m.

MARY BARNES-TILLEY
Secretary

20-0306



TITLE: Minutes of the McKinney Community Development Corporation Retail Development Infrastructure Grant Subcommittee Meeting of March 18, 2020

SUPPORTING MATERIALS:

[Minutes](#)

McKinney Community Development Corporation

Meeting of the Retail Development Infrastructure Grant Subcommittee

March 18, 2020

The McKinney Community Development Corporation Retail Development Infrastructure Grant subcommittee met at 8:00 a.m. on March 18, 2020, in the MCDC offices at 5900 S. Lake Forest Blvd., Ste. 110, McKinney, Texas.

MCDC board members present via Skype: Vice Chairman Rick Glew, Treasurer Angela Richardson-Woods and Board member John Mott.

Staff present: President Cindy Schneible, Administrative and Marketing Coordinator Linda Jones.

Deborah Bradford, Board alternate, also participated in the call.

Ms. Schneible clarified that the Retail Development Infrastructure Grants budget is \$120,000. A single grant cannot exceed \$25,000 per grant, and the amount granted must be matched by the grant recipient. MCDC received one grant application.

RDIG 20-01 submitted by East End Salvage, Ltd. in an amount of up to \$25,000 for reimbursement of expenses related to site and exterior infrastructure improvements at East End Salvage, Ltd. located at 705 Greenville Road, McKinney, Texas.

Ms. Schneible reported that East End Salvage's original application included some items that were not eligible under the RDIG guidelines. The revised application now

reflects only items that qualify. She added that the East End Salvage grant does meet the requirement to support infrastructure improvements for landmark retail properties within the City of McKinney, since the building is located within the designated Cultural District.

Discussions included questions, concerns and comments regarding the following:

- Grant guidelines state that an applicant should be in business for two years. The subcommittee consensus was to credit the applicant for their ten years of ownership and operation of Patina Green, which started as an antique business.
- Does the requirement for job creation apply? Ms. Schneible clarified that guidelines state the purpose is to promote or develop new or expanded business enterprises and does not require job creation or retention.
- Is the timing of this grant appropriate regarding the opening of the business?
- Other development will be coming into the area near the City's planned roundabout.
- The business is in line with the City's goals and with RDIG guidelines to bring business to the Historic Downtown Cultural District where infrastructure issues exist in the older buildings.

After detailed discussion of the grant application, Vice Chairman Glew proposed and the subcommittee agreed unanimously to recommend this grant be funded in an

amount of up to \$25,000. Treasurer Richardson-Woods will present this recommendation to the MCDC Board at the next regularly scheduled meeting on April 23, 2020.

There was also discussion on additional ways to promote the Retail Development Infrastructure Grant to encourage more applicants. Ms. Schneible stated that one of the hurdles with the grant program is that it requires a match. She recapped recent efforts currently to promote to Downtown business owners including:

- Attendance and presentations at the Downtown Business Owner meetings.
- Attendance and presentations at the Chamber's LINKS networking meetings.
- Increased social media promotions.
- MCDC and Main Street staff efforts to identify building owners.

Ms. Schneible inquired if Board members would consider door-to-door in person conversations with business owners, and all stated they would participate in such efforts.

Ms. Schneible reminded the Board that the next Retail Development Infrastructure Grant cycle opens in July.

The subcommittee meeting was adjourned at approximately 8:40 a.m.

Mary Barnes-Tilley, Secretary

20-0298



TITLE: Minutes of the McKinney Economic Development Corporation Special Meeting of March 27, 2020

SUPPORTING MATERIALS:

[Minutes](#)

MCKINNEY ECONOMIC DEVELOPMENT CORPORATION

MARCH 27, 2020

The McKinney Economic Development Corporation met in Special session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on March 27, 2020 at 8:00 am.

Board members present: Chairman Kenneth Sipiora, Vice Chairman Michael Jones, Secretary/Treasurer Brian Loughmiller, Patrick Cloutier, Dr. Gere' Feltus, Joe Minissale, and alternate Bill Krueger.

Absent: Tracy Rath

Staff Present: President Peter Tokar, Executive Vice President Abby Liu, Senior Vice President Danny Chavez, MEDC Administrative Assistant Joanne Isom, Mayor George C. Fuller, Mayor Pro Tem Rainey Rogers, City Manager Paul Grimes, and MEDC Attorney Mark Houser.

Absent: Project Manager Madison Clark, Technology and Infrastructure Specialist Michael DePaola, and MEDC Office Supervisor Deana Smithee.

No guests were present.

Chairman Sipiora called the meeting to order at 8:04 am after determining a quorum present.

Chairman Sipiora called for Public Comments for items on the agenda and there were none.

20-0262 Chairman Sipiora called for the Minutes of the McKinney Economic Development Corporation of February 18, 2020. Board members unanimously approved the motion by Board member Minissale, seconded by Secretary/Treasurer Loughmiller, to approve the minutes.

20-0263 Chairman Sipiora called for the consideration/discussion of the MEDC Monthly Organizational Report. President Tokar had no additional information to add to the report.

20-0264 Chairman Sipiora called for the consideration/discussion of the MEDC Monthly Metrics Dashboard Report. President Tokar reported the MEDC continues to see strong growth in the social media metrics. President

Tokar noted over the next couple of months the MEDC will post content on the website and report on how the business community is assisting in response to the current situation. President Tokar noted the MEDC will use social media to inform the public and will continue to post updates from the City. President Tokar noted the second quarterly Community and Corporate newsletters will go out in April.

Chairman Sipiora called for Citizen Comments and there were none.

Chairman Sipiora called for Board Comments. Chairman Sipiora thanked the board for attending the meeting in unusual times and noted there will be a lot of work in the weeks ahead.

Chairman Sipiora recessed the meeting into Executive Session at 8:09 am.

Chairman Sipiora reconvened the meeting to open session at 9:26 am.

Board members unanimously approved the motion by Secretary/Treasurer Loughmiller, seconded by Board member Minissale, to approve Project Handle as discussed in Executive Session.

Board members approved the motion by Board member Cloutier, seconded by Board member Feltus, to table indefinitely Project Agave with a vote of 6 - 1 - 0, Vice Chairman Jones voting no.

Board members unanimously approved the motion by Board member Minissale, seconded by Vice Chairman Jones, to adjourn.

Chairman Sipiora adjourned the meeting at 9:29 am.

Kenneth T. Sipiora
Chairman



19-0482

TITLE: Minutes of the Joint Meeting of the Parks, Recreation, and Open Space Advisory Board and McKinney Community Development Corporation of May 9, 2019

SUPPORTING MATERIALS:

[Minutes](#)

JOINT MEETING

MAY 9, 2019

The Parks, Recreation, and Open Space (PROS) Board and the McKinney Community Development Corporation (MCDC) of the City of McKinney met in joint session at the Parks, Recreation, and Open Space Conference Room, 1611 North Stonebridge Drive, McKinney, Texas on May 9, 2019 at 5 p.m.

PROS Board members Present: Chairman Kip Dixon, Vice Chairman Melanie Butler, James Delozier, Sean Nance, Boyd Pelley, and Kelvin Thomas

MCDC Board members Present: Chairman Kurt Kuehn, Jackie Brewer, Mary Barnes-Tilley, Rick Glew, and Kathryn McGill

Absent: PROS member Eric Wolfe; MCDC members David Clark and Angela Richardson-Woods

Liaisons present: Councilman Scott Elliott

Staff Present: President MCDC Cindy Schneible, Administrative Assistant Linda Jones, Director of Parks and Recreation Michael Kowski, Assistant Director of Parks and Recreation Ryan Mullins, Parks Planning and Development Manager Jenny Baker, Parks Planner Michael Duree, and Parks Executive Assistant Flora Ray

MCDC Chairman Kuehn and PROS Chairman Dixon called the meeting to order at 5:12 p.m.

19-0396 Director Kowski reported on the status and progress of: the APEX Centre memberships and overall profit as well the upcoming expansion project; the progress of the Courts at Gabe Nesbitt tennis indoor and outdoor expansion; Bonnie Wenk final stages of the All Abilities Playground construction and the Grand Opening on June 15th; he asked for review, feedback, and suggestions on the Parks and Recreation website updates; informed the Boards that the alcohol ordinance passed and there will be review of how/what events will be allowed; the Parkland Dedication ordinance will be rewritten; Sponsorship possibilities are being reviewed; Old Settler's Recreation Center will begin renovation in June; and informed the Boards that all Bonds at the May 4th Election

PROS ADVISORY BOARD MINUTES

MAY 5, 2019

PAGE 2

passed. MCDC Chairman Kuehn presented on the Prospective Projects and Priorities for MCDC Funding. Chairman Kuehn discussed priorities for Parks and Recreation such as establishing a Destination Park; completing and connecting hike and bike trails; Develop amenities on the East side of McKinney; and he stressed the dedication and support that MCDC has for the Parks and Recreation Department.

MCDC Board members unanimously approved the motion by Board member Barnes-Tilley, seconded by Board member Brewer to adjourn. Chairman Kuehn adjourned the MCDC portion of the joint meeting at 6:15p.m.

19-0397 Board members unanimously approved the motion by Board member Thomas, seconded by Board member Delozier to approve the Minutes of the Parks, Recreation, and Open Space Advisory Board Meeting of April 11, 2019.

Chairman Dixon called for any citizen comments and there were none.

Chairman Dixon called for any Board, MCDC Liaison, or Director Comments: Director Kowski thanked the Board members for their time and attendance.

PROS Board members unanimously approved the motion by Board member Butler, seconded by Board member Nance to adjourn. Chairman Dixon adjourned the PROS Board meeting at 6:17 p.m.

KURT KUEHN
MCDC Chairman

KIP DIXON
PROS Chairman

20-0334



TITLE: Minutes of the Planning and Zoning Commission Regular Meeting of March 10, 2020

SUPPORTING MATERIALS:

[Minutes](#)

PLANNING AND ZONING COMMISSION

MARCH 10, 2020

The Planning and Zoning Commission of the City of McKinney, Texas met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, March 10, 2020 at 6:00 p.m.

City Council Present: Charlie Philips and Rick Franklin

Commission Members Present: Chairman Bill Cox, Vice-Chairman Brian Mantzey, Hamilton Doak, Christopher Haeckler, Deanna Kuykendall, and Bry Taylor

Commission Members absent: Cam McCall

Staff Present: Assistant Director of Planning Mark Doty; Planner II Danielle Mathews; Planners David Soto, Kaitlin Gibbon, and Joseph Moss; and Administrative Assistant Terri Ramey

There were 12 guests present.

Chairman Cox called the meeting to order at 6:00 p.m. after determining a quorum was present.

Chairman Cox Called for public comments on non-public hearing agenda items. There were none.

The Commission unanimously approved the motion by Commission Member Doak, seconded by Commission Member Haeckler, to approve the following two Consent items, with a vote of 6-0-0.

20-0234 Minutes of the Planning and Zoning Commission Regular Meeting of February 25, 2020.

20-0001CP Consider/Discuss/Act on a Concept Plan for Enterprise, Located Approximately 300 Feet West of Custer Road and 1200 Feet South of U.S. 380 (University Drive).

END OF CONSENT AGENDA

The Commission unanimously approved the motion by Commission Member Haeckler, seconded by Commission Member Taylor, to approve the following four Plats under Texas Local Government Code Chapter 212 as recommended by Staff, with a vote of 6-0-0.

20-0023CVP Consider/Discuss/Act on a Conveyance Plat for Lots 1-3, Block B of the

HICO Acres Addition, Located Approximately 385 Feet East of Alma Road and on the South Side of Silverado Trail.

20-0024PF Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1-15, Block E, of the Provence Townhome Addition Phase 2, Located Approximately 780 Feet West of Alma Road and on the South Side of Renaissance Boulevard.

20-0025PFR Consider/Discuss/Act on a Preliminary-Final Replat for Lots 1R1 and 3R, Block A, of Skyline-University Addition, Located on the North Side of U.S. Highway 380 (University Drive) and on the East Side of Skyline Drive.

20-0029PF Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A of the Montessori School of Excellence Addition, Located on the East Side of County Road 943 and approximately 750 Feet North of Ryeland Cove.

END OF PLAT CONSIDERATION UNDER TEXAS LOCAL GOVERNMENT CODE
CHAPTER 212

Chairman Cox continued the meeting with the Regular Agenda items and Public Hearings on the agenda.

Board Member Taylor stepped down on the following Regular Agenda item due to a possible conflict of interest.

20-0005Z Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "PD" - Planned Development District, to Allow for Single Family Residential Detached Uses and Generally to Modify the Development Standards, Located Approximately 3,075 Feet South of U.S. Highway 380 (University Drive) and on the West Side of Lake Forest Drive. Mr. David Soto, Planner I for the City of McKinney, explained the proposed rezoning request. He stated that the rezoning request was using a modified "SF5" – Single Family Residential District development standards with the exception of the mean lot size of 6,500 square feet and median lot size of 6,000 square foot. He stated that the proposal also provides approximately 7.5 acres of open space, trails connections, additional

trees, and additional landscaping at the entrance of the subdivision. Mr. Soto stated that it was Staff's professional opinion that the rezoning request would offer a variety of homes in McKinney and would complement the adjacent existing and future land uses. He stated that the additional enhancements would ensure exceptional quality for the development. Mr. Soto stated that Staff recommends approval of the proposed rezoning request and offered to answer questions. Commission Member Haeckler asked for lots sizes of the surrounding developments and the number of lots proposed for this site. Mr. Soto stated that to the south and west of the subject property there is a "PD" – Planned Development that has a minimum lot size of 6,000 square feet. He stated that to the east of the subject property there is "SF5" – Single Family Residential District. Mr. Soto stated that the church has "RS 84" – Single Family Residence District. He stated that the applicant was proposing 72 lots for this site. Mr. Rich Darragh, Leon Capital Group, 3500 Maple Avenue, Dallas, TX, explained the proposed rezoning request. He stated that they were staying in context to the surrounding neighborhoods and gave proposed space limits as examples. Mr. Darragh stated that they felt this was the highest, best use for the subject property with the narrow property size and floodplain to the north. He stated that they would be a connections to the Brookview subdivision to the west and Lake Forest Drive to the east. Mr. Darragh stated that they spoke with the Brookview HOA, who were fine with the proposed development. He offered to answer questions. There were none. Chairman Cox opened the public hearing and called for comments. Mr. Jared Wright, 710 Cedar Street, McKinney, TX, spoke in opposition to the proposed rezoning request. He expressed concerns regarding the revenue and expenses created by the proposed development. Mr. Wright felt that it would be financially better off not developing the property that the proposed use. He stated that the proposed development would create a significant financial burden in the future. Mr.

Wright stated that to achieve housing growth in a finically sustainable manner, the City should instead allow incremental development by right on the existing infrastructure. Mr. Bill Fitzgerald, 821 Hillside Drive, McKinney, TX, expressed concerns regarding environmental issues. He stated that there was a retention area behind his property, which backs up to the south of the proposed development, and a creek that he thought was part of the watershed. Mr. Fitzgerald stated that they currently deal with a lot of trash that comes down the creek and questioned how the proposed development might impact the creek. On a motion by Vice-Chairman Mantzey, seconded by Commission Member Haeckler, the Commission closed the public hearing, with a vote of 5-0-1. Commission Member Taylor abstained. Commission Member Haeckler asked about the flood plain to the north and when a hydrology analysis would be reviewed. Mr. Soto stated that the City's Engineering Department will look at the floodplain study and the City's Arborist will look into the existing trees on the property during the platting phase. On a motion by Commission Member Haeckler, seconded by Vice Chairman Mantzey, the Commission voted to recommend approval of the proposed rezoning request as recommended by Staff, with a vote of 5-0-1. Commission Member Taylor abstained. Chairman Cox stated that the recommendation of the Planning and Zoning Commission would be forwarded to the April 7, 2020 City Council meeting.

END OF THE REGULAR AGENDA ITEMS AND PUBLIC HEARINGS

Board Member Taylor returned to the meeting.

On a motion by Commission Member Haeckler, seconded by Commission Member Doak, the Commission unanimously voted to adjourn the meeting, with a vote of 6-0-0. There being no further business, Chairman Cox declared the meeting adjourned at 6:25 p.m.

BILL COX
Chairman



20-009DA

TITLE: Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Developer Participation Agreement with W/J Wilmeth Ridge, LP, for the Construction of Certain Storm Water Improvements for Future Ridge Road on the West Side of the Wilmeth Ridge South Subdivision, Generally Located South of Wilmeth Road (County Road 161) and East of Future Ridge Road

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1A: Establish regional and infrastructure incentives to increase economic growth)

MEETING DATE: May 5, 2020

DEPARTMENT: Engineering

CONTACT: Gary Graham, P.E., Director of Engineering
Christopher Gettert, Civil Engineer I
Brandon Opiela, Development Manager

RECOMMENDED CITY COUNCIL ACTION:

- Approval of the Resolution

ITEM SUMMARY:

- This item authorizes the City Manager to enter into an agreement with W/J Wilmeth Ridge, LP, for the construction of an approximately 150 linear foot storm water culvert underneath future Ridge Road, adjacent to the Wilmeth Ridge South subdivision.
- The developer provided estimated contract price of the items associated with the storm water improvements is \$284,798.61, and the proposed agreement stipulates that the City agrees to participate in half of the cost of construction for the storm water improvements, up to \$142,399.31.
- The location of the improvements covered by the proposed agreement are shown on the attached Storm Water Improvement Exhibit and will extend a total

of 150 linear feet, underneath future Ridge Road.

- In conjunction with the platting and development of the Wilmeth Ridge South subdivision (approximately 49.15 acres), the applicant is required to construct the eastern (2) northbound lanes of Ridge Road adjacent to the subject property, including the eastern upstream half of the subject culvert. Concurrently, the western (2) southbound lanes of Ridge Road shall be constructed through Capital Improvement Project ST1617 - Ridge Rd (US 380 to Wilmeth). The City CIP project was to construct the downstream portion of this culvert. The City has requested to participate in the cost of the developer constructing the entire culvert and reimbursing for the downstream half which was to be constructed under the CIP Project.

BACKGROUND INFORMATION:

- The associated record plat (PLAT2016-00000017) for the Wilmeth Ridge South Addition is pending approval by Staff for 89 single family residential lots on approximately 49.15 acres.

FINANCIAL SUMMARY:

- The proposed agreement stipulates that the City agrees to participate in half of the cost of construction for the storm water improvements, up to \$142,399.31.
- Funds are available in project ST1617 (Ridge Road - US 380 to Wilmeth) to fulfill the obligations of this agreement. Upon approval of this item, \$20,221,895.00 will remain in project ST1617.

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

[Proposed Resolution](#)

[Proposed Agreement](#)

[Location Map and Aerial Exhibit](#)

[Storm Water Improvement Exhibit](#)

[1295 Certificate](#)

RESOLUTION NO. 2020-05-XXX (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO A DEVELOPER PARTICIPATION AGREEMENT WITH W/J WILMETH RIDGE, LP, FOR THE CONSTRUCTION OF CERTAIN STORM WATER IMPROVEMENTS FOR FUTURE RIDGE ROAD ON THE WEST SIDE OF THE WILMETH RIDGE SOUTH SUBDIVISION, GENERALLY LOCATED SOUTH OF WILMETH ROAD (COUNTY ROAD 161) AND EAST OF FUTURE RIDGE ROAD

WHEREAS, the City has discussed entering into a developer participation agreement with W/J Wilmeth Ridge, LP (“Developer”) for the construction of certain storm water improvements for Future Ridge Road; and

WHEREAS, Developer is constructing an approximately 89 lot residential subdivision on approximately 49.153 acres of land (the “Wilmeth Ridge South Subdivision”) on property located south of Wilmeth Road (County Road 161) and east of future Ridge Road in the City of McKinney, Texas; and

WHEREAS, Developer is constructing certain items of public infrastructure including certain sanitary sewer line improvements, water line improvements, storm drainage improvements and roadway improvements (the “Developer’s Public Improvements”); and

WHEREAS, Developer has entered into agreements with a General Contractor for the construction of the Developer’s Public Improvements necessary for its development of the Wilmeth Ridge South Subdivision (the “Contract”), which improvements when completed will be dedicated to the public; and

WHEREAS, City desires that certain storm water improvements and related infrastructure improvements necessary to serve the Wilmeth Ridge South Subdivision and adjacent areas, (the “McKinney Public Improvements”) identified in Exhibit A attached hereto and incorporated herein by reference be constructed by Developer, and has requested that the scope of work under the Contract be modified to include the McKinney Public Improvements; and

WHEREAS, the construction of the Developer’s Public Improvements together with the McKinney Public Improvements (collectively referred to as the “Public Improvements”) by Developer will benefit McKinney and improve the ability to provide necessary services to the properties located adjacent thereto; and

WHEREAS, Texas Local Government Code, Section 212.071, et seq., authorizes McKinney to contract with Developer and participate in the cost of construction for public improvements so long as the limit of participation does not exceed thirty percent (30%) of the total Contract price and the improvements are related to the development; and

WHEREAS, McKinney has determined that the cost of the McKinney Public Improvements when added to the cost of the Developer’s Public Improvements (the sum of which is referred to herein as the “Total Contract Price”) does not exceed thirty percent (30%) of the Total Contract Price.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, THAT:

Section 1. The City Council of the City of McKinney, Texas hereby authorizes the City Manager to enter into a developer participation agreement with W/J Wilmeth Ridge, LP, with City funding not to exceed \$142,399.31.

Section 2. City Council hereby authorizes using funds from ST1617 (Ridge Road – US 380 to Wilmeth) to fulfill the obligations of the agreement.

Section 3. This Resolution shall take effect immediately from and after the date of passage and is so resolved.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THE 5th DAY OF MAY, 2020.

CITY OF MCKINNEY, TEXAS

GEORGE C. FULLER
Mayor

ATTEST:

EMPRESS DRANE
City Secretary

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney

**Developer Participation Agreement for the Construction of
Certain Storm Water Improvements for Future Ridge Road**

(Wilmeth Ridge South Subdivision)

This Developer Participation Agreement for the Construction of Certain Storm Water Improvements for Future Ridge Road (the "Agreement") is made and entered into as of this ____ day of _____, 2020 (the "Effective Date"), by and between **W/J WILMETH RIDGE, LP**, a Texas limited partnership, ("Developer") and the **CITY OF MCKINNEY, TEXAS** ("McKinney" or the "City"), sometimes referred to collectively as the "Parties," on the terms and conditions hereinafter set forth.

WHEREAS, Developer is constructing an approximately 89 lot residential subdivision on approximately 49.153 acres of land (the "Wilmeth Ridge South Subdivision") on property located south of Wilmeth Road (County Road 161) and east of future Ridge Road in the City of McKinney, Texas; and

WHEREAS, Developer is constructing certain items of public infrastructure including certain sanitary sewer line improvements, water line improvements, storm drainage improvements and roadway improvements (the "Developer's Public Improvements"); and

WHEREAS, Developer has entered into agreements with a General Contractor for the construction of the Developer's Public Improvements necessary for its development of the Wilmeth Ridge South Subdivision (the "Contract"), which improvements when completed will be dedicated to the public; and

WHEREAS, City desires that certain storm water improvements and related infrastructure improvements necessary to serve the Wilmeth Ridge South Subdivision and adjacent areas, (the "McKinney Public Improvements") identified in Exhibit A attached hereto and incorporated herein by reference be constructed by Developer, and has requested that the scope of work under the Contract be modified to include the McKinney Public Improvements; and

WHEREAS, the construction of the Developer's Public Improvements together with the McKinney Public Improvements (collectively referred to as the "Public Improvements") by Developer will benefit McKinney and improve the ability to provide necessary services to the properties located adjacent thereto; and

WHEREAS, Texas Local Government Code, Section 212.071, et seq., authorizes McKinney to contract with Developer and participate in the cost of construction for public improvements so long as the limit of participation does not exceed thirty percent (30%) of the total Contract price and the improvements are related to the development; and

WHEREAS, McKinney has determined that the cost of the McKinney Public Improvements when added to the cost of the Developer's Public Improvements (the sum of which is referred to herein as the "Total Contract Price") does not exceed thirty percent (30%) of the Total Contract Price.

NOW, THEREFORE, in consideration of the covenants and conditions contained in this Agreement, McKinney and Developer agree as follows:

1. Recitals Incorporated.

All of the foregoing recitals are hereby found to be true and correct and they are hereby approved and incorporated into the body of this Agreement as if copied in their entirety.

2. Representation of Developer.

Developer hereby represents, avers and warrants that it has been designated as, and is working in the capacity of, the developer of the Wilmeth Ridge South Subdivision.

3. Addendum to Contract to include McKinney Public Improvements.

This Agreement, when executed by Developer and McKinney, will constitute an addendum to the Contract so that the scope of work set forth in Exhibit B, attached hereto and incorporated herein for all purposes, for the McKinney Public Improvements will be added to and incorporated in the scope of work set forth in the Contract, for which McKinney shall share responsibility for payment. Developer and McKinney agree that the McKinney Public Improvements shall be constructed in strict accordance with the design plans approved by the City Engineer and on file in the office of the City Engineer.

4. Public Improvements to be Constructed by Developer.

Within thirty (30) days from the Effective Date of this Agreement and in coordination with the construction of the Developer's Public Improvements, Developer shall direct its general contractor to commence construction of the McKinney Public Improvements. All Public Improvements shall be constructed in accordance with plans and specifications therefor which conform to the ordinances and regulations of, and are approved by, McKinney. The McKinney Public Improvements shall be completed and finally accepted by the City within fourteen (14) months of beginning construction, subject to force majeure delays. During the construction process, Developer shall require its general contractor to comply with all ordinances and regulations governing the installation of the Public Improvements. This Agreement shall in no manner be construed as an

exemption or waiver by McKinney in favor of Developer, or its contractors, subcontractors, and/or suppliers, of any of the ordinances or regulations relating to the design, construction or warranty of any of the Public Improvements.

5. Participation by McKinney in Cost of Public Improvements.

The Total Contract Price for the Public Improvements to be constructed by Developer under the Contract, after the inclusion of the McKinney Public Improvements, is approximately Three Million One Hundred Forty-Eight Thousand Three Hundred Dollars (\$ 3,148,300.00) (the "Total Contract Price"), which amount includes the costs incurred, or to be incurred, by Developer for testing, surveying and constructing the Public Improvements. McKinney agrees to participate in the cost of the Public Improvements as more fully described in the attached Exhibit B, which is incorporated herein for all purposes, up to and not to exceed a lump sum amount of **One Hundred Forty-Two Thousand Three Hundred Ninety-Nine Dollars and Thirty-One Cents (\$ 142,399.31)** (the "McKinney Share"). **Notwithstanding the foregoing, in no event shall the McKinney Share exceed thirty percent (30%) of the Total Contract Price.** Developer shall submit to McKinney such documentation as McKinney shall reasonably request, from time to time, to evidence the lump sum amount of the McKinney Public Improvements and the Total Contract Price, including, but not limited to, its books and records relating to all expenditures related to the Public Improvements.

6. Payment by McKinney for the McKinney Public Improvements.

Developer shall submit to McKinney draw requests (the "Draw Requests") and the invoices relating to testing, surveying and other expenses directly incurred by Developer in furtherance of the construction of the McKinney Public Improvements (the "Invoices"), no more frequently than monthly, and McKinney agrees to pay each Draw Request within ten (10) days following the receipt thereof, provided that the Draw Request shall be certified by the project engineer and the Draw Request and Invoice shall include a certification by Developer that the amount of such Draw Request and/or Invoice, as the case may be, relates only to the McKinney Public Improvements. During said ten (10) day period, McKinney shall have the right to verify that the Draw Request and Invoice submitted to the City for payment relate to the McKinney Public Improvements and otherwise conform to the conditions set forth in this Agreement, and McKinney agrees to give written itemized notice of any objections thereto to Developer within said ten (10) day period.

7. Default.

In the event any party fails to comply with the terms of this Agreement, the other party has the right to enforce the terms of this Agreement by specific performance or by any other remedy available to it at law or in equity; provided,

however, in no event shall any party be liable for speculative, consequential or punitive damages.

8. Notice.

Any notice to be given or to be served upon a party hereto in connection with this Agreement must be in writing and may be given by certified or registered mail, recognized overnight carrier, such as Federal Express, or hand delivered with a signed receipt reflecting such hand delivery, and shall be deemed to have been given and received when a certified or registered letter containing such notice, properly addressed with postage prepaid, is deposited in the United States mail, and if given otherwise than by certified or registered mail, it shall be deemed to have been given and delivered to and received by the party (or such party's agent or representative) to whom it is addressed, upon delivery to the address specified below. All notices shall be given to the parties hereto at the address set forth below. Any party hereto may, at any time by giving two (2) days written notice to the other parties, designate any other address in substitution of the foregoing address to which such notice shall be given.

If Notice to Developer:

W/J WILMETH RIDGE, LP
Attn: Christopher Jackson
600 N. Pearl Street, Suite 650
Dallas, Texas 75201

If Notice to McKinney:

Paul G. Grimes
City Manager
City of McKinney
222 N. Tennessee St.
McKinney, Texas 75069

9. Venue.

This Agreement shall be construed under and in accordance with the laws of the State of Texas and is specifically performable in Collin County, Texas. Exclusive venue shall be in state Developer court in Collin County, Texas.

10. Severability.

In case any one or more provisions contained in this Agreement shall be for any reason held invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not effect any other provision hereof, and it is the intention of the parties to this Agreement that in lieu of each provision that is

found to be illegal, invalid or unenforceable, a provision be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

11. No Waiver of Governmental Immunity.

Nothing contained in this Agreement shall be construed as a waiver by McKinney of its governmental immunity with regard to any matter other than City's obligations to Developer that are specifically enumerated in this Agreement.

12. Indemnity.

DEVELOPER SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY, ITS CITY COUNCIL, OFFICERS, EMPLOYEES, AND AGENTS FROM AND AGAINST ALL CITATIONS, CLAIMS, COSTS, DAMAGES, DEMANDS, EXPENSES, FINES, JUDGMENTS, LOSSES, PENALTIES OR SUITS, WHICH IN ANY WAY ARISE OUT OF, RELATE TO, OR RESULT FROM THE CONSTRUCTION OF THE MCKINNEY PUBLIC IMPROVEMENTS AND THAT ARE CAUSED BY THE INTENTIONAL ACTS OR NEGLIGENT ACTS OR OMISSIONS OF THE DEVELOPER, OR ANY OFFICERS, AGENTS, EMPLOYEES, CONTRACTORS OR SUBCONTRACTORS, AND ANY OTHER THIRD PARTIES FOR WHOM OR WHICH DEVELOPER IS LEGALLY RESPONSIBLE.

DEVELOPER SHALL ALSO REQUIRE ITS GENERAL CONTRACTOR TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY, ITS CITY COUNCIL, OFFICERS, EMPLOYEES, AND AGENTS FROM AND AGAINST ALL CITATIONS, CLAIMS, COSTS, DAMAGES, DEMANDS, EXPENSES, FINES, JUDGMENTS, LOSSES, PENALTIES OR SUITS, WHICH IN ANY WAY ARISE OUT OF, RELATE TO, OR RESULT FROM THE CONSTRUCTION OF THE MCKINNEY PUBLIC IMPROVEMENTS OR WHICH ARE CAUSED BY THE INTENTIONAL ACTS OR NEGLIGENT ACTS OR OMISSIONS OF THE GENERAL CONTRACTOR, ITS CONTRACTORS, SUBCONTRACTORS, OR ANY OFFICERS, AGENTS OR EMPLOYEES OF THE GENERAL CONTRACTOR, ITS CONTRACTORS, SUBCONTRACTORS AND ANY OTHER THIRD PARTIES FOR WHOM OR WHICH THE GENERAL CONTRACTOR IS LEGALLY RESPONSIBLE.

BY WAY OF EXAMPLE, THE INDEMNITY PROVIDED HEREIN MAY INCLUDE PERSONAL INJURY AND DEATH CLAIMS AND PROPERTY DAMAGE CLAIMS, INCLUDING THOSE FOR LOSS OF USE OF PROPERTY. THE INDEMNITY PROVIDED HEREIN SHALL ALSO INCLUDE ATTORNEYS' FEES AND COSTS, COURT COSTS, AND SETTLEMENT COSTS AS WELL AS ANY EXPENSES, INCLUDING ATTORNEYS' FEES AND EXPENSES, INCURRED BY AN INDEMNIFIED INDIVIDUAL OR ENTITY IN ATTEMPTING TO ENFORCE THIS INDEMNITY.

The City shall have the right to approve counsel to be retained in fulfilling the obligation to defend and indemnify the City. Approved counsel shall be retained for the City within seven (7) business days after receiving written notice from the City that it is invoking its right to indemnification under this Developer Participation Agreement. If approved counsel is not retained for the City within the required time, then the City shall have the right to retain counsel and be reimbursed for all its attorneys' fees and expenses by the party whose acts and/or omissions gave rise to said claim. The City retains the right to provide and pay for any or all costs of defending indemnified items, but it shall not be required to do so.

13. Authority.

Each of the parties represents and warrants to the other that they have the full power and authority to enter into and fulfill the obligations of this Agreement.

14. Performance and Payment Bonds.

Developer shall require its general contractor to execute a performance bond in the amount of one hundred percent (100%) of the Total Contract Price for the benefit of McKinney for the construction of the Storm Water Improvements Crossing Under and Adjacent to Future Ridge Road and related infrastructure improvements to ensure the completion of the project. Developer shall also require its general contractor to execute a payment bond in the amount of one hundred percent (100%) of the Total Contract Price for the benefit of payment bond beneficiaries who have a direct contractual relationship with the Developer's general contractor and/or the Developer's general contractor's contractors and subcontractors to provide labor or material for the construction of the Public Improvements including the sanitary sewer line and related infrastructure improvements. The bond must be executed by a corporate surety in accordance with Chapter 2253, Texas Government Code. Said bonds shall be presented to and approved by the City and the City Attorney before the Developer's general contractor begins work on the Public Improvements.

15. Maintenance Bond.

Developer shall require its general contractor to furnish McKinney a good and sufficient maintenance bond in the amount of fifteen percent (15%) of the contract price of the McKinney Public Improvements, or in such amount as approved by the City Engineer, with a reputable and solvent corporate surety, in favor of McKinney, to indemnify McKinney against any repairs arising from defective workmanship or materials used in any part of the construction of McKinney Public Improvements, for a period of two (2) years from the date of final acceptance of such improvements.

16. Insurance Requirements.

- (a) Before commencing work the Developer's contractor shall, at its own expense, procure, pay for and maintain the following insurance issued by an insurance company licensed with the Texas Department of Insurance and acceptable to the City of McKinney. The Developer's contractor shall furnish to the City of McKinney Purchasing Manager certificates of insurance executed by the insurer or its authorized agent stating coverages, limits, expiration dates and compliance with all applicable required provisions. Certificates shall reference the project/contract number and be addressed as follows:

Wilmeth Ridge South Subdivision –
Developer Participation Agreement
City of McKinney
Attn: Lisa Littrell
PO Box 517
McKinney, Texas 75070
Or email to:
llittrell@mckinneytexas.org

- (1) Commercial General Liability insurance with limits of liability thereunder of \$1 million per occurrence and \$5 million in the aggregate, including coverage for premises-operations, contractual liability, products and completed operations, personal and advertising injury, and property damages, as applicable. Coverage must be written on an occurrence form. The General Aggregate shall apply on a per project basis.
- (2) Workers' Compensation insurance with statutory limits; and Employers' Liability coverage with minimum limits for bodily injury: a) by accident, \$100,000 each accident, b) by disease, \$100,000 per employee with a per policy aggregate of \$500,000.
- (3) Business Automobile Liability insurance covering owned, hired and non-owned vehicles, with a minimum combined bodily injury and property damage limit of \$1,000,000 per occurrence.
- (4) Umbrella or Excess Liability insurance with minimum limits of \$5 Million each occurrence and annual aggregate for bodily injury and property damage, that follows form and applies in excess of the above indicated primary coverage (1, 2 and 3). The total limits required may be satisfied by any combination of primary, excess or umbrella liability insurance provided all policies comply with all requirements. The Developer's contractor may maintain reasonable deductibles, subject to approval by the City.

- (b) With reference to the foregoing required insurance, the Developer's contractor shall endorse applicable insurance policies as follows:
 - (1) The City and its officials, employees, and officers shall be provided with a waiver of subrogation on any workers' compensation insurance coverage utilized by Developer and its contractors and subcontractors.
 - (2) The City and its respective officials, employees and officers shall be named as additional insureds on the Commercial General Liability policy and all other required insurance policies, by using endorsement CG2026 or broader; and, the City of McKinney shall be provided a defense to any and all claims and causes of action arising out of or related to this Agreement as may be provided pursuant to Developer's Contractor's general liability insurance policies.
 - (3) All insurance policies shall be endorsed to the effect that the City of McKinney will receive at least thirty (30) days' notice in advance of the cancellation effective date of any policy of insurance that is cancelled by the insurance company for any reason other than nonpayment of premium.
 - (4) All insurance policies shall be endorsed to the effect that City of McKinney will receive at least ten (10) days' notice in advance of the cancellation effective date of any policy of insurance that is cancelled by the insurance company for nonpayment of premium or by Developer's Contractor for any reason.
- (c) All insurance shall be purchased from an insurance company that meets a financial rating of B+VI or better as assigned by the A.M. BEST Company or equivalent.
- (d) The Developer's Contractor shall notify City in writing at least thirty (30) days prior to Developer's Contractor cancelling or making any material change to any coverage(s) provided in, or through, the insurance policies required under this Section VIII. Failure by Developer's Contractor to provide City the notice required hereunder may, in the sole discretion of City, be deemed a material breach of this Agreement.
- (e) The Developer's Contractor will provide City with a renewal certificate within ten (10) business days of City's written request for such certificate.

16. Conflicts of Interest.

- (a) Developer covenants and agrees that Developer and its associates and employees will have no interest, and will acquire no interest, either direct or indirect, which will conflict in any manner with the performance of the services called for under this Agreement. All activities, investigations and other efforts made by Developer pursuant to this Agreement will be conducted by employees, associates or subcontractors of Developer.
- (b) In addition, Developer shall comply with the requirements of Texas Government Code § 2252.908 by completing and submitting Form 1295 to the Texas Ethics Commission ("Commission") at the time Developer submits this signed Agreement to Owner, and as follows:

Form 1295 Filing Process: The Commission has made available on its website a new filing application that must be used to file Form 1295. The Developer must use the application to enter the required information on Form 1295 and print a copy of the completed form, which will include a certification of filing that will contain a unique certification number. An authorized agent of the Developer must sign the printed copy of the form and complete the "unsworn declaration" which includes, among other things, the date of birth and address of the authorized representative signing the form. The completed Form 1295 with the certification of filing must be filed with the Owner.

The Owner must notify the Commission, using the Commission's filing application, of the receipt of the filed Form 1295 with the certification of filing not later than the 30th day after the date the Agreement binds all parties to the Agreement. The Commission will post the completed Form 1295 to its website within seven business days after receiving notice from the Owner.

Form 1295 Availability: Certificate of Interested Parties Form is available from the Texas Ethics Commission website at the following address:

https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm

For questions regarding and assistance in filling out Form 1295, please contact the Texas Ethics Commission at 512-463-5800.

17. Prohibition on Contracts with Companies Boycotting Israel.

In accordance with Chapter 2270, Texas Government Code, a Texas governmental entity may not enter into an agreement with a company for the provision of goods or services unless the agreement contains a written verification from the company that it: (1) does not boycott Israel; and (2) will not

boycott Israel during the term of the agreement. Chapter 2270 does not apply to (1) a company that is a sole proprietorship; (2) a company that has fewer than ten (10) full-time employees; or (3) a contract that has a value of less than One Hundred Thousand Dollars (\$100,000.00). Unless the Developer is not subject to Chapter 2270 for the reasons stated herein, the signatory executing this Agreement on behalf of the Developer verifies by its signature on this Agreement that the Developer does not boycott Israel and will not boycott Israel during the term of this Agreement.

18. Miscellaneous.

- (a) This Agreement contains the entire agreement of the parties with respect to the matters contained herein and may not be modified or terminated except upon the provisions hereof or by the mutual written agreement of the parties to this Agreement.
- (b) This Agreement shall be deemed drafted equally by all parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair meaning, and any presumption or principle that the language herein is to be construed against any party shall not apply.
- (c) Time is of the essence in this Agreement.

EXECUTED as of the date first above written.

CITY OF MCKINNEY, TEXAS

By: _____
PAUL G. GRIMES
City Manager

Date Signed: _____

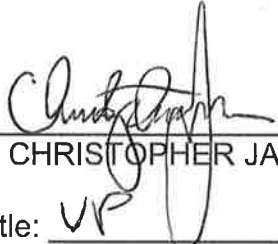
ATTEST:

EMPRESS DRANE
City Secretary
LISA SEWELL
Deputy City Secretary

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney

DEVELOPER:
W/J WILMETH RIDGE, LP,
a Texas limited partnership,

By: 
CHRISTOPHER JACKSON
Title: VP
Date Signed: 4.27.20

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared PAUL G. GRIMES, City Manager of the CITY OF MCKINNEY, a Texas Municipal Corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he has executed the same on the City's behalf.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

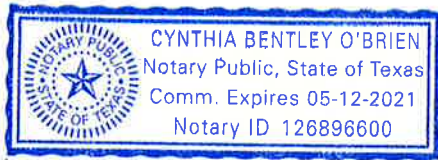
Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, in and for said County, Texas, on this day personally appeared CHRISTOPHER JACKSON, in his capacity as

Vice President of W/J WILMETH RIDGE, LP, a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on behalf of and as the act of W/J WILMETH RIDGE, LP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27th day of April, 2020.



Cynthia B. O'Brien
Notary Public in and for the State of Texas

EXHIBIT A

Contract between Developer & Developer's Contractor

A copy of the Contract between the Developer and Developer's Contractor incorporating the construction of the McKinney Public Improvements is on file with the Director of Engineering.

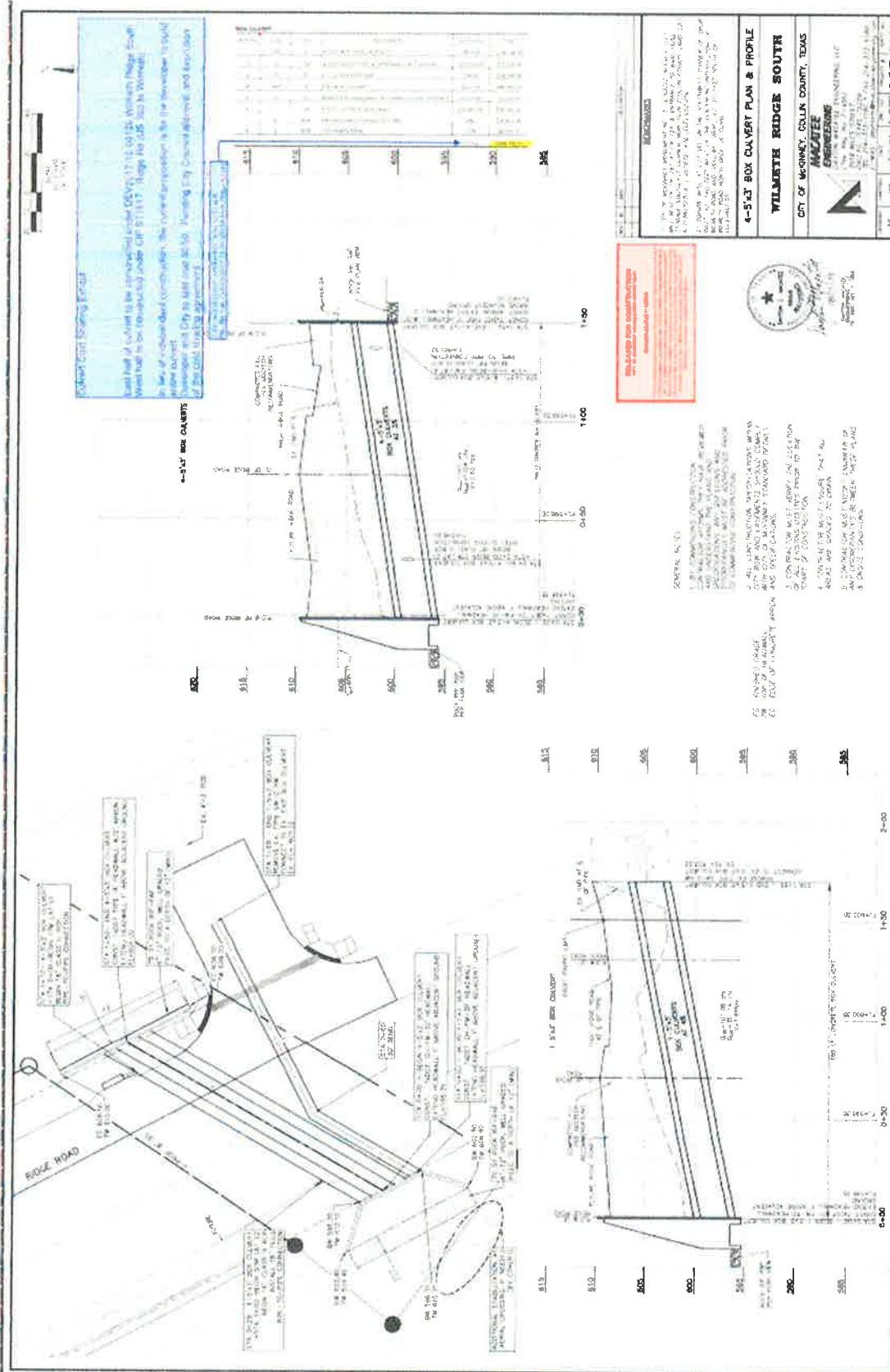
EXHIBIT B

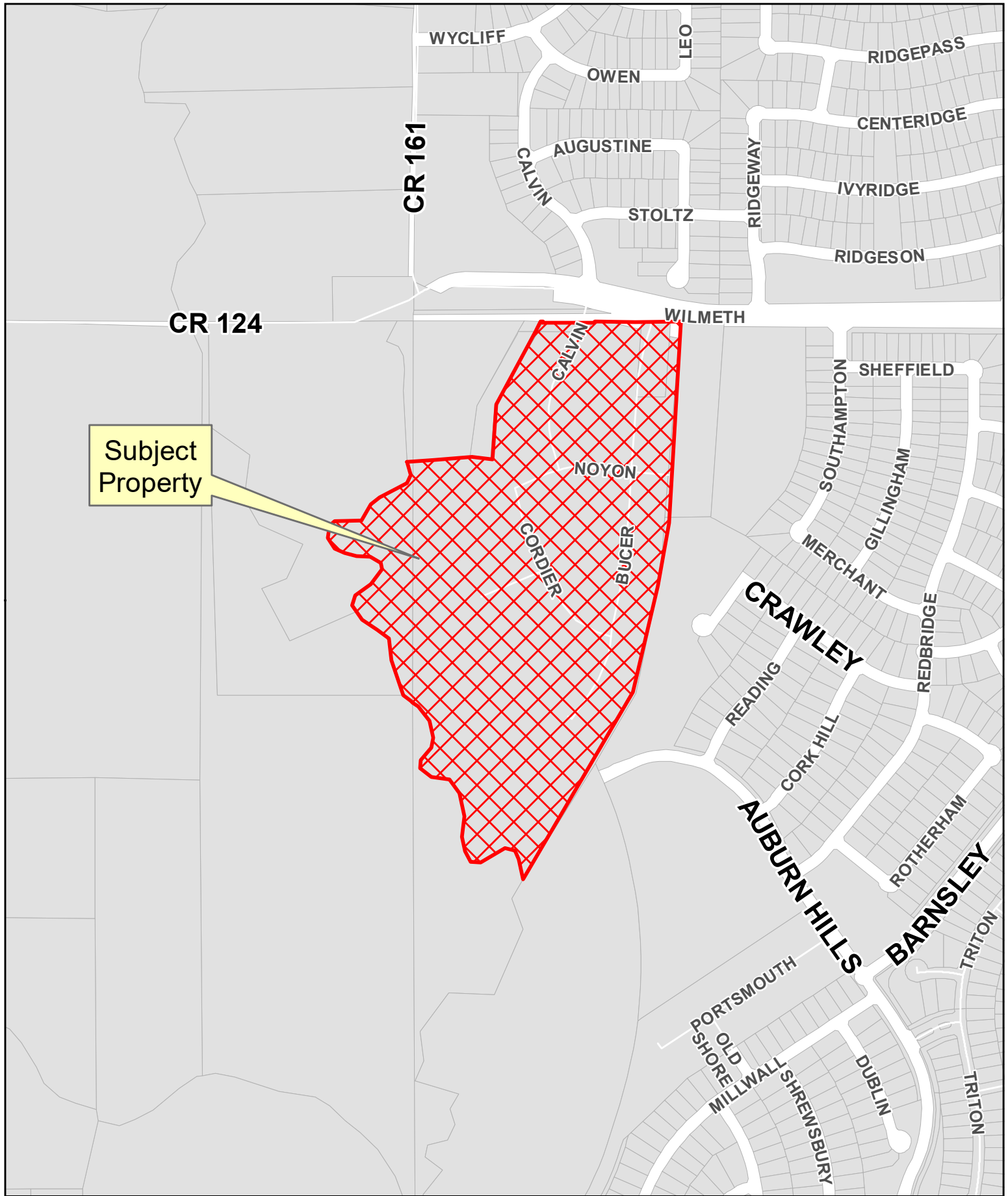
Scope of Work for McKinney Public Improvements

City of McKinney is to pay fifty percent of the cost of the box culvert crossing under future Ridge Road, which amount payable by the City is One Hundred Thirty-Three Thousand Fifty-Three Dollars and Thirty-Three Cents (\$ 133,053.33) based on the following cost estimate subject to the thirty percent (30%) cap explained in the body of this Agreement. The general location and approved design of the box culvert is set out on the following page.

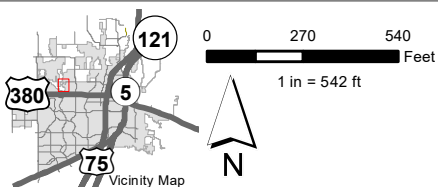
BOX CULVERT

Item No.	Q'ty	Unit	Description	Unit Price	Total
1	150	LF	4- 5'X3' RCP (CAST-IN-PLACE)	\$910.00	\$136,500.00
2	1	EA	4-5'X3' TxDOT TYPE "A" HEADWALL W/2' APRON	\$25,520.00	\$25,520.00
3	151	SY	6" - 12" ROCK RIP RAP	\$94.00	\$14,194.00
4	169	LF	5'X3' BOX CULVERT	\$237.19	\$40,085.11
5	1	EA	REMOVE EX. HEADWALL & CONNECT TO EX. 4'X3' RCB	\$2,220.65	\$2,220.65
6	1	EA	5-5'X3' CH-FW-30 HEADWALL	\$36,905.00	\$36,905.00
7	1	PER	ENGINEERING/STAKING/TESTING	8%	\$20,433.98
8	1	PER	CITY INSPECTION	3.5%	\$8,939.87
				TOTAL	\$284,798.61





Subject
Property



Wilmeth Ridge South

Developer Participation Agreement

20-009DA

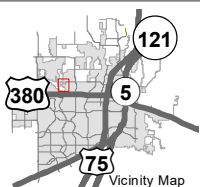
Source: City of McKinney GIS
Date: 4/27/2020

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.





Subject Property



0 270 540 Feet
1 in = 542 ft

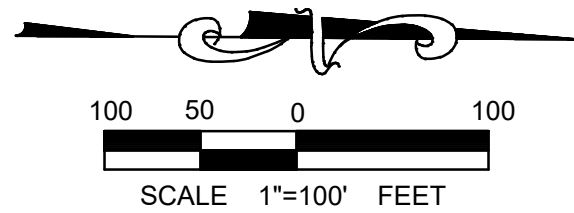


Wilmeth Ridge South Developer Participation Agreement 20-009DA

Source: City of McKinney GIS
Date: 4/27/2020

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DATE _____

VOTEX SURVEYING COMPANY
10440 N. CENTRAL EXPWY.
DALLAS, TEXAS 75231
TEL (469) 333-8831
candy@votexsurveying.com
Proj. No. 2017-036

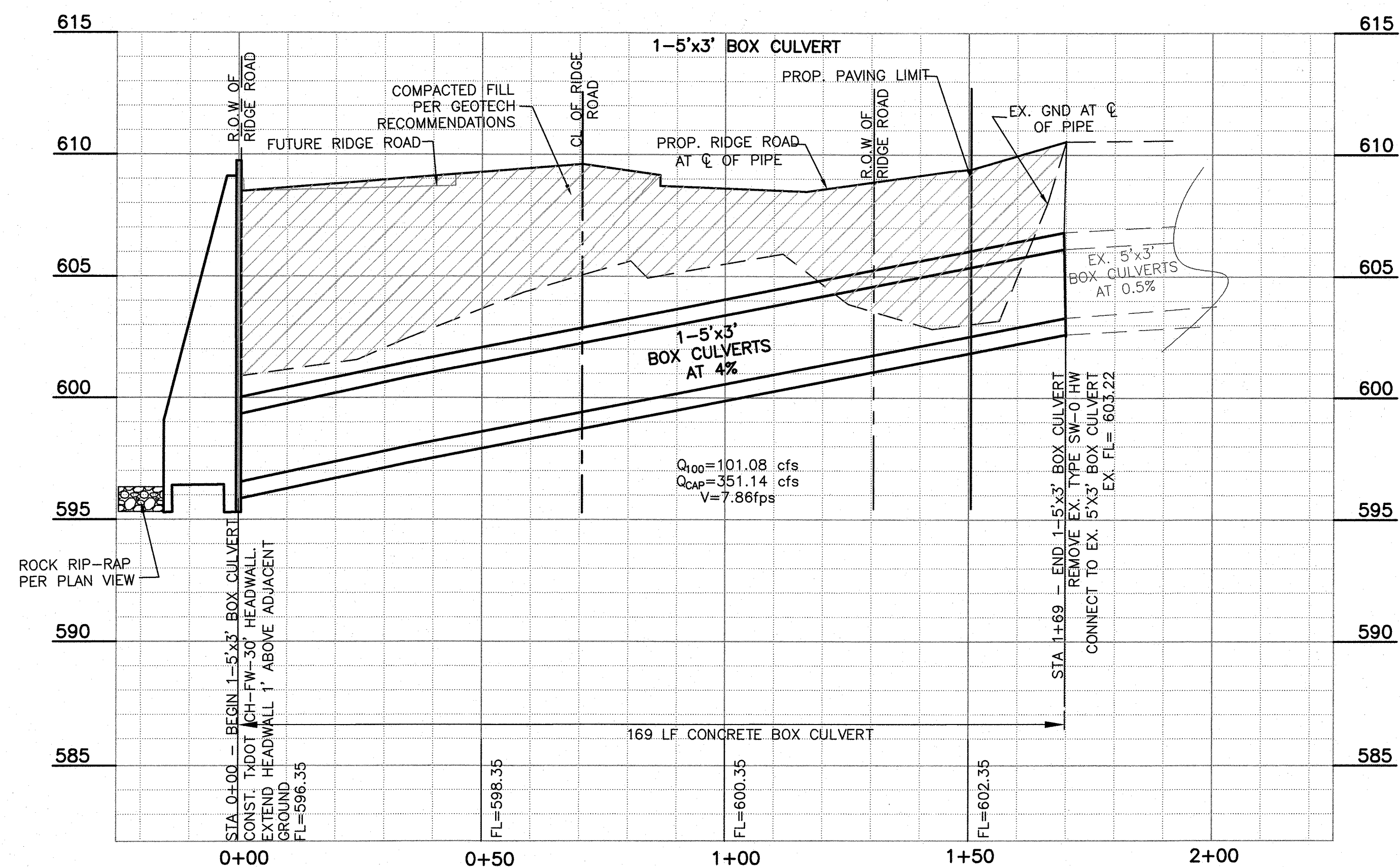
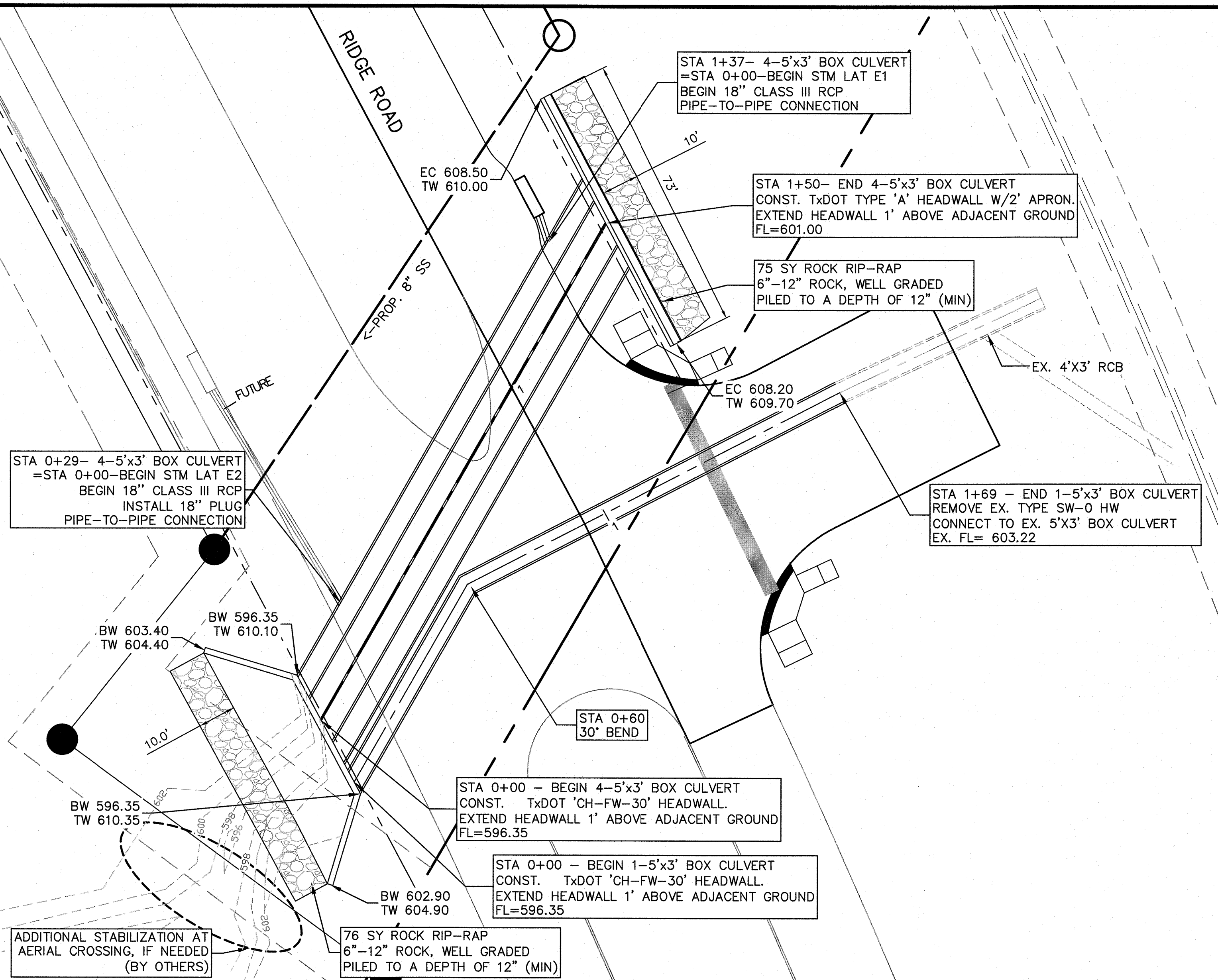
BLOCK A		
LOT NO.	ACRES	SQ. FT.
1	0.182	7,940
2	0.184	8,002
3	0.199	8,686
4	0.199	8,668
5	0.199	8,668
6	0.199	8,668
7	0.216	9,425
8	0.218	9,496
9	0.258	11,260
10	0.284	12,358
11	0.246	10,732
12	0.251	10,921
13	0.245	10,652
14	0.228	9,912
15	0.218	9,516
16	0.192	8,350
17	0.209	9,106
C.A. A1	0.582	25,370

BLOCK B		
LOT NO.	ACRES	SQ. FT.
1	0.180	7,839
2	0.189	8,222
3	0.193	8,394
4	0.193	8,403
5	0.193	8,401
6	0.193	8,401
7	0.225	9,788
8	0.221	9,616
C.A. B1	0.356	15,506

RIGHT-OF-WAY	
ACRES	SQ. FT.
7.580	330,189

BLOCK D			BLOCK E		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
1	0.180	7,819	1	0.186	8,100
2	0.179	7,800	2	0.186	8,100
3	0.181	7,879	3	0.186	8,100
4	0.227	9,907	4	0.186	8,089
5	0.239	10,422	5	0.213	9,280
6	0.288	12,554	6	0.181	7,864
7	0.308	13,427	7	0.180	7,827
8	0.324	14,103	8	0.286	12,467
9	0.297	12,958	9	0.211	9,200
10	0.232	10,126	10	0.186	8,100
11	0.258	11,229	11	0.186	8,100
12	0.445	19,388	12	0.186	8,100
13	0.196	8,536	13	0.184	8,004
14	0.183	7,957	14	0.269	11,736
15	0.210	9,134	15	0.186	8,100
16	0.174	7,593	16	0.225	9,780
17	0.172	7,500	17	0.186	8,108
18	0.200	8,700	18	0.186	8,102
C.A. D2	1.063	46,296	19	0.247	10,775
C.A. D1	0.272	11,832	C.A. E1	0.894	38,965

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S12°58'00"W	55.02	L17	S48°00'04"W	13.98
L2	S64°35'32"E	19.19	L18	N41°55'03"W	14.33
L3	N05°49'49"E	72.01	L19	S25°24'28"E	15.38
L4	S11°29'49"E	47.34	L20	N11°22'02"E	32.36
L5	S19°46'13"W	21.08	L21	N58°58'30"E	13.50
L6	N58°43'44"W	14.70	L22	S20°07'39"W	14.14
L7	N47°58'41"E	13.92	L23	S69°52'21"E	14.14
L8	N42°01°19"W	14.36	L24	S31°25'13"E	14.35
L9	S26°41°11"W	14.70	L25	S81°40'04"W	14.53
L10	S12°58'00"W	40.04	L26	N68°07'06"W	20.55
L11	S12°58'00"W	39.67	L27	S34°21'01"W	50.27
L12	N33°00'09"W	20.85	L34	N68°48'27"W	20.82
L13	N57°57'01"E	21.22	L35	S39°40'11"W	29.15
L14	N30°45'22"W	20.72	L36	S39°40'11"W	27.72
L15	N59°14'38"E	21.69	L37	S33°45'04"W	27.96
L16	S50°19'49"E	25.00	L38	S33°45'04"W	5.34



FG FINISHED GRADE
TW TOP OF HEADWALL
EC EDGE OF CONCRETE APRON

GENERAL NOTES:

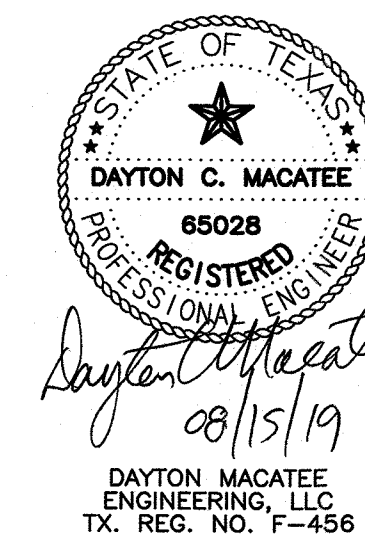
1. BY COMMENCING CONSTRUCTION CONTRACTOR AFFIRMS THEY HAVE REVIEWED AND UNDERSTAND THE PLANS AND SPECIFICATIONS. ANY QUESTIONS AND DISCREPANCIES MUST BE ADDRESSED PRIOR TO COMMENCING CONSTRUCTION.
2. ALL CONSTRUCTION SPECIFICATIONS WITHIN CITY ROW AND EASEMENTS SHOULD COMPLY WITH CITY OF MCKINNEY STANDARD DETAILS AND SPECIFICATIONS.
3. CONTRACTOR MUST VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
4. CONTRACTOR MUST ENSURE THAT ALL AREAS ARE GRADED TO DRAIN.
5. CONTRACTOR MUST NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS & ONSITE CONDITIONS.

RELEASED FOR CONSTRUCTION

CITY OF MCKINNEY ENGINEERING DEPARTMENT

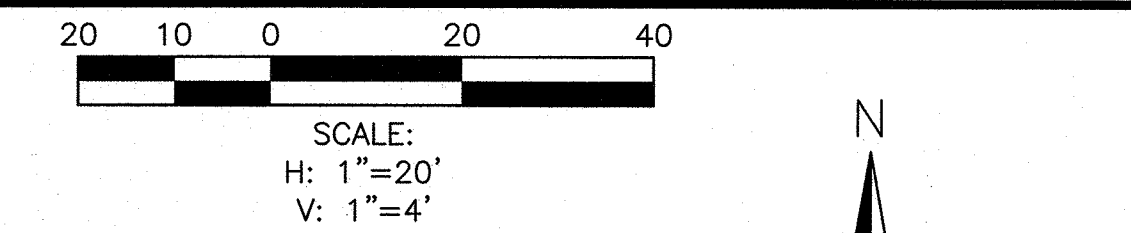
November 13, 2019 by gmetter

Prior to commencing construction, the owner or their representative shall hold a Pre-Construction Conference with and be issued a Development Permit by the City of McKinney Engineering Department. A copy of the Development Permit and these stamped construction drawings shall be maintained on the construction site at all times. If a conflict is found between these construction drawings and the City of McKinney Construction Standards, the City of McKinney Construction Standards shall govern.



DAYTON MACATEE
ENGINEERING, LLC
TX. REG. NO. F-456

REV.	BY	DATE	DESCRIPTION
BENCHMARKS			
1) CITY OF MCKINNEY MONUMENT NO. 31 LOCATED APPROX. 1/2 MILE WEST OF CR 161 AT CR 124 & ENTRANCE TO WAREHOUSE STORAGE SOUTHEAST CORNER NEAR SIGN (COLLIN COUNTY LAND CO.) N:7136070.516, E:2516721.476, ELEV=652.256			
2) SQUARE WITH 'X' CUT SET ON THE SOUTHWEST CORNER OF DROP INLET, +/-140 FEET WEST OF THE CENTERLINE INTERSECTION OF WILMETH ROAD AND RIDGEWAY DRIVE, +/-20 FEET SOUTH OF WILMETH ROAD NORTH BACK OF CURB. ELEV=661.55			
4-5'x3' BOX CULVERT PLAN & PROFILE			
WILMETH RIDGE SOUTH			
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS			
MACATEE ENGINEERING DAYTON MACATEE ENGINEERING, LLC (Tex. Reg. No. F-456) 3519 MILES STREET DALLAS, TEXAS 75209 TEL 214-373-1180 * FAX 214-373-6580 E-MAIL: daytonm@macatee-engineering.com			
DESIGNED PJF	CHECKED DCM	DATE 08/13/2019	DWG FILE WJ-WILBETH PROJECT # WJ-WILMETH SHEET NO. 31A of 39



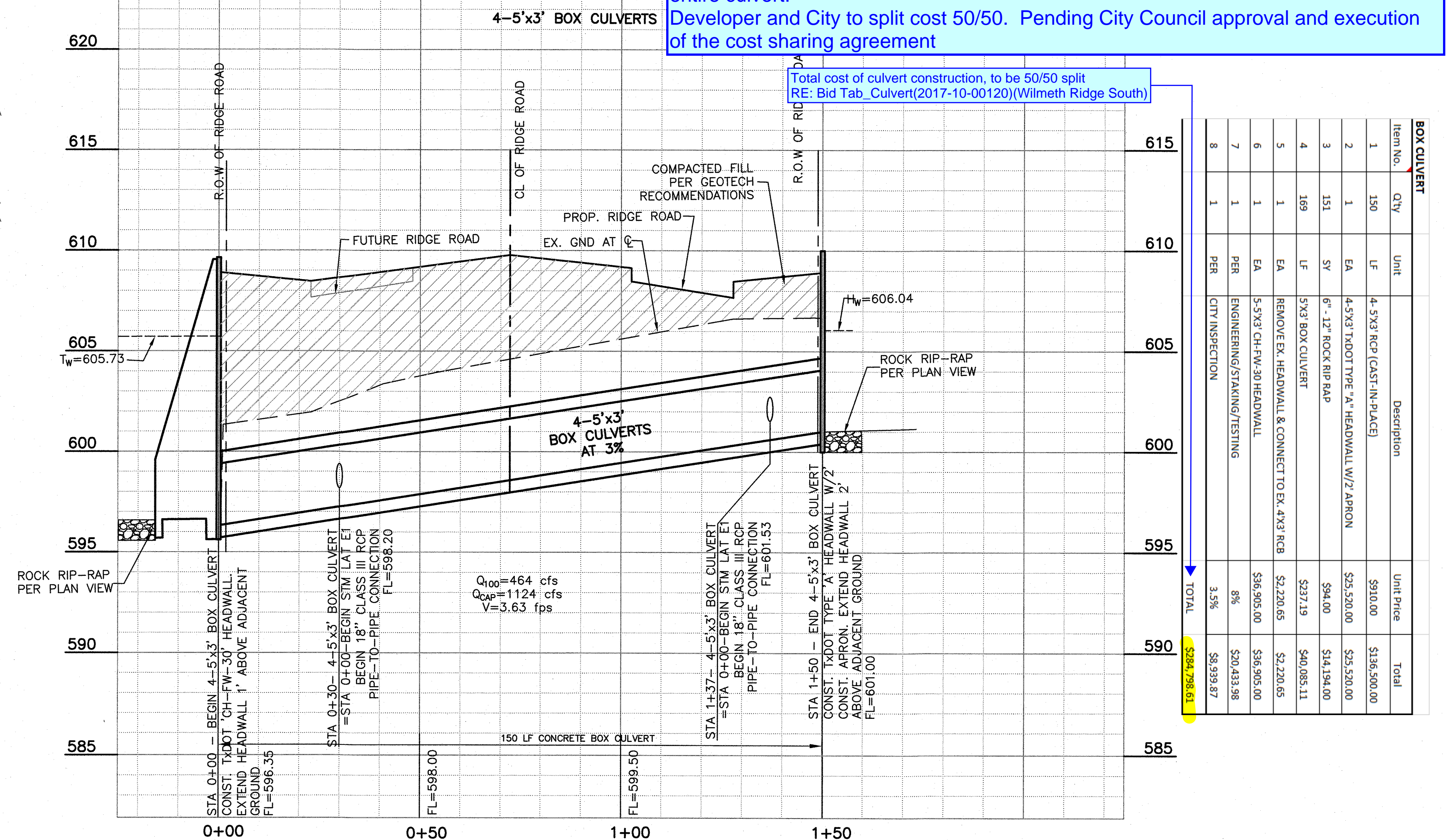
Culvert Cost Sharing Exhibit.

East half of culvert to be constructed under DEV2017-10-00120 Wilmeth Ridge South
West half to be constructed under CIP ST1617 - Ridge Rd (US 380 to Wilmeth)

In lieu of independent construction, the current proposition is for the developer to build entire culvert.

Developer and City to split cost 50/50. Pending City Council approval and execution of the cost sharing agreement

Total cost of culvert construction, to be 50/50 split
RE: Bid Tab_Culvert(2017-10-00120)(Wilmeth Ridge South)



Item No.	Qty	Unit	Description	Unit Price	Total
1	150	LF	4-5'x3' RCP (CAST-IN-PLACE)	\$910.00	\$136,500.00
2	1	EA	4-5'x3' TxDOT TYPE 'A' HEADWALL W/2' APRON	\$25,520.00	\$25,520.00
3	151	SY	6" - 12" ROCK RIP RAP	\$94.00	\$14,194.00
4	169	LF	5'x3' BOX CULVERT	\$237.19	\$40,085.11
5	1	EA	REMOVE EX. HEADWALL & CONNECT TO EX. 4'x3' RCB	\$2,220.65	\$2,220.65
6	1	EA	5-5'x3' CH-FW-30 HEADWALL	\$36,005.00	\$36,005.00
7	1	PER	ENGINEERING/STAKING/TESTING	8%	\$20,333.98
8	1	PER	CITY INSPECTION	3.5%	\$5,939.87
TOTAL					\$264,798.61

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:
2020-610254

Date Filed:
04/21/2020

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

W/J Wilmeth Ridge LP
Dallas, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of McKinney

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

20-009DA
Wilmeth Ridge South Developer Participation Agreement

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

5 Check only if there is NO Interested Party.



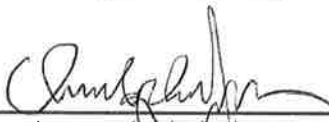
6 UNSWORN DECLARATION

My name is Christopher Jackson, and my date of birth is 5.29.1970

My address is 10124 Van Orkard Dallas TX 75218 USA
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Dallas County, State of Texas, on the 27 day of April, 2020.
(month) (year)


Signature of authorized agent of contracting business entity
(Declarant)



20-0357

TITLE: Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with XIT Paving and Construction, Inc. for the Construction of the Rockhill Road Improvements Project (ST1911)

COUNCIL GOAL: Operational Excellence
(2B: Balance available resources to accommodate the growth and maintenance needs of the City)

Enhance the Quality of Life in McKinney
(5E: Develop sustainable quality of life improvements within the City of McKinney)

MEETING DATE: May 5, 2020

DEPARTMENT: Development Services / Engineering

CONTACT: Nick Ataie, PE, Engineering CIP Manager

RECOMMENDED CITY COUNCIL ACTION:

- Approval of Resolution

ITEM SUMMARY:

- This Resolution authorizes the City Manager to execute a contract and all necessary change orders with XIT Paving and Construction, Inc. for the construction of the Rockhill Road Improvements Project (ST1911) for a total contract amount not to exceed \$600,000.

BACKGROUND INFORMATION:

- Rockhill Road is currently an unimproved asphalt roadway from east of Wilson Creek Parkway to east of Graves Street.
- An incoming development project (Jefferson Rockhill, DEV2019-00072) will be constructing multi-family adjacent to the southern side of Rockhill Road between Wilson Creek Parkway and Graves Street and their facilities agreement requires infrastructure improvements to Rockhill Road be made along their frontage where Rockhill Road has not previously been improved.

- The Engineering Department has previously identified the intersection of Rockhill Road and Graves Street under CIP Project TR1850 (Citywide Roundabout Future Planning and Evaluation) as a feasible candidate for a mini-roundabout at such time the intersection is improved/reconstructed.
- The project will include a reconstruction of the intersection of Rockhill Road and Graves Street as a mini-roundabout and will reconstruct approximately 200 feet of Rockhill Road east of the intersection to connect to previous developer improvements made.
- In addition to roadway improvements, the project will include construction of sidewalk and pedestrian facilities improving walkability as well as decorative illumination which will improve nighttime visibility of the intersection.
- Timing of this project will run concurrent to the adjacent developer-led improvements of Rockhill Road in order to minimize construction impacts to the travelling public.
- Kimley-Horn and Associates, Inc. prepared the construction plans for this project.
- Seven (7) bids were received for this project on Thursday, April 30, 2020. The following is a summary of the bids:

Bid No.	Bidder	Bid Amount*
1	Axis Contracting	\$645,676.00
2	HQS Construction	\$699,553.50
3	New World Contracting	\$531,624.00
4	Reliable Paving	\$524,136.50
5	XIT Paving and Construction	\$515,133.00
6	Pavecon Public Works	\$580,435.21
7	Urban Infraconstruction	\$707,779.00

- XIT Paving and Construction, Inc. submitted the low bid in the amount of \$515,133.00.
- XIT Paving and Construction, Inc. submitted references and qualifications that were verified in accordance with the bid specifications.
- The contract documents require that this project be substantially completed within 73 calendar days after issuance of the Notice to Proceed, which is anticipated to be issued by the end of May 2020. Construction is currently anticipated to be substantially completed in August 2020 prior to commencement of the McKinney ISD 2020-2021 school year.

FINANCIAL SUMMARY:

- This Resolution authorizes a contract and all necessary change orders with XIT Paving and Construction, Inc. for an amount not to exceed \$600,000
- With the approval of this item, \$61,500 will remain in the budget for ST1911.

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

[Project Location Map](#)
[Resolution](#)



0 300 600 Feet



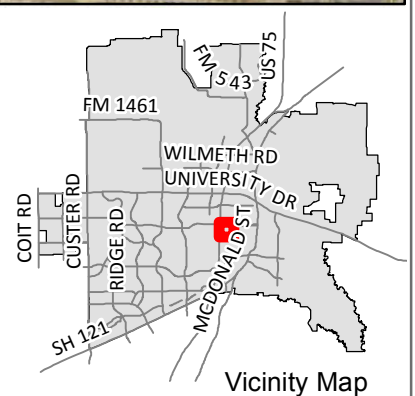
Legend

- Major Roads
- Parcels



City of McKinney Project Location Map

CIP PROJECT ST1911 Rockhill Road Improvements



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

RESOLUTION NO. 2020-05-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT IN THE AMOUNT OF \$515,133.00 WITH XIT PAVING AND CONSTRUCTION, INC FOR THE CONSTRUCTION OF THE ROCKHILL ROAD IMPROVEMENT PROJECT (ST1911) AND AUTHORIZING ALL NECESSARY CHANGE ORDERS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY CHANGE ORDERS, NOT TO EXCEED \$600,000

WHEREAS, the City Council of the City of McKinney, Texas, desires to construct the Rockhill Road Improvements Project (ST1911) from Graves Street to approximately 200 feet east of Graves Street; and

WHEREAS, the City has prepared a contract with XIT Paving and Construction, Inc. to construct the Rockhill Road Improvements Project (ST1911) from Graves Street to approximately 200 feet east of Graves Street.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, THAT:

Section 1. The City Manager is hereby authorized to execute a contract in the amount of \$515,133.00 with XIT Paving and Construction, Inc. for the construction of the Rockhill Road Improvements Project (ST1911) and authorizing all necessary change orders under said contract up to the aggregate contract amount, inclusive of any change orders, not to exceed \$600,000.

Section 2. This Resolution shall take effect immediately from and after the date of passage and is so resolved.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THE 5th DAY OF MAY, 2020.

CITY OF MCKINNEY, TEXAS:

GEORGE C. FULLER
Mayor

ATTEST:

EMPRESS DRANE
City Secretary

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney



20-0358

TITLE: Consider/Discuss/Act on a Resolution Authorizing the City Manager, or Designee, to Apply for, Accept, and Implement an Assistance to Firefighter Grant Program - COVID-19 Supplemental (AFG-S) from the Department of Homeland Security, Federal Emergency Management Agency (FEMA), to Provide Financial Assistance Directly to Eligible Fire Departments for Critical Personal Protective Equipment and Supplies Needed to Prevent, Prepare for, and Respond to the COVID-19 Public Health Emergency

COUNCIL GOAL: Safe & Secure Community

MEETING DATE: May 5, 2020

DEPARTMENT: Fire Department

CONTACT: Danny Kistner, Fire Chief

RECOMMENDED CITY COUNCIL ACTION:

- Approval of Resolution to accept and implement the grant award to fund purchase of PPE.

ITEM SUMMARY:

- The AFG-S Program provides financial assistance directly to eligible fire departments for critical PPE and supplies needed to prevent, prepare for, and respond to the COVID-19 public health emergency.
- The AFG-S Program allows for pre-award expenditures and future anticipated expenditures for eligible PPE on purchases made after Jan. 1, 2020 in response to COVID-19.
- Applicants requesting reimbursement or requesting immediate use of PPE will receive a higher consideration than applicants requesting funds to prepare for future response capabilities.
- If the City accepts an AFG award, the 10% local cost share cannot be reimbursed from another source.
- Application submission deadline is May 15, 2020 at 5 p.m. ET

- Funding selection and award date is June 5, 2020 and awarded applicants will have 30 days from award date to accept or decline the award.

BACKGROUND INFORMATION:

- In response to COVID-19, FEMA AFG-S is offering an additional funding opportunity for the fire service community to purchase urgently needed protective equipment and supplies.
- FEMA AFG-S received \$100M in stimulus funding under the CARES Act.
- For the months of March and April, McKinney Fire Department has seen an increase of approximately \$8000 for PPE in response to COVID-19.

FINANCIAL SUMMARY:

- AFG-S is a 90% federal / 10% local cost share for jurisdictions with populations of 20,000 to 1,000,000.

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

[Resolution](#)

RESOLUTION NO. 20-05 ____ (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO ACCEPT AND IMPLEMENT AN ASSISTANCE TO FIREFIGHTER GRANT PROGRAM – COVID-19 SUPPLEMENTAL (AFG-S) FROM THE DEPARTMENT OF HOMELAND SECURITY THROUGH THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) TO PURCHASE PERSONAL PROTECTIVE EQUIPMENT

WHEREAS, the City Council of the City of McKinney, Texas, understands the importance of additional Personal Protective Equipment (PPE) for first responders during COVID-19; and

WHEREAS, the grant award will be used to reimburse and purchase PPE; and

WHEREAS, the City Council agrees that the AFG-S grant may be rejected in the event that another funding opportunity would recover additional funds; and

WHEREAS, the City Council authorizes the City Manager, or designee, as the City's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the agreement on behalf of the applicant agency.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, THAT:

Section 1. The City Council of the City of McKinney, Texas hereby approves the acceptance and implementation of the grant award of Assistance to Firefighter Grant Program – COVID-19 Supplemental (AFG-S) funding through the Federal Emergency management Agency (FEMA) to purchase Personal Protective Equipment.

Section 2. This Resolution shall take effect immediately from and after the date of passage and is so resolved.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS ON THE 5th DAY OF MAY, 2020.

CITY OF MCKINNEY, TEXAS

GEORGE FULLER
Mayor

ATTEST:

EMPRESS DRANE
City Secretary

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney



20-0016PF2

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Willow Wood Phase 7, Located on the North Side of Telephone Road and Approximately 700 Feet West of Prospect Street

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: May 5, 2020

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Joe Moss, Planner I

APPLICATION SUBMITTAL DATE: February 11, 2020 (Original Application)
April 21, 2020 (Revised Submittal)

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final plat with the following conditions:

1. The items currently marked as "not met" on the attached Conditions of Approval Summary be satisfied prior to issuing final plat approval; and
2. The applicant satisfy the conditions as shown on the attached Standard Conditions of Approval for Preliminary-Final Plats Checklist prior to the issuance of any necessary permits.

ITEM SUMMARY: The applicant is proposing to subdivide approximately 29.255 acres into 120 lots and 4 common areas for single family residential uses.

The proposed plat was previously considered for disapproval at the March 3, 2020 City Council meeting. Since that time, the applicant has worked with staff to address the noted plat deficiencies and staff is now recommending approval with the conditions included in the attached summary.

Per the provisions of the City's Subdivision Ordinance, the proposed plat shall satisfy all requirements for a preliminary-final plat. Items currently not satisfied for the proposed preliminary-final plat are shown on the attachment to this report titled "Conditions of Approval Summary."

APPROVAL PROCESS: The Planning and Zoning Commission or City Council will be the final approval authority for the proposed preliminary-final plat.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has received no comments in support of or opposition to the proposed preliminary-final plat.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Preliminary-Final Plat](#)

[Conditions of Approval Summary](#)

Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist

The conditions listed below marked with a “☒” need to be satisfied by the applicant, prior to issuance of a permit:

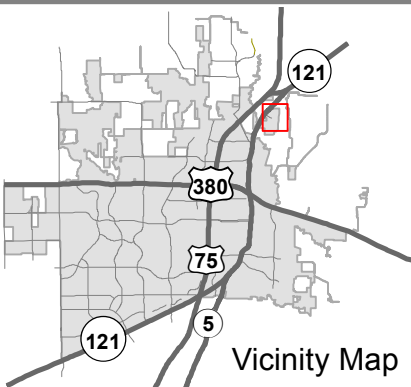
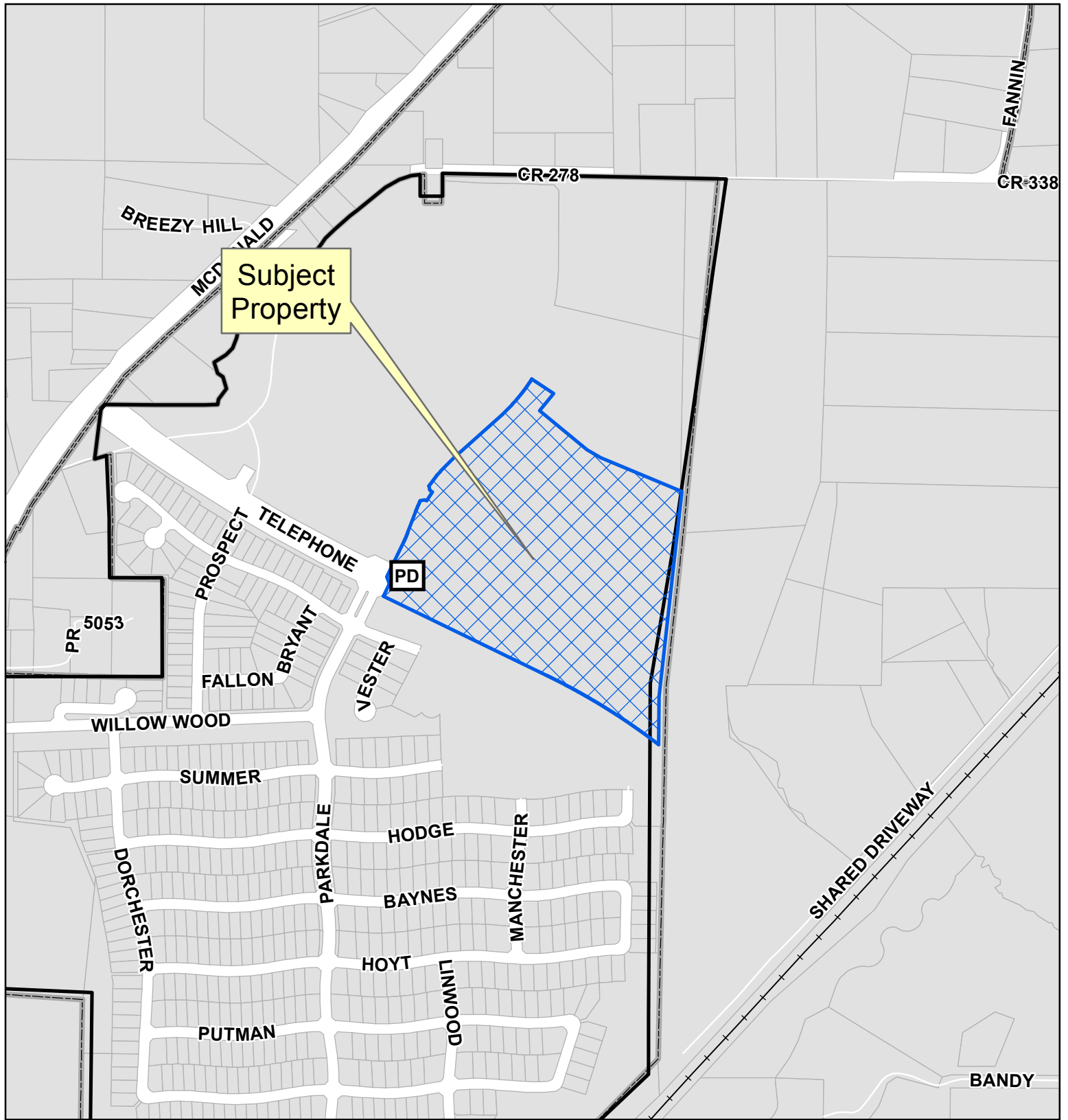
- ☒ Submit a record plat or plats conforming to the approved preliminary-final plat, subject to review and approval by Staff. For residential uses, the record plat(s) must be filed before a building permit is issued, and for non-residential uses, the record plat(s) must be approved before a permit is issued.
- ☒ Approval of screening and buffering plans, including irrigation, in accordance with Section 142-106 of the Subdivision Ordinance, and as amended, by the Director of Planning, and approval of final screening and buffering plans, including irrigation, by the Director of Planning, by prior to installation of materials.
- ☒ Approval of public improvement construction plans, including location of any required sidewalks, Hike and Bike Trails, and fire hydrants, by the City Engineer.
- ☒ Approval of utility construction plans by the City Engineer.
- ☒ Approval of grading and drainage plans by the City Engineer.
- ☒ Approval of the proposed street names within this development by the City Engineer.
- ☒ The applicant comply with the requirements of the Tree Preservation Ordinance and obtain any necessary tree permits within the time frames specified within the Ordinance, subject to review and approval by the City Arborist.

The conditions listed below marked with a “☒” need to be satisfied by the applicant, prior to filing a record plat for record:

- ☒ Acceptance of all required public improvements by the City Engineer, unless otherwise specified within an approved facilities agreement.
- ☒ The applicant provide any additional easements as determined necessary by the City Engineer.
- ☒ Approval of annexation documentation, and filing thereof, incorporating the proposed development into the homeowners' association for the proposed development, including the dedication of common areas, and its maintenance responsibilities, and be subject to review and approval by the City Attorney, and filed for record. *(In accordance with [Sec. 142-107 Common Areas & Homeowners Associations](#) of the City's Subdivision Regulations.)*
- ☒ The applicant satisfy park land dedication obligations, in accordance with Article VI of the Subdivision Ordinance, subject to review and approval by the Director of Parks and Recreation.
- ☒ Payment of median landscaping fees for medians within divided roadways, in lieu of the applicant landscaping and irrigating the medians, in the amount of \$25.50 per linear foot for the distance parallel to the subject property.

Prior to issuance of a building permit:

- ☒ Payment of impact fees in accordance with Ordinances 2013-11-109 and 2013-12-118 (utilities) and 2013-11-108 (roadway), or as specified within an approved facilities agreement or development agreement.



Location Map

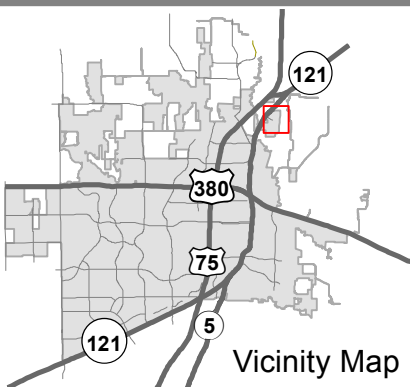
20-0016PF



0 300 600 Feet

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.





Location Map

20-0016PF



0 300 600
Feet

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PETSCHE & ASSOCIATES, INC.

Professional Engineers • Land Surveyors • Development Consultants

February 7, 2020

City of McKinney Planning Department
221 N. Tennessee
McKinney, TX 75069

Attn: Attn: Jennifer Arnold, Director of Planning

Re: Letter of Intent – Preliminary-Final Plat
Willow Wood Phase 7
29.019 ac Subdivision

Dear Ms. Arnold:

We are hereby requesting on behalf of McKinney Partners 306, L.P., the review and approval of the attached Preliminary-Final Plat as referenced above. The subject property, consisting of 29.255 acres of land, is located east of State Highway No. 5 and along the north side of, and including the future westbound lanes of Telephone Road. Pursuant the Willow Wood Estates development agreement and as amended by the recently approved rezone request (Case #ZONE2019-00098), this plat contains property for the development of 120 residential lots and 4 common areas. It also includes the right of way for the improvements for Telephone Road as per the same development agreement and its amendments.


This preliminary-final plat is a phased section of the previously approved record plat Willow Wood Estates Addition, case #08-144RP. The current submittal will take the place of the approved record plat only in the location where they overlap.

Preliminary Engineering plans and a setback exhibit are being provided with this submittal. A master drainage study was previously approved.

Do not hesitate to contact me should you have any questions or require additional information. Please copy j.d.richey@att.net and petschetx@aol.com will all comments and responses.

Sincerely,

PETSCHE & ASSOCIATES, INC.

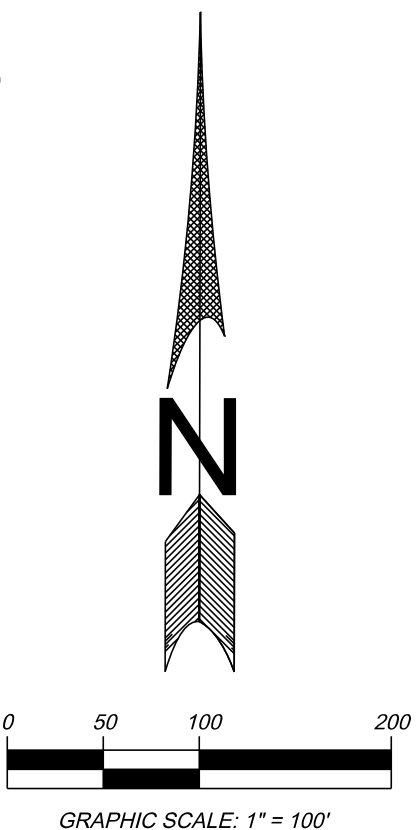


James D. Richey, P.E.
Vice President
Texas Registered Engineering Firm - F-3252

cc: A/A File

LEGEND

- PARCEL BOUNDARY
- SET OR FOUND 1/2" CAPPED IRON REBAR (PETSCH & ASSOC., INC.) OR AS NOTED
- FOUND 1/2" CAPPED IRON REBAR (PETSCH & ASSOC., INC.) OR AS NOTED
- FOUND IRON PIPE (AS NOTED)
- FOUND IRON REBAR
- SET NAIL IN BRASS DISC (PETSCH & ASSOC., INC.)
- COMMON AREA
- RADIUS OF CURVE
- ARC LENGTH OF CURVE
- LAND RECORDS OF COLLIN COUNTY, TEXAS
- PLAT RECORDS OF COLLIN COUNTY, TEXAS
- 5' WALL MAINTENANCE EASEMENT
- 5' HOA LANDSCAPE AND SCREENING FENCE MAINTENANCE EASEMENT
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- DRAINAGE & POSITIVE OVERFLOW EASEMENT
- SANITARY SEWER EASEMENT
- WATER LINE EASEMENT
- VISIBILITY EASEMENT
- STATE PLANE COORDINATES
- ROAD NAME CHANGE
- RIGHT-OF-WAY
- INDICATES EASEMENTS TO BE ABANDONED



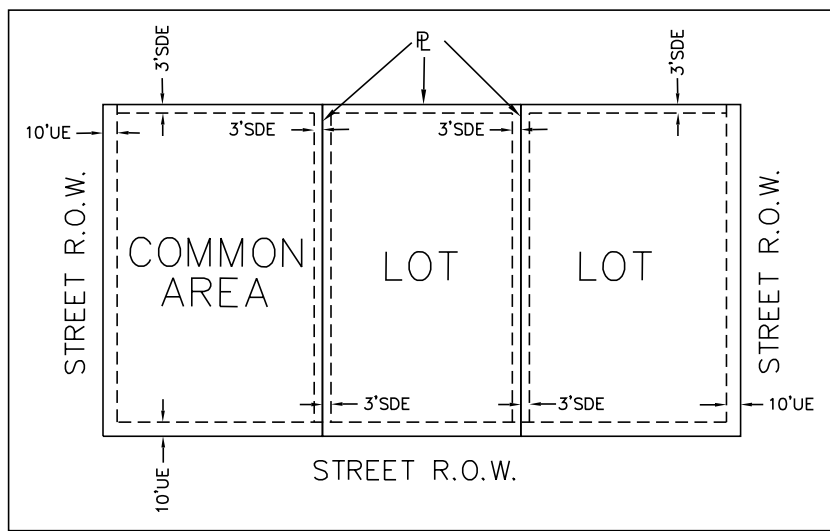
ABNER SMALLEY SURVEY,
ABSTRACT NUMBER 864

MELISSA INDEPENDENT SCHOOL DISTRICT
Clerk's File Number 20181206001489700, LRCCT

McKINNEY PARTNERS 306, LP
Remaining Portion of 306.591 Acres
Clerk's File Number
20130829001227120, LRCCT

McKINNEY PARTNERS 306, LP
Remaining Portion of 306.591 Acres
Clerk's File Number
20130829001227120, LRCCT

REA Capital LP
and as affected by
Clerk's File Number 2014119001261410, LRCCT
Clerk's File Number 20150330000345130, LRCCT



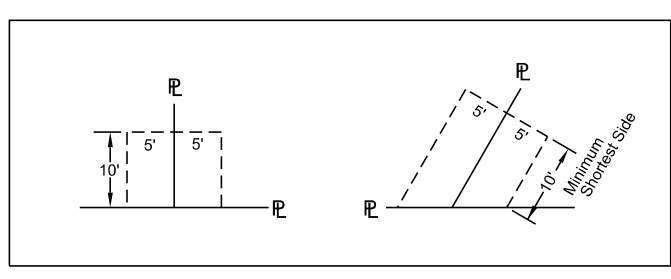
SURFACE DRAINAGE AND UTILITY EASEMENTS
(NOT TO SCALE)

(TYPICAL FOR ALL LOTS & DIMENSIONED AS SHOWN)

TYPICAL UTILITY EASEMENTS FOR FRANCHISED ELECTRICAL EQUIPMENT,
INCLUDING UNDERGROUND ELECTRICAL CABLES, TRANSFORMERS,
TELEPHONE PEDESTALS, GAS LINES, CATV RISERS, AND CABLES.

NOTE: A FENCE MAY BE CONSTRUCTED ALONG
LOT LINES WITHIN A SURFACE DRAINAGE
EASEMENT PROVIDED THE FENCE DOES
NOT OBSTRUCT SURFACE DRAINAGE.

NOTE: RETAINING WALL MAINTENANCE IS THE
RESPONSIBILITY OF THE PROPERTY OWNER ON
WHICH THE RETAINING WALL IS LOCATED.



TYPICAL TRANSFORMER EASEMENT
(NOT TO SCALE)

SURVEYOR NOTES:

- The subject property lies within the City of McKinney, Texas, Flood Zone "X" as indicated on Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map Number 48085C0165 J revised June 2, 2009.
- All bearings and distances are as measured in the field on the date of this survey.
- All proposed lots situated, in whole or in part, within the city's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.
- All lot corners, points of curvature and tangency and changes in direction are set 1/2" capped iron rebars (PETSCH & ASSOC., INC.); where impractical to set iron rebars, nails in brass disc (PETSCH & ASSOC., INC.) are set in concrete or other hard surface.
- All Common Areas are hereby dedicated as Public Utility, Drainage and Non-Exclusive Landscape & Pedestrian, Hike & Bike Access Easements, and shall be owned and maintained by the Willow Wood Homeowner's Association Inc.
- State Plane Coordinates for selected corners shown hereon are in U. S. feet (North American Datum of 1983, Texas North Central Zone), and were obtained from Global Positioning System observations.
- Bearings shown hereon are based on an assumed meridian of N06°20'12"E along the northeasterly line of the parcel of land described in Special Warranty Deed to McKINNEY PARTNERS 306, L.P., a Texas Limited Partnership, as filed for record under Clerk's File No. 20130829001227120 of the Land Records of Collin County, Texas, and are given for the purpose of delineating angles only.
- The Willow Wood Homeowners' Association Inc. shall be solely responsible for the maintenance of the storm water detention system and storm drainage system in common area lots. The Homeowners Association shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any lot arising from such maintenance responsibility. The detention easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. The City retains the right to enter upon these easements for public purposes

PRELIMINARY-FINAL PLAT
FOR REVIEW PURPOSES ONLY

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED
OR RELIED UPON AS A FINAL SURVEY DOCUMENT".

PRELIMINARY-FINAL PLAT
WILLOW WOOD PHASE 7

120 RESIDENTIAL LOTS AND 4 COMMON AREAS
BEING 29.255 ACRES SITUATED IN THE
THE ABNER SMALLEY SURVEY, ABSTRACT NUMBER 864 AND
THE POLLY A. BOONE SURVEY, ABSTRACT NUMBER 1048
AN ADDITION TO THE CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS,

PREPARED BY:

OWNER/DEVELOPER:

PETSCH & ASSOCIATES, INC.
2800 Eldorado Parkway, Suite 240
McKinney, Texas 75070
972-562-9606

McKinney Partners 306, L. P.
5055 Keller Springs Road, Suite 545
Addison, Texas 75001-6915



PETSCH & ASSOCIATES, INC.
Professional Engineers - Land Surveyors - Development Consultants
Texas Registered Engineering Firm - F-3252
Texas Registered Surveying License Number - 10091600
2800 Eldorado Parkway, Suite 240, McKinney, Texas 75070 (972) 562-9606

Drawn by: PMV	Date: MARCH 2020	SCALE: 1" = 100'	JOB NUMBER: 06-224-18	SHEET 1	OF 3
Prepared by: PMV	Checked by: PMV				

THE MEAN LOT SIZE IS +/-13,831 SQUARE FEET
THE MEDIAN LOT SIZE IS +/-6,660 SQUARE FEET

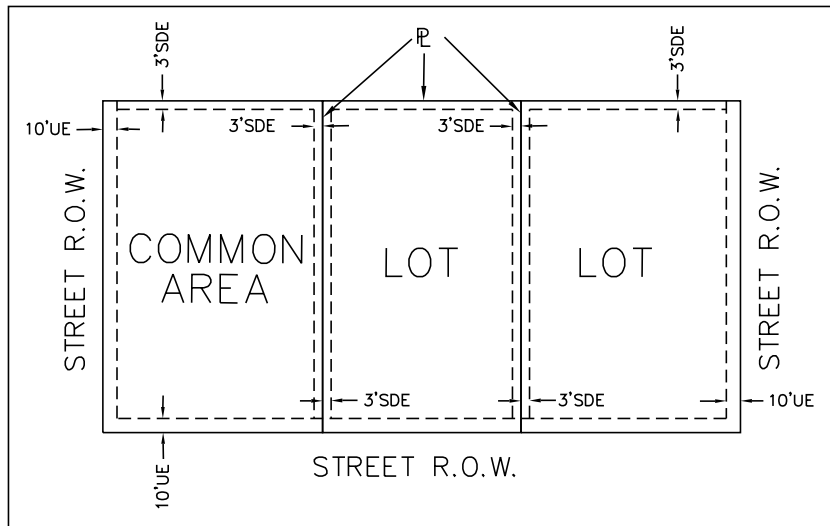
LOT	AREA S.F.
Lot 1 Block FF	6637
Lot 2 Block FF	6342
Lot 3 Block FF	6248
Lot 4 Block FF	6017
Lot 5 Block FF	6134
Lot 6 Block FF	6252
Lot 7 Block FF	6367
Lot 8 Block FF	6662
Lot CA FF=1 Block FF	14931
Lot 1 Block GG	6817
Lot 2 Block GG	6242
Lot 3 Block GG	6621
Lot 4 Block GG	6998
Lot 5 Block GG	7282
Lot 6 Block GG	7240
Lot 7 Block GG	7545
Lot 8 Block GG	6943
Lot 9 Block GG	5754
Lot 10 Block GG	5571
Lot 11 Block GG	5573
Lot 12 Block GG	5738
Lot 13 Block GG	5911
Lot 14 Block GG	8081
Lot 15 Block GG	14370
Lot 16 Block GG	8888
Lot 17 Block GG	6250
Lot 18 Block GG	6250
Lot 19 Block GG	6250
Lot 20 Block GG	6250
Lot 21 Block GG	6250
Lot 22 Block GG	6250
Lot 23 Block GG	6250
Lot 24 Block GG	6250
Lot 25 Block GG	6250
Lot 26 Block GG	6250
Lot 27 Block GG	6250
Lot 28 Block GG	6250
Lot 29 Block GG	6875
Lot 30 Block GG	6907
Lot 31 Block GG	6327
Lot 32 Block GG	6302
Lot 33 Block GG	11603
Lot 34 Block GG	8304
Lot 35 Block GG	8207
Lot 36 Block GG	7364
Lot 37 Block GG	6031
Lot 38 Block GG	6601
Lot 39 Block GG	6600
Lot 40 Block GG	6600
Lot 41 Block GG	6600
Lot 42 Block GG	6600
Lot 43 Block GG	6572
Lot 44 Block GG	6628
Lot 45 Block GG	6600
Lot 46 Block GG	6600
Lot 47 Block GG	6602
Lot 48 Block GG	6060
Lot 49 Block GG	8220
Lot 50 Block GG	6873
Lot 51 Block GG	9460
Lot 52 Block GG	12860
Lot 53 Block GG	6737
Lot 54 Block GG	6051
Lot 55 Block GG	6050
Lot 56 Block GG	7364
Lot CA GG=1 Block GG	18148
Lot CA GG=2 Block GG	47902
Lot 1 Block HH	7839
Lot 2 Block HH	6385
Lot 3 Block HH	6229
Lot 4 Block HH	6784
Lot 5 Block HH	6723
Lot 6 Block HH	6402
Lot 7 Block HH	5792
Lot 8 Block HH	6114
Lot 9 Block HH	6248
Lot 10 Block HH	6211
Lot 11 Block HH	8232
Lot 12 Block HH	9346
Lot 13 Block HH	8380
Lot 14 Block HH	7671
Lot 15 Block HH	9323
Lot 16 Block HH	8000
Lot 17 Block HH	6000
Lot 18 Block HH	6000
Lot 19 Block HH	6000
Lot 20 Block HH	7729
Lot 21 Block HH	6506
Lot 22 Block HH	7392
Lot 23 Block HH	8277
Lot 24 Block HH	11711
Lot 25 Block HH	9554
Lot 26 Block HH	8078
Lot 27 Block HH	7643
Lot 28 Block HH	8247
Lot 29 Block HH	9653
Lot 30 Block HH	20150
Lot 31 Block HH	17822
Lot 32 Block HH	9803
Lot 33 Block HH	7210
Lot 34 Block HH	6484
Lot 35 Block HH	6328
Lot 36 Block HH	7191
Lot 1 Block JJ	8811
Lot 2 Block JJ	6100
Lot 3 Block JJ	6710
Lot 4 Block JJ	7610
Lot 5 Block JJ	8842
Lot 6 Block JJ	6097
Lot 7 Block JJ	6572
Lot 8 Block JJ	6058
Lot 9 Block JJ	8027
Lot 10 Block JJ	9425
Lot 11 Block JJ	6729
Lot 12 Block JJ	6739
Lot 13 Block JJ	8537
Lot 14 Block JJ	6369
Lot 15 Block JJ	7327
Lot 16 Block JJ	7617
Lot 17 Block JJ	7202
Lot 18 Block JJ	5991
Lot 19 Block JJ	5772
Lot 20 Block JJ	6570
Lot CA JJ=2 Block JJ	15255
Telephone Road	88004
Roads	222411

SURVEYOR NOTES:

- 1.) The subject property lies within the City of McKinney, Texas, Flood Zone "X" as indicated on Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map Number 48085C0165 J revised June 2, 2009.
- 2.) All bearings and distances are as measured in the field on the date of this survey.
- 3.) All proposed lots situated, in whole or in part, within the city's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.
- 4.) All lot corners, points of curvature and tangency and changes in direction are set 1/2 " capped iron rebars (PETSCH & ASSOC., INC.); where impractical to set iron rebars, nails in brass disc (PETSCH & ASSOC.,INC.) are set in concrete or other hard surface.
- 5.) All Common Areas are hereby dedicated as Public Utility, Drainage and Non-Exclusive Landscape & Pedestrian, Hike & Bike Access Easements, and shall be owned and maintained by the Willow Wood Homeowner's Association Inc.
- 6.) State Plane Coordinates for selected corners shown hereon are in U. S. feet (North American Datum of 1983,Texas North Central Zone), and were obtained from Global Positioning System observations.
- 7.) Bearings shown hereon are based on an assumed meridian of N06°20'12"E along the northeasterly line of the parcel of land described in Special Warranty Deed to McKINNEY PARTNERS 306, L.P., a Texas Limited Partnership, as filed for record under Clerk's File No. 20130829001227120 of the Land Records of Collin County, Texas, and are given for the purpose of delineating angles only.
- 8.) The Willow Wood Homeowners' Association Inc. shall be solely responsible for the maintenance of the storm water detention system and storm drainage system in common area lots. The Homeowners Association shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any lot arising from such maintenance responsibility. The detention easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. The City retains the right to enter upon these easements for public purposes

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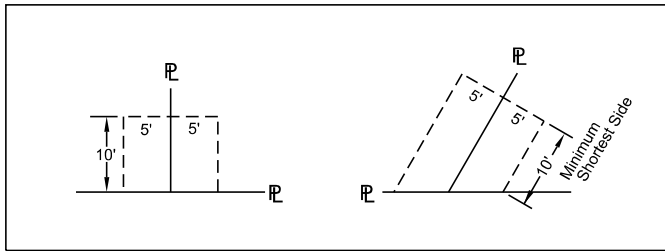


SURFACE DRAINAGE AND UTILITY EASEMENTS
(NOT TO SCALE)
(TYPICAL FOR ALL LOTS & DIMENSIONED AS SHOWN)

TYPICAL UTILITY EASEMENTS FOR FRANCHISED ELECTRICAL EQUIPMENT,
INCLUDING UNDERGROUND ELECTRICAL CABLES, TRANSFORMERS,
TELEPHONE PEDESTALS, GAS LINES, CATV RISERS, AND CABLES.

NOTE: A FENCE MAY BE CONSTRUCTED ALONG
LOT LINES WITHIN A SURFACE DRAINAGE
EASEMENT PROVIDED THE FENCE DOES
NOT OBSTRUCT SURFACE DRAINAGE.

NOTE: RETAINING WALL MAINTENANCE IS THE
RESPONSIBILITY OF THE PROPERTY OWNER ON
WHICH THE RETAINING WALL IS LOCATED.



TYPICAL TRANSFORMER EASEMENT
(NOT TO SCALE)

PRELIMINARY-FINAL PLAT
WILLOW WOOD PHASE 7

120 RESIDENTIAL LOTS AND 4 COMMON AREAS
BEING 29.255 ACRES SITUATED IN THE
THE ABNER SMALLEY SURVEY, ABSTRACT NUMBER 864 AND
THE POLLY A. BOONE SURVEY, ABSTRACT NUMBER 1048
AN ADDITION TO THE CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS,

PREPARED BY:

PETSCH & ASSOCIATES, INC.
2800 Eldorado Parkway, Suite 240
McKinney, Texas 75070
972-562-9606

OWNER/DEVELOPER:

McKinney Partners 306, L. P.
5055 Keller Springs Road, Suite 545
Addison, Texas 75001-6915

PETSCH & ASSOCIATES, INC.				
Professional Engineers - Land Surveyors - Development Consultants				
Texas Registered Engineering Firm - F-3422				
Texas Registered Surveying License Number - 10091600				
2800 Eldorado Parkway, Suite 240, McKinney, Texas 75070 (972) 562-9606				
Drawn by: PMV	Date: MARCH 2020	SCALE:	JOB NUMBER:	SHEET OF
Prepared by: PMV	Checked by: PMV	NONE	06-224-18	2 3

DESCRIPTION:

WHEREAS MCKINNEY PARTNERS 306, LP, a Delaware limited partnership, is the owner of a tract of land situated in the ABNER SMALLEY SURVEY, ABSTRACT NUMBER 864, and the POLLY A. BOONE SURVEY, ABSTRACT NUMBER 1048, in the City of McKinney, Collin County, Texas, being part of a 306.591 acre tract described in a Special Warranty Deed to MCKINNEY PARTNERS 306, LP, as recorded in Clerk's File Number 20130829001227120 of the Land Records of Collin County, Texas, the hereinafter tract being more particularly described as follows:

BEGIN at a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner at the northwest corner of TELEPHONE ROAD PHASE 2, according to the Record Plat thereof, as recorded in Volume 2019, Page of the Plat Records of Collin County, Texas

THENCE in a southeasterly direction, along the northeasterly boundary of said TELEPHONE ROAD PHASE 2 the following two (2) courses;

- 1.) S 64°09'30" E, a distance of 835.43 feet to a 1/2" capped iron rebar, (PETSCHÉ & ASSOC., INC) set for corner at the beginning of a curve having a radius of 3000.00 feet, a central angle of 11°39'30", and a chord of S 58°19'45" E, a distance of 609.38 feet;
- 2.) southeasterly along the arc of said curve to the right, an arc distance of 610.44 feet

to a 1/2" capped iron rebar, (PETSCHÉ & ASSOC., INC) set for corner on the east boundary of said MCKINNEY PARTNERS 306 tract, also being on the west boundary of the tract of land described in a Warranty Deed with Vendor's Lien to SARA A. & LEE A. BROCK and APRIL & RODNEY N. DOYLE, as recorded in Volume 5875, Page 3172 of the Land Records of Collin County, Texas;

THENCE N 0°30'00" E, along the east boundary of said MCKINNEY PARTNERS 306 tract and the west boundary of said BROCK and DOYLE tract, a distance of 221.50 feet to a 1/2" iron rebar found for corner at an angle point;

THENCE N 6°20'12" E, continuing along the east boundary of said MCKINNEY PARTNERS 306 tract and the west boundary of said BROCK and DOYLE tract, at 712.75 feet pass a 1/2" capped iron rebar #5392 found for corner at the northwest corner of said BROCK and DOYLE tract, said corner also being the southwest corner of EXHIBIT I of the land described in Special Warranty Deed to REA CAPITAL, LP, as recorded in Clerk's File Number 20141119001261410 of the Land Records of Collin County, Texas, and as affected by Correction Instrument as recorded in Clerk's File Number 20150330000345130 of the land Records of Collin County, Texas and continuing in all a distance of 950.97 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC) set for corner;

THENCE N 67°25'11" W, departing the east boundary of said MCKINNEY PARTNERS 306 tract and the west boundary of said REA CAPITAL tract, crossing into said MCKINNEY PARTNERS 306 tract, a distance of 405.53 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC) set for corner;

THENCE N 60°08'05" W, a distance of 72.65 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC) set for corner;

THENCE N 50°28'04" W, a distance of 284.66 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC) set for corner;

THENCE N 39°31'56" E, a distance of 101.75 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC) set for corner;

THENCE N 56°37'14" W, a distance of 119.33 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC) set for corner on the easterly boundary of PARKDALE DRIVE, according to the Record Plat thereof, as recorded in Volume 2020, Page of the Plat Records of Collin County, Texas, said corner also being on the arc of a curve having a radius of 830.00 feet, a central angle of 12°16'47", and a chord of S 39°31'10" W, a distance 177.55 feet;

THENCE in a southwesterly direction, along the easterly boundary of said PARKDALE DRIVE, the following eighteen (18) courses;

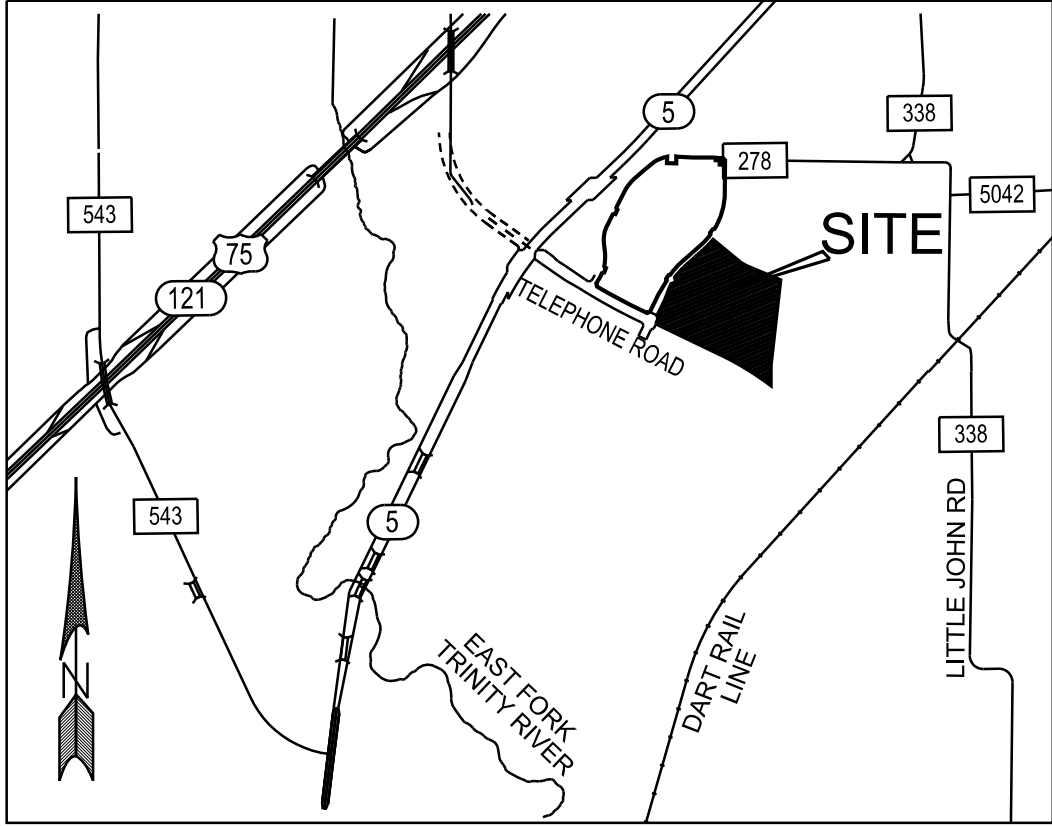
- 1.) along the arc of said curve, to the right,a distance of 213.74 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner;
- 2.) S 1°53'48" W, a distance of 18.68 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC) found for corner;
- 3.) S 41°51'56" E, a distance of 5.79 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC) found for corner;
- 4.) S 48°08'04" W, a distance of 50.00 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC) found for corner;
- 5.) N 41°51'56" W, a distance of 5.00 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC) found for corner;
- 6.) N 86°51'56" W, a distance of 19.09 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC) found for corner;
- 7.) S 48°08'04" W, a distance of 260.02 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC) found for corner at the point o curvature of a curve having a radius of 770.00 feet, a central angle of 8°14'04", and a chord of S 44°01'02" W, a distance of 110.57 feet;
- 8.) in a southwesterly direction, along the arc of said curve to the left, a distance of 110.66 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner at the point of compound curvature of a curve having a radius of 588.50 feet, a central angle of 6°00'20", and a chord of S 36°53'50" W, a distance of 61.66 feet;
- 9.) along the arc of said curve to the left, a distance of 60.68 feet to a 1/2" capped iron rebar(PETSCHÉ & ASSOC., INC.) found for corner at the end of said curve;
- 10.) S 11°50'07" E, a distance of 19.31 feet to a 1/2" capped iron rebar, (PETSCHÉ & ASSOC., INC) found for corner;
- 11.) S 57°35'03" E, a distance of 13.15 feet to a 1/2" capped iron rebar, (PETSCHÉ & ASSOC., INC) found for corner;
- 12.) S 32°24'57" W, a distance of 50.00 feet to a 1/2" capped iron rebar, (PETSCHÉ & ASSOC., INC) found for corner;
- 13.) N 57°35'03" W, a distance of 8.17 feet to a 1/2" capped iron rebar, (PETSCHÉ & ASSOC., INC) found for corner;
- 14.) S 74°38'43" W, a distance of 20.26 feet to a 1/2" capped iron rebar, (PETSCHÉ & ASSOC., INC) found for corner on the arc of a curve having a radius of 558.50 feet, a central angle of 5°23'19", and a chord of S 23°30'48" W a distance of 53.59 feet'
- 15.) along the arc of said curve to the left, a distance of 53.60 feet to a 1/2" capped iron rebar, (PETSCHÉ & ASSOC., INC) found for corner at the point of tangency of said curve;
- 16.) S 20°49'08" W, a distance of 102.30 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner at the point of curvature of a curve having a radius of 611.50 feet, a central angle of 5°01'21", and a chord of S 23°19'49" W, a distance of 53.59 feet;
- 17.) along the arc of said curve to the right, a distance of 53.60 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner at the point of tangency;
- 18.) S 25°50'30" W, a distance of 174.54 feet

to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner at the northeast corner of Parkdale Drive as shown on TELEPHONE ROAD PHASE 1, according to the Record Plat thereof, as filed for record in Volume 2019, Page 733 of the Plat Records of Collin County Texas ;

THENCE in a southerly direction, along the southeasterly boundary of Parkdale Drive of said TELEPHONE ROAD PHASE 1 the following two (2) courses;

- 1.) S 19°09'30" E, a distance of 35.36 feet to a 1/2" capped iron rebar (PETSCHÉ & ASSOC., INC.) found for corner;
- 2.) S 24°38'53" W, a distance of 60.01 feet

back to the POINT OF BEGINNING, containing 29.255 ACRES (1,274,344 square feet) of land MORE OR LESS.



NOT TO SCALE

SURVEYOR NOTES:

- 1.) The subject property lies within the City of McKinney, Texas, Flood Zone "X" as indicated on Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map Number 48085C0165 J revised June 2, 2009.
- 2.) All bearings and distances are as measured in the field on the date of this survey.
- 3.) All proposed lots situated, in whole or in part, within the city's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.
- 4.) All lot corners, points of curvature and tangency and changes in direction are set 1/2 " capped iron rebars (PETSCHÉ & ASSOC., INC.); where impractical to set iron rebars, nails in brass disc (PETSCHÉ & ASSOC.,INC.) are set in concrete or other hard surface.
- 5.) All Common Areas are hereby dedicated as Public Utility, Drainage and Non-Exclusive Landscape & Pedestrian, Hike & Bike Access Easements, and shall be owned and maintained by the Willow Wood Homeowner's Association Inc.
- 6.) State Plane Coordinates for selected corners shown hereon are in U. S. feet (North American Datum of 1983,Texas North Central Zone), and were obtained from Global Positioning System observations.
- 7.) Bearings shown hereon are based on an assumed meridian of N06°20'12"E along the northeasterly line of the parcel of land described in Special Warranty Deed to MCKINNEY PARTNERS 306, L.P., a Texas Limited Partnership, as filed for record under Clerk's File No. 20130829001227120 of the Land Records of Collin County, Texas, and are given for the purpose of delineating angles only.
- 8.) The Willow Wood Homeowners' Association Inc. shall be solely responsible for the maintenance of the storm water detention system and storm drainage system in common area lots. The Homeowners Association shall further hold the City of McKinney harmless from any damages to persons, to the owner's lot or any lot arising from such maintenance responsibility. The detention easement shown hereunder shall not create any affirmative duty to the City to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. The City retains the right to enter upon these easements for public purposes

Approved:

Planning and Zoning Commission Chairman
City of McKinney, Texas

Date

Attest

Planning and Zoning Commission Secretary
City of McKinney, Texas

Date

STATE OF TEXAS)

COUNTY OF COLLIN)

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, MCKINNEY PARTNERS 306, LP, a Delaware limited partnership, do hereby adopt this Plat designating the hereon described property as WILLOW WOOD PHASE 7, an addition to the City of McKinney, Collin County, Texas, and do hereby dedicate to the public forever the streets, non-exclusive public utility, storm drainage easements, water easements and the sewer utility easements, as shown hereon, to the City of McKinney and all public utilities desiring to use same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems, without the without the necessity, at any time, of procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at McKinney, Texas, this ____ day of _____, 2020, A.D.

MCKINNEY PARTNERS 306, LP, a Delaware limited partnership

BY: TA GP, LLC, a Delaware limited liability company, its general Partner.

BY: _____

NAME: John Hutchinson

TITLE: President

STATE OF TEXAS)

COUNTY OF COLLIN)

BEFORE the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared John Hutchinson, as President of TA GP, LLC, a Delaware limited liability company, general partner of MCKINNEY PARTNERS 306, LP, a Delaware limited partnership, upon behalf of said limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2020, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

THAT I, Paul M. Valentine, Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found and/or placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

***PRELIMINARY-FINAL PLAT
FOR REVIEW PURPOSES ONLY
"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED
OR RELIED UPON AS A FINAL SURVEY DOCUMENT".***

Paul M. Valentine, RPLS

Certificate Number 5359

STATE OF TEXAS)

COUNTY OF COLLIN)

executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2020, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**PRELIMINARY-FINAL PLAT
WILLOW WOOD PHASE 7**
120 RESIDENTIAL LOTS AND 4 COMMON AREAS
BEING 29.255 ACRES SITUATED IN THE
THE ABNER SMALLEY SURVEY, ABSTRACT NUMBER 864 AND
THE POLLY A. BOONE SURVEY, ABSTRACT NUMBER 1048
AN ADDITION TO THE CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS,

PREPARED BY:

PETSCHÉ & ASSOCIATES, INC.
2600 Eldorado Parkway, Suite 240
McKinney, Texas 75070
972-562-9606

OWNER/DEVELOPER:

McKinney Partners 306, L. P.
5055 Keller Springs Road, Suite 545
Addison, Texas 75001-6915

PETSCHÉ & ASSOCIATES, INC. <small>Professional Engineers - Land Surveyors - Development Consultants Texas Registered Engineering Firm - F-322 Texas Registered Surveying License Number - 10091600 2600 Eldorado Parkway, Suite 240, McKinney, Texas 75070 (972) 562-9606</small>				
Drawn by: PMV	Date: MARCH 2020	SCALE:	JOB NUMBER:	SHEET OF
Prepared by: PMV	Checked by: PMV	NONE	06-224-18	3 3

CONDITIONS OF APPROVAL SUMMARY (PLAT2020-0016)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL	
PRELIMINARY-FINAL PLAT (Sec. 142-75)	
Not Met	Item Description
x	Sec. 142-75 (b) via Sec. 142-74 (b) (3) Existing Features within 200' of the Subject Property: <ul style="list-style-type: none">• Property Lines• Streets and Alleys• Easements (including drainage, water, and sewer)• Lot, Block, and Addition Name• Filing Information



20-0029PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A of the Montessori School of Excellence Addition, Located on the East Side of County Road 943 and approximately 750 Feet North of Ryeland Cove

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: March 10, 2020

DEPARTMENT: Development Services - Planning Department

CONTACT: Joe Moss, Planner I
Jennifer Arnold, AICP, Director of Planning

APPLICATION SUBMITTAL DATE: February 17, 2020 (Original Application)

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary - final plat with the following conditions:

1. The items currently marked as "not met" on the attached Conditions of Approval Summary be satisfied prior to issuing final plat approval; and
2. The applicant satisfy the conditions as shown on the attached Standard Conditions of Approval for Preliminary-Final Plats Checklist prior to the issuance of any necessary permits.

In order to receive final approval of the plat, the applicant has the opportunity to make one resubmittal which corrects the items currently not in conformance for plat approval.

ITEM SUMMARY: The applicant is proposing to subdivide approximately 12.00 acres into two lots for commercial uses.

Subsequent to the approval of the preliminary-final plat, a record plat or plats, subject to review and approval by the Director of Planning, must be filed for recordation with the

Collin County Clerk, prior to issuance of a building permit.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of the proposed preliminary-final plat.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Preliminary-Final Plat](#)

[Conditions of Approval Summary](#)

Standard Conditions for Preliminary-Final Plat Approval Checklist
--

The conditions listed below shall be satisfied by the applicant, prior to issuance of a permit:

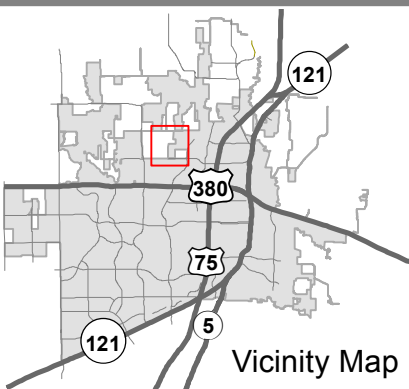
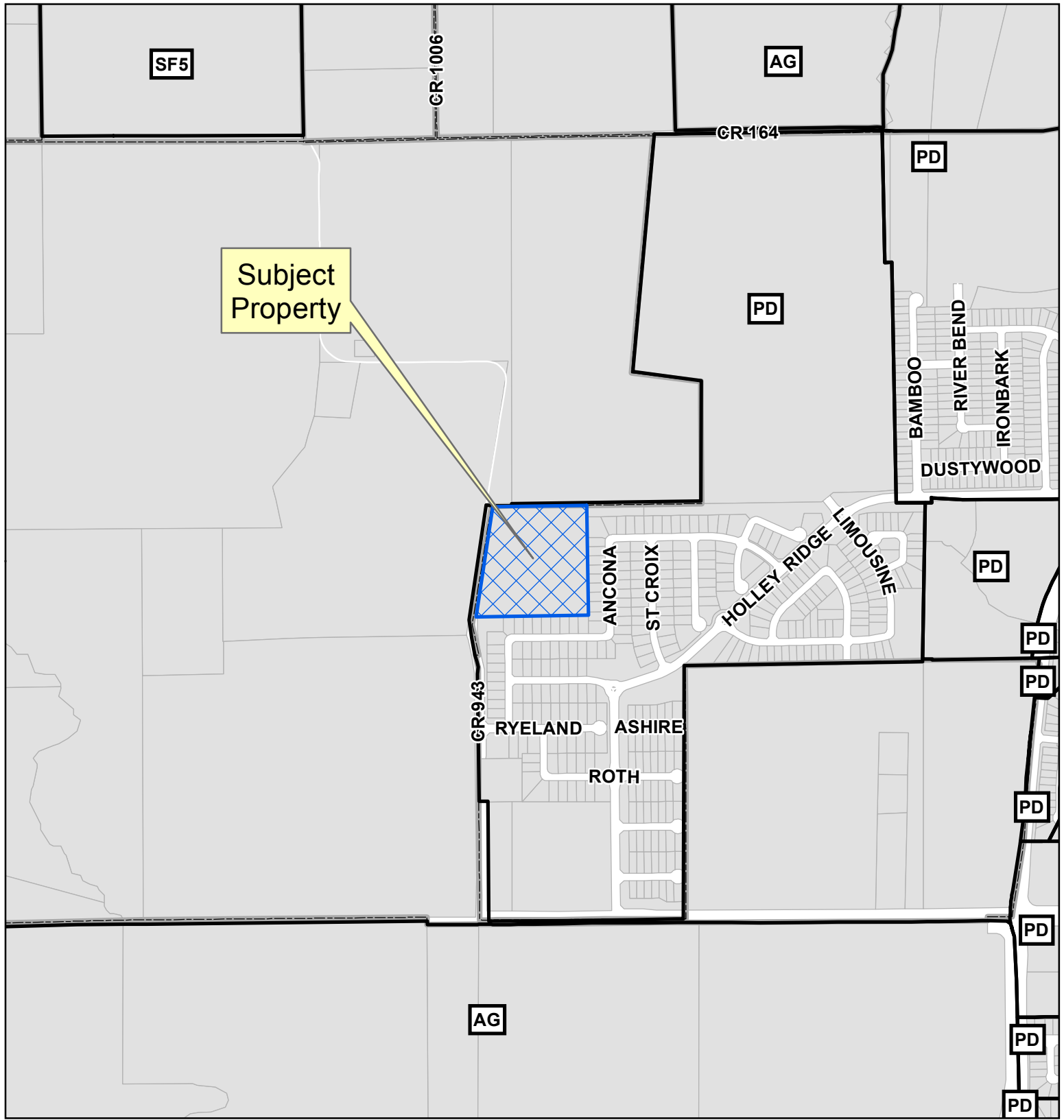
- ☒ Submit a record plat or plats conforming to the approved preliminary-final plat, subject to review and approval by Staff. For residential uses, the record plat(s) must be filed before a building permit is issued, and for non-residential uses, the record plat(s) must be approved before a permit is issued.
- ☒ Approval of screening and buffering plans, including irrigation, in accordance with Section 142-106 of the Subdivision Ordinance, and as amended, by the Director of Planning, and approval of final screening and buffering plans, including irrigation, by the Director of Planning, by prior to installation of materials.
- ☒ Approval of public improvement construction plans, including location of any required sidewalks, Hike and Bike Trails, and fire hydrants, by the City Engineer.
- ☒ Approval of utility construction plans by the City Engineer.
- ☒ Approval of grading and drainage plans by the City Engineer.
- ☒ Approval of the proposed street names within this development by the City Engineer.
- ☒ The applicant comply with the requirements of the Tree Preservation Ordinance and obtain any necessary tree permits within the time frames specified within the Ordinance, subject to review and approval by the City Arborist.

The conditions listed below shall be satisfied by the applicant, prior to filing a record plat for record:

- ☒ Acceptance of all required public improvements by the City Engineer, unless otherwise specified within an approved facilities agreement.
- ☒ The applicant provide any additional easements as determined necessary by the City Engineer.
- ☒ Approval of any necessary annexation documentation, and filing thereof, incorporating the proposed development into the homeowners' association for the proposed development, including the dedication of common areas, and its maintenance responsibilities, and be subject to review and approval by the City Attorney, and filed for record. *(In accordance with [Sec. 142-107 Common Areas & Homeowners Associations](#) of the City's Subdivision Regulations.)*
- ☒ The applicant satisfy all applicable park land dedication obligations, in accordance with Article VI of the Subdivision Ordinance, subject to review and approval by the Director of Parks and Recreation.
- ☒ Payment of any applicable median landscaping fees for medians within divided roadways, in lieu of the applicant landscaping and irrigating the medians, in the amount of \$25.50 per linear foot for the distance parallel to the subject property.

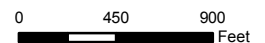
Prior to issuance of a building permit:

- ☒ Payment of impact fees in accordance with Ordinances 2013-11-109 and 2013-12-118 (utilities) and 2013-11-108 (roadway), or as specified within an approved facilities agreement or development agreement.



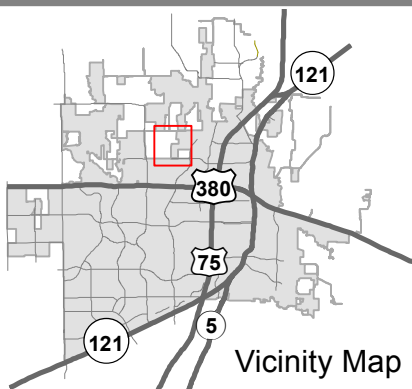
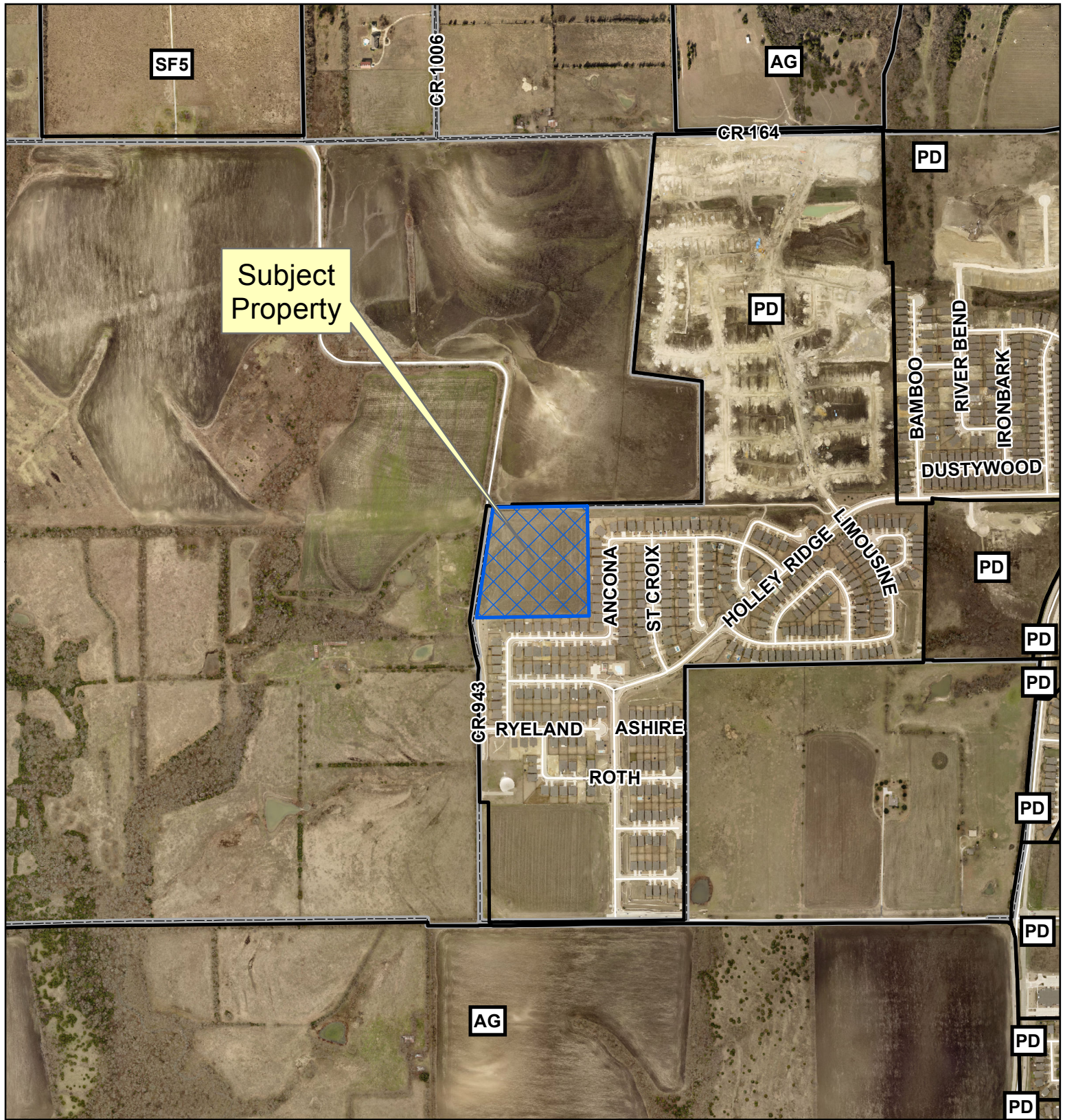
Location Map

20-0029PF



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.





Location Map

20-0029PF



0 450 900 Feet

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CROSS ENGINEERING CONSULTANTS

1720 W. Virginia St.
972.562.4409



McKinney, Texas 75069
Fax 972.562.4471

February 17, 2020

City of McKinney
Planning Department
221 N. Tennessee St.
McKinney, Texas 75070

Attn: Ms. Jennifer Arnold, Director of Planning

**Re: Preliminary Plat
Montessori School of Excellence
Lots 1-2, Block A of the Montessori School of Excellence Addition**

Dear Ms. Arnold:

Attached please find the Preliminary Plat submittal for the Montessori School of Excellence. This is the follow up preliminary plat associated with the approved site plan SITE2019-0086. The project is a multi-phase development ultimately consisting of a school, office building and an event center. Phase 1 of the development is for a 7.38-acre school site. The attached preliminary plat is to subdivide the property into two lots. One 7.38-acre lot for the school site and the remainder as well as to dedicate right-of-way across the frontage of the site. It is the intent of the owner and all consultants to construct a quality project within the standards set by the City of McKinney. Project details are listed in detail below:

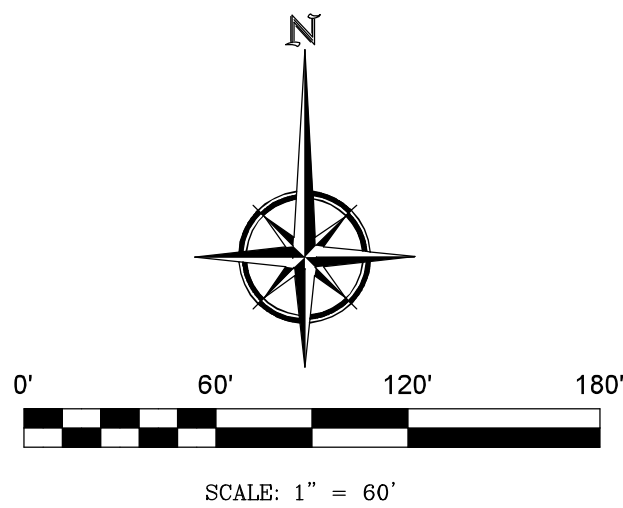
- Approximately 750' north of Ryland Court on the east side of CR 943.
- Proposed 2 lot plat
- 12.00-Acre Plat
- Lot 1 for Proposed School Site
-

Thank you in advance for your consideration of the preliminary plat. Please contact me if you have any questions or concerns.

Sincerely,
CROSS ENGINEERING CONSULTANTS, INC.



Jonathan D. Hake, P.E.
Vice President



AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:

The bearings shown hereon are referenced to South 01 deg. 17 min. 14 sec. West along the east line of Lot 4, Block A of B and L Cox Addition, according to the Conveyance Plat recorded in Cabinet 2017, Page 384, Plat Records, Collin County, Texas

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0260K (effective date June 7, 2017) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review revealed that the subject parcel lies within "ZONE X" (Un-Shaded) and is outside of the 100 Year Flood Plain and is determined to be outside the 0.2% annual chance floodplain.

MONUMENT NOTE:

All lot corner monuments set by this Surveyor are 1/2 inch diameter rebar, 18 inches long, topped with a red plastic cap, stamped "RPLS 4701" or if in concrete pavement, a mag nail with a steel washer, stamped "RPLS 4701", unless otherwise noted.

SUBDIVISION NOTE:

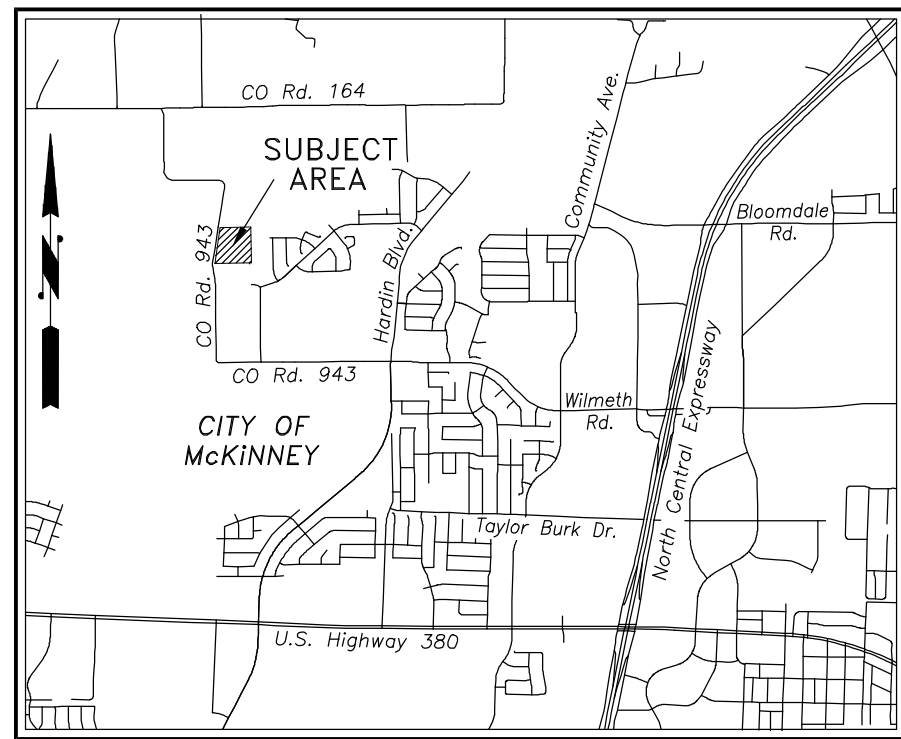
All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.

Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits.

LEGEND

IRF = Iron Rod Found
IRS = 1/2" Iron Rod Set with cap stamped "RPLS 4701"
M.R.C.C.T. = Map Records, Collin County, Texas.
P.R.C.C.T. = Plat Records, Collin County, Texas.
D.R.C.C.T. = Deed Records, Collin County, Texas.
Cab. = Cabinet
Vol. = Volume
Pg. = Page
Doc No. = Document Number
C.C.P. = County Clerk's File No.
El. = Elevation

VICINITY MAP
Not To Scale



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 08°36'33" E	114.35'
L2	N 15°30'16" E	73.55'
L3	N 08°36'33" E	108.30'
L4	N 08°36'33" E	48.71'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	9°20'47"	988.82'	161.30'	N 06°05'39" E	161.13'
C2	2°29'52"	853.44'	37.20'	N 09°51'29" E	37.20'
C3	6°53'43"	130.00'	15.64'	N 12°03'25" E	15.64'
C4	6°53'43"	170.00'	20.46'	N 12°03'24" E	20.45'

JOPLIN PARTNERS, LTD.
Doc. No. 97-0002198
D.R.C.C.T.

POINT OF BEGINNING
1/2" IRF
N:7,138,997.166
E:2,529,950.563
NAD-83
State Plane Coordinates
Texas North Central Zone

COUNTY ROAD NO. 943
(Variable Width Right-of-Way)

BORDERLANE LANE
(50' Wide Right-of-Way)

ANCONA STREET
(50' Wide Right-of-Way)

OWNER'S CERTIFICATE

STATE OF TEXAS)
COUNTY OF COLLIN)

WHEREAS, The Eagle Institute, a Texas non-profit corporation, is the owner of that certain tract of land situated in the City of McKinney, in the W. Butler Survey, Abstract No. 87 and the H.H. Tucker Survey, Abstract No. 907, Collin County, Texas, and being all of that certain called 12,000 acre tract of land described in a General Warranty deed to The Eagle Institute, recorded in Document Number 20160218000187960, Deed Records, Collin County, Texas (D.R.C.C.T.), and being more particularly described by metes & bounds as follows:

BEGINNING at 1/2" iron rod found for corner on the east right-of-way line of Collin County Road No. 943 (a variable width right-of-way) and the Southwest corner of a 96.18 tract of land conveyed to Joplin Partners, LTD., according to the deed recorded in Document Number 97-0002198 (D.R.C.C.T.);

THENCE: North 88 deg. 58 min. 26 sec. East, along the common line of the above mentioned Joplin Partners tract and said Eagle Institute tract, a distance of 638.46 feet to a 1/2" iron rod found for the northeast corner, said point also being the northwest corner of a Block H of Erwin Farms, Phase 2, an addition to the City of McKinney, according to the plat thereof, recorded in Cabinet 2018, Page 376, Plat Records, Collin County, Texas (P.R.C.C.T.);

THENCE: South 01 deg. 01 min. 01 sec. East (reference bearing) along the common line of said Eagle Institute tract and the west line of the above mentioned Erwin Farms, Phase 2 addition for a distance of 745.00 feet to a 1/2" iron rod found, topped with a plastic cap, stamped "PETSCH" for the southeast corner;

THENCE: South 88 deg. 58 min. 36 sec. West along the south line of said Eagle Institute tract, and also being the westerly north line of the above described Erwin Farms, Phase 2 addition, for a distance of 764.81 feet to a 1/2" iron pin found for corner on the east line of County Road No. 943, as described in right of way deed to the City of McKinney, Texas recorded in Volume 5692 at Page 3649 of the D.R.C.C.T., from which a 1/2" iron rod set, topped with a red plastic cap, stamped "RPLS 4701", set for the southwest corn of this tract on the east line of County Road No. 9436 and a 1/2 inch iron rod found bears South 88 deg. 59 min. West - 40.5 feet;

THENCE: North 08 deg. 36 min. 47 sec. East, along the east line of said County Road No. 943 for a distance of 755.62 feet to the POINT OF BEGINNING and containing 12,000 acres of land.

DEDICATION

STATE OF TEXAS)
COUNTY OF COLLIN)

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, THE EAGLE INSTITUTE, does hereby adopt this Preliminary Final Plat, designating the herein above described property as MONTESSORI SCHOOL OF EXCELLENCE ADDITION, LOTS 1 & 2, BLOCK A, according to the deed recorded in Document Number 20160218000187960, Deed Records, Collin County, Texas, does hereby dedicate to the public use forever, the streets and easements shown hereon for the purpose as indicated. The Firelane, Drainage, Mutual Access and Utility Easement being hereby dedicated for the mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees, or other improvements or growths which in any way, endanger or interfere with the construction, maintenance or efficiency of its respective systems on said easements, and the City of McKinney and all public utilities shall, at all times, have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems, without the necessity at any time, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND IN COLLIN COUNTY, Texas, this the _____ day of _____, 2020.

FARHANA QUERISHI
The Eagle Institute

STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared FARHANA QUERISHI, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE.

this the _____ day of _____, 2020.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Lawrence H. Ringley, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of McKinney, Texas.

DATED this the _____ day of _____, 2020.

Lawrence Ringley
State of Texas, No. 4701

STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared LAWRENCE RINGLEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE.

this the _____ day of _____, 2020.

Notary Public, State of Texas

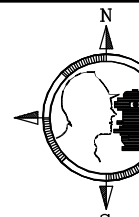
PRELIMINARY-FINAL PLAT

MONTESSORI SCHOOL OF
EXCELLENCE ADDITION
LOTS 1 & 2, BLOCK A
12.000 Acres

situated in the

W. Butler Survey, Abstract No. 87
H.H. Tucker Survey, Abstract No. 907

City of McKinney
Collin County, Texas



RINGLEY & ASSOCIATES, INC.

SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061309
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Hask	02/13/20	1" = 60'	19013	19013-PP.DWG	1 of 2

CONDITIONS OF APPROVAL SUMMARY (PLAT2020-0029)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL SUMMARY	
PRELIMINARY-FINAL PLAT (Sec. 142-74)	
Not Met	Item Description
x	Sec. 142-74 (b) (3) Existing Features within 200' of the Subject Property: <ul style="list-style-type: none"> Property Lines Streets and Alleys Easements (including drainage, water, and sewer) Lot, Block, and Addition Name Filing Information
x	Sec. 142-74 (b) (3) Existing Features outside the Subject Property are Ghosted
x	Sec. 142-74 (b) (4) New Features inside the Subject Property showing: <ul style="list-style-type: none"> Defined Boundary Line of the Subject Property being Subdivided with Accurate Bearings and Distances Streets and Alleys with Names and Dimensions Easements with Names and Dimensions Lots designating Lot Numbers and Blocks and Dimensions Common Areas (should be defined as "CA-XX" where "XX" is the block and number) Proposed Street Names Mutual Access and Fire Lane Easements for Any Lot(s) that do not have Direct Access to a Public Street
x	Sec. 142-74 (b) (7) Property within City Limits includes the following notes on each page: <ul style="list-style-type: none"> "PRELIMINARY-FINAL PLAT: FOR REVIEW PURPOSES ONLY" "All proposed lots situated in whole or in part within the City's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance" <u>OR</u> "All proposed lots situated entirely outside the City's corporate limits and within the City's extraterritorial jurisdiction comply with the requirements of the subdivision ordinance"
x	Sec. 142-74 (b) (7) Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party

ENGINEERING DEPARTMENT PLAT CHECKLIST

Not Met	Item Description	
<input checked="" type="checkbox"/>	EDM 4.1.	General
<input checked="" type="checkbox"/>	EDM 1.7	The Engineer shall also be responsible for the applicability and accuracy of the information furnished in his/her design.
<input checked="" type="checkbox"/>	ORD. 142-74(b)8	Schematic plans required .
<input checked="" type="checkbox"/>	ORD. 142-74(b)9	Additional studies and/or technical analyses
<input checked="" type="checkbox"/>	EDM 5.1.G	Easements



20-0053MRP

TITLE: Consider/Discuss/Act on a Minor Replat for Lot 2R1A, Block A, The Heights at Westridge Planning Area 12, Parcel 1209 Addition, Located on Southeast Corner of Westridge Boulevard and Houghton Drive

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: May 5, 2020

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Joe Moss, Planner I

APPLICATION SUBMITTAL DATE: April 6, 2020 (Original Application)

STAFF RECOMMENDATION: Staff recommends approval of the proposed minor replat with the following conditions:

1. The items currently marked as "not met" on the attached Conditions of Approval Summary be satisfied prior to issuing final plat approval.
2. The applicant satisfy the conditions as shown on the Standard Conditions of Approval Checklist for Minor Replats, attached, prior to the filing of the plat for record.

In order to receive final approval of the plat, the applicant has the opportunity to make one resubmittal which corrects the items currently not in conformance for plat approval.

Once the plat receives final approval, Staff will provide a written notice to the surrounding property owners no later than 15 days after action, in compliance Section 212.015 of the Local Government Code.

ITEM SUMMARY: The applicant is proposing to replat one lot of approximately 1.14 acres. The applicant has indicated that lots will be used to construct a medical office and retail building. The subject property is currently platted as Lot 2R1, Block A, The Heights at Westridge Planning Area 12, Parcel 1209 Addition to the City of McKinney

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of the proposed minor replat

SUPPORTING MATERIALS:

[Standard Conditions for Minor Plat-Replat](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Minor Replat](#)

[Conditions of Approval Summary](#)

Standard Conditions for Minor Plat/Replat Approval Checklist

The conditions listed below shall be satisfied by the applicant, prior to issuance of a development permit:

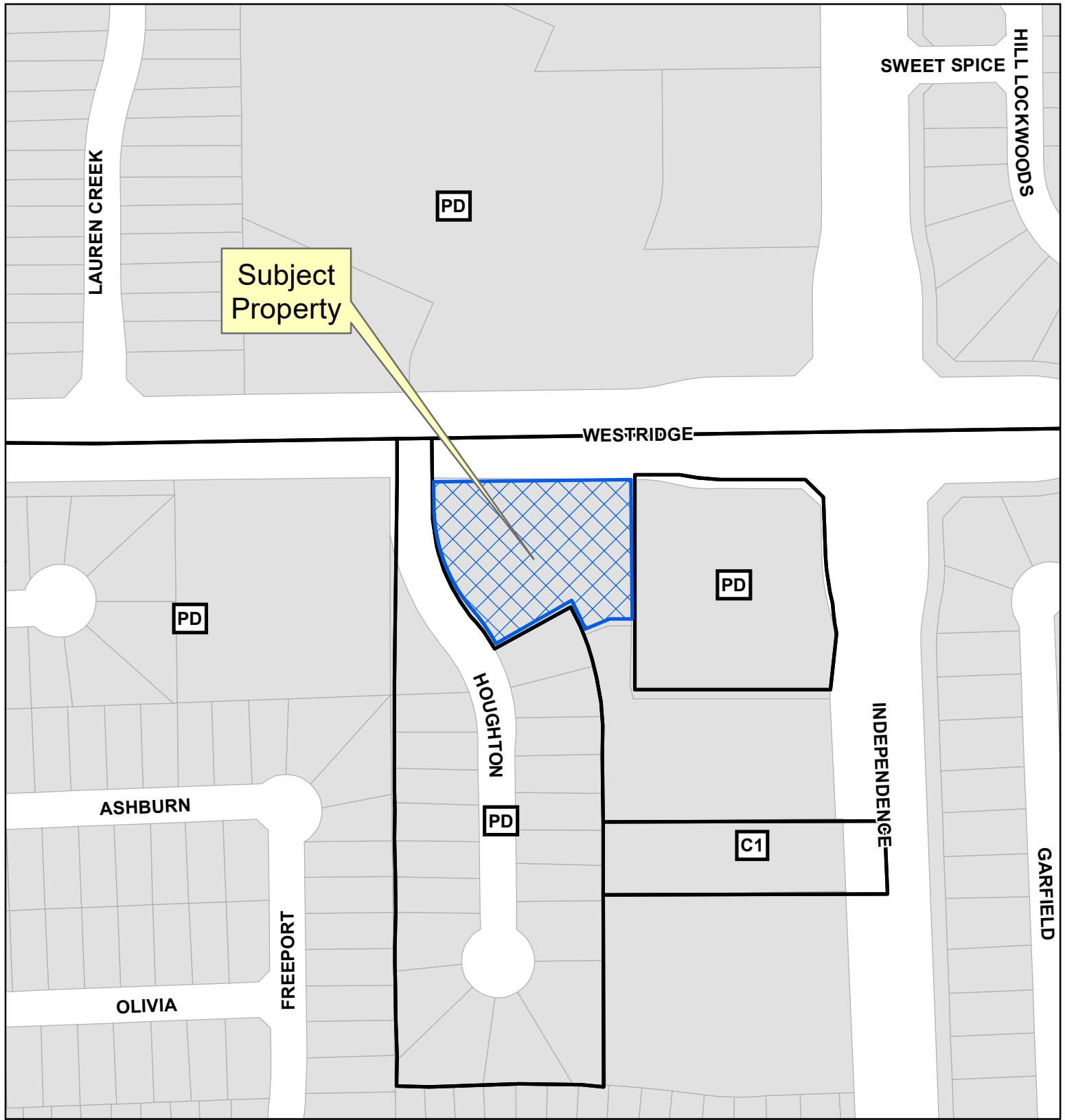
- ☒ Approval of construction plans including, but not limited to, location of any required sidewalks, Hike and Bike Trails, and fire hydrants, by the City Engineer.
- ☒ Approval of utility construction plans by the City Engineer.
- ☒ Approval of grading and drainage plans by the City Engineer.
- ☒ Approval of the proposed street names within this development by the City Engineer.
- ☒ The applicant comply with the requirements of the Tree Preservation Ordinance and obtain any necessary tree permits within the time frames specified within the Ordinance, subject to review and approval by the City Arborist.

The conditions listed below shall be satisfied by the applicant, prior to filing the plat for record:

- ☒ The applicant provide any additional easements as determined necessary by the City Engineer.
- ☒ Approval of any necessary annexation documentation, and filing thereof, incorporating the proposed development into the homeowners' association for the proposed development, including the dedication of common areas, and its maintenance responsibilities, and be subject to review and approval by the City Attorney, and filed for record. *(In accordance with [Sec. 142-107 Common Areas & Homeowners Associations](#) of the City's Subdivision Regulations.)*
- ☒ The applicant satisfy all applicable park land dedication obligations, in accordance with Article VI of the Subdivision Ordinance, subject to review and approval by the Director of Parks and Recreation.
- ☒ Payment of pro-rata fees, as determined by the City Engineer.
- ☒ Payment of any applicable median landscaping fees for medians within divided roadways, in lieu of the applicant landscaping and irrigating the medians, in the amount of \$25.50 per linear foot for the distance parallel to the subject property.

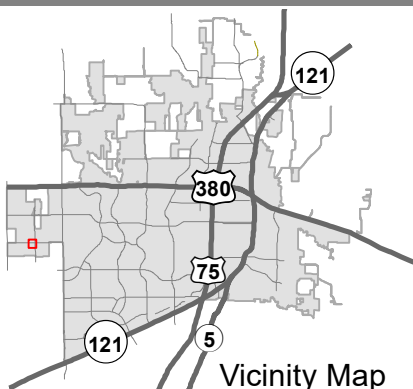
Prior to issuance of a building permit:

- ☒ Payment of impact fees in accordance with Ordinances 2017-02-021 (utilities) and 2013-11-108 (roadway), or as specified within an approved facilities agreement or development agreement.



Location Map

20-0053MRP



0 90 180
Feet
1 in = 182 ft

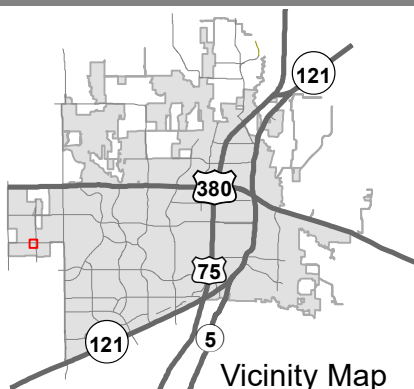
DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.





Location Map

20-0053MRP



Vicinity Map



0 90 180
Feet
1 in = 182 ft

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Kirkman Engineering
5200 State Highway 121
Colleyville, TX 76034
817.488.4960



March 23, 2020

Mr. Adam Engelskirchen
City of McKinney
222 N. Tennessee St.
McKinney, Texas 75069

Record Plat – Heights at Westridge

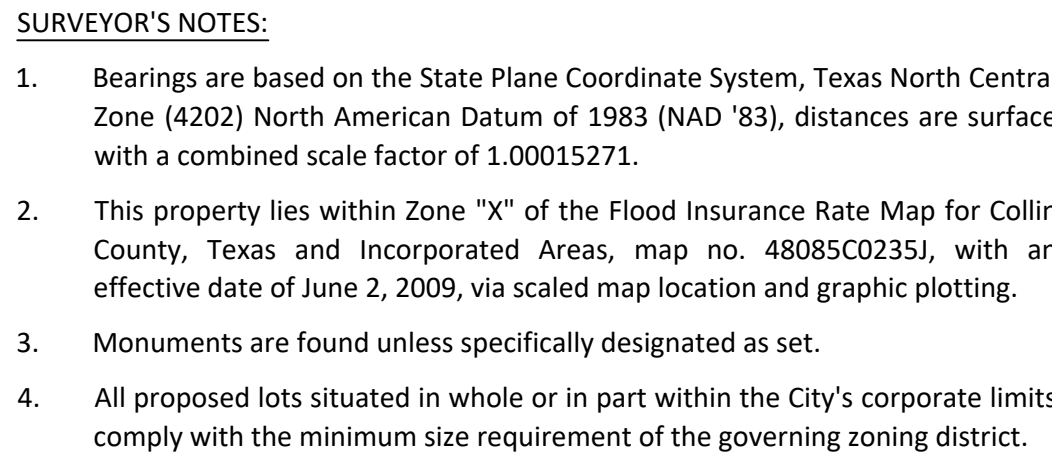
Dear Mr. Engelskirchen,

On behalf of the owner and developer of 1.142 acres located at 10101 Westridge Blvd in McKinney, Texas, I would like to submit a Minor Replat. The development includes one lot and one building.

Please don't hesitate to contact me at 817-488-4960 if you have any questions.

Sincerely,

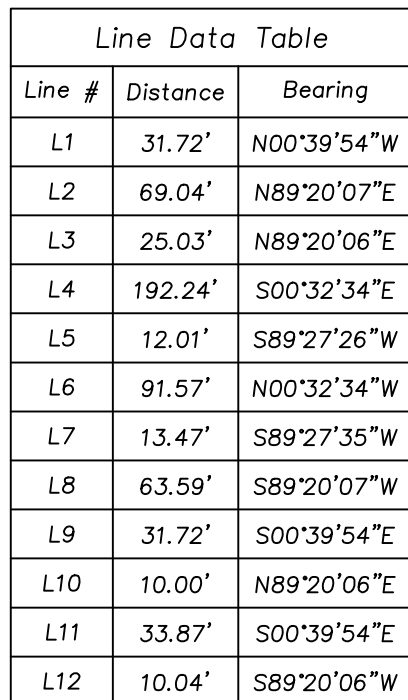
John Gardner, EIT



- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

The purpose of this replat is to abandon easements and add new easements.

Date _____



BEING A REPLAT OF LOT 2R1, BLOCK A
THE HEIGHTS AT WESTRIDGE PLANNING AREA 12,
PARCEL 1209 LOTS 2R1, 4R, AND 5R, BLOCK A
ANDREW S. YOUNG SURVEY, ABSTRACT NO. 1037
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

CONDITIONS OF APPROVAL SUMMARY(PLAT2020-0053)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL SUMMARY	
MINOR REPLAT (Sec. 142-78)	
Not Met	Item Description
x	Sec. 142-77 via Sec. 142-78 (a) Location Map and Associated North Arrow to Show All Major Roads within 1,000' of the Subject Property
x	Sec. 142-77 via Sec. 142-78 (a) Name and Address of the Owner and Developer/Engineering/Surveyor (as appropriate)
x	Sec. 142-77 via Sec. 142-78 (a) Existing Features outside the Subject Property are Ghosted
x	Sec. 142-77 via Sec. 142-78 (a) Owner's Dedication and Signature Block with Name of Owner Printed
x	Sec. 142-77 via Sec. 142-78 (a) Approval Certificate with Signature Block for the Planning and Zoning Commission Chairman
x	Sec. 142-77 via Sec. 142-78 (a) Certification and signature block by a public surveyor registered in Texas
x	Sec. 142-77 via Sec. 142-78 (a) Property within City Limits includes the following note on each page: "All proposed lots situated in whole or in part within the City's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance"



20-0054PFR

TITLE: Consider/Discuss/Act on a Preliminary-Final Replat for Lots 5A and 5B, Block A, The Shops at Eagle Point Addition, Located on the Approximately 300 Feet West of Custer Road and 1200 Feet South of U.S. 380 (University Drive)

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: May 5, 2020

DEPARTMENT: Development Services - Planning Department

CONTACT: Joe Moss, Planner I
Jennifer Arnold, AICP, Director of Planning

APPLICATION SUBMITTAL DATE: April 6, 2020 (Original Application)

STAFF RECOMMENDATION: Staff recommends approval of the proposed preliminary-final replat with the following conditions:

1. The items currently marked as "not met" on the attached Conditions of Approval Summary be satisfied prior to issuing final plat approval; and
2. The applicant satisfy the conditions as shown on the attached Standard Conditions of Approval for Preliminary-Final Replats Checklist prior to the issuance of any necessary permits.

In order to receive final approval of the plat, the applicant has the opportunity to make one resubmittal which corrects the items currently not in conformance for plat approval.

ITEM SUMMARY: The applicant is proposing to subdivide one lot of approximately 1.50 acres into two lots, Lot 5R-1 (approximately 0.69 acres), and Lot 5R-2 (approximately 0.81 acres). The applicant has indicated that lot 5R-1 will be used to construct a rental

car facility (Enterprise rent-a-car), whereas lot 5R-2 will be reserved for future commercial development.

Subsequent to the approval of the preliminary-final replat, a record plat or plats, subject to review and approval by the Director of Planning, must be filed for recordation with the Collin County Clerk, prior to issuance of a building permit.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of the proposed conveyance plat.

SUPPORTING MATERIALS:

[Standard Conditions Checklist](#)

[Location Map and Aerial Exhibit](#)

[Letter of Intent](#)

[Proposed Preliminary-Final Replat](#)

[Conditions of Approval Summary](#)

Standard Conditions for Preliminary-Final Replat Approval Checklist
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The conditions listed below shall be satisfied by the applicant, prior to issuance of a permit:

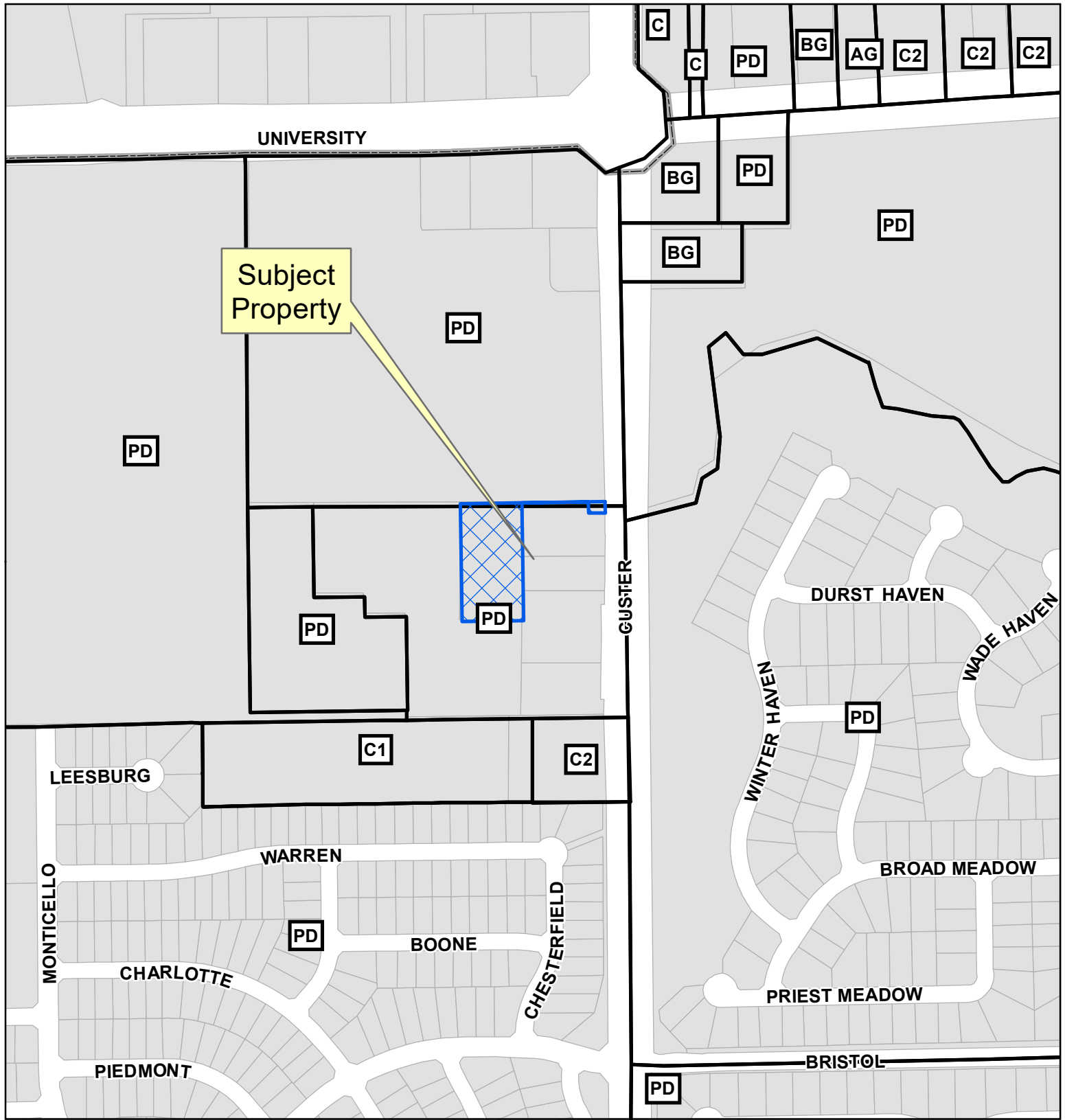
- ☒ Submit a record plat or plats conforming to the approved preliminary-final plat, subject to review and approval by Staff. For residential uses, the record plat(s) must be filed before a building permit is issued, and for non-residential uses, the record plat(s) must be approved before a permit is issued.
- ☒ Approval of screening and buffering plans, including irrigation, in accordance with Section 142-106 of the Subdivision Ordinance, and as amended, by the Director of Planning, and approval of final screening and buffering plans, including irrigation, by the Director of Planning, by prior to installation of materials.
- ☒ Approval of public improvement construction plans, including location of any required sidewalks, Hike and Bike Trails, and fire hydrants, by the City Engineer.
- ☒ Approval of utility construction plans by the City Engineer.
- ☒ Approval of grading and drainage plans by the City Engineer.
- ☒ Approval of the proposed street names within this development by the City Engineer.
- ☒ The applicant comply with the requirements of the Tree Preservation Ordinance and obtain any necessary tree permits within the time frames specified within the Ordinance, subject to review and approval by the City Arborist.

The conditions listed below shall be satisfied by the applicant, prior to filing a record plat for record:

- ☒ Acceptance of all required public improvements by the City Engineer, unless otherwise specified within an approved facilities agreement.
- ☒ The applicant provide any additional easements as determined necessary by the City Engineer.
- ☒ Approval of any necessary annexation documentation, and filing thereof, incorporating the proposed development into the homeowners' association for the proposed development, including the dedication of common areas, and its maintenance responsibilities, and be subject to review and approval by the City Attorney, and filed for record. *(In accordance with [Sec. 142-107 Common Areas & Homeowners Associations](#) of the City's Subdivision Regulations.)*
- ☒ The applicant satisfy all applicable park land dedication obligations, in accordance with Article VI of the Subdivision Ordinance, subject to review and approval by the Director of Parks and Recreation.
- ☒ Payment of any applicable median landscaping fees for medians within divided roadways, in lieu of the applicant landscaping and irrigating the medians, in the amount of \$25.50 per linear foot for the distance parallel to the subject property.

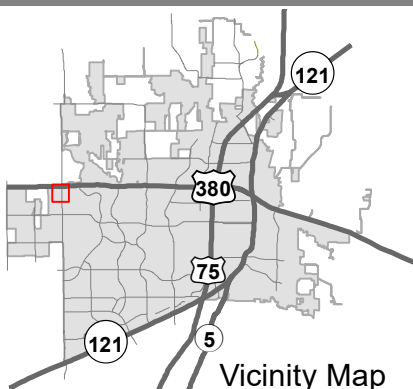
Prior to issuance of a building permit:

- ☒ Payment of impact fees in accordance with Ordinances 2013-11-109 and 2013-12-118 (utilities) and 2013-11-108 (roadway), or as specified within an approved facilities agreement or development agreement.



Location Map

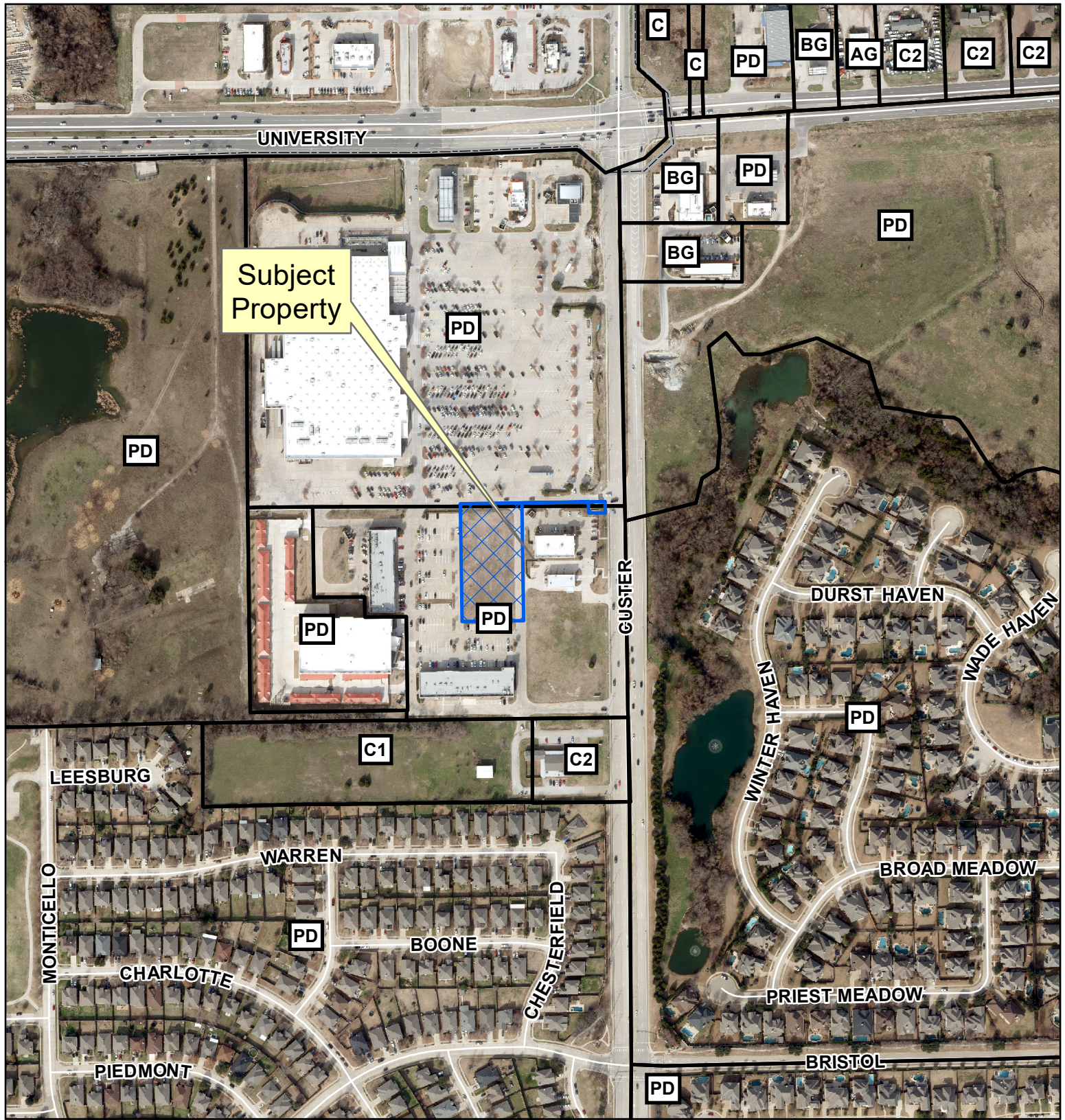
20-0054PFR



0 190 380
Feet
1 in = 391 ft

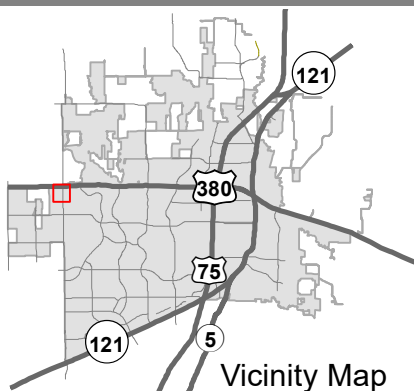
DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.





Location Map

20-0054PFR



0 190 380
Feet
1 in = 391 ft

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December 19, 2019

City of McKinney
Planning Department
221 N. Tennessee Street
McKinney, Texas 75069
(972) 547-7400

Re: Enterprise Rent-a-Car
N. Custer Road South & US 380
Lot 5R1, Block A, Shops at Eagle Point
In the J.R. Burrows Survey, A-70
McKinney, Texas
JDJR Project No. 1209-8-19

Dear Sir or Madam:

We offer the following information in this letter of intent for the Replat of property currently known as Lot 5, Block A, Shops at Eagle Point:

1. Acreage of the subject property – 1.50482 acres.
2. Location of the property – on the west side of N. Custer Road South (FM 2478) and south of US Highway 380.
3. Phase of development – NONE.
4. Name of subdivision – Lot 5R, Block A, Shops at Eagle Point
5. Preliminary screening and buffering plans – NOT REQUIRED.
6. Proposed number of lots and common areas – 2 lots, no common area lot.
7. Reason for proposed common areas – NONE.
8. Is the applicant requesting consideration of a facilities agreement for deferment of public improvements, pro-rata reimbursements, etc. – Applicant is not requesting at this time.
9. Special considerations (requested variances, unique characteristics of subject property) – NONE.
10. This plat is an Replat of Lot 5, Block A, Shops at Eagle Point and is to subdivide into two (2) lots.
11. Specify if the proposed plat is a Residential Replat – No, this is a commercial development.
12. The property is zoned PD.

Contact our office if you have any questions or comments regarding this application. Comments may be emailed to debrac@jdjreng.com

Sincerely,



Jim Dewey, Jr.
Civil Engineer
JDJR Engineers & Consultants, Inc.



Jordan Woolf
Applicant / Representative
Conifer Real Estate, Inc.

STATE OF TEXAS §
COUNTY OF COLLIN §

* OWNER'S CERTIFICATE *

WHEREAS, GARLAND ALL STORAGE ASSOCIATES, LTD, is the owner of a tract of land situated in the J.R. BURROWS SURVEY, ABSTRACT NO. 70, in the City of McKinney, Collin County, Texas, and being all of Lot 5, Block A of SHOPS AT EAGLE POINT, an Addition to the City of McKinney, Collin County, Texas, according to the Replat recorded in Volume 2015, Page 573 of the Plat Records, Collin County, Texas (P.R.C.C.T.), and also being that certain tract of land as described in Special Warranty Deed to GARLAND ALL STORAGE ASSOCIATES, LTD as recorded in instrument No. 2015126001353160 O.P.R.C.C.T. and being more particularly described by metes and bounds as follows:

BEGINNING at X-Cut in concrete set for corner at the northeast corner of said Lot 5 and the southeast corner of Lot 1, Block A of CUSTER WAL-MART ADDITION, as recorded in Volume 2006, Page 249, P.R.C.C.T. and also being in the west right-of-way line of Custer Road (a variable width public right-of-way);

THENCE South 00 degrees 28 minutes 12 seconds East, along said west right-of-way line of Custer Road, a distance of 33.19 feet to a 5/8 inch iron rod with yellow plastic cap stamped 'UDJR' set for corner at the most easterly northeast corner of Lot 2, Block A of SHOPS AT EAGLE POINT, as recorded in Volume 2011, Page 175;

THENCE South 89 degrees 14 minutes 31 seconds West, departing said west right-of-way line of Custer Road, a distance of 49.74 feet to a 5/8 inch iron rod with yellow cap stamped 'UDJR' set for corner;

THENCE North 00 degrees 28 minutes 12 seconds West, a distance of 32.19 feet to an X-Cut in concrete set at the most northerly northeast corner of said Lot 2;

THENCE South 89 degrees 14 minutes 35 seconds West, along the north line of said Lot 2, a distance of 197.10 feet to an X-Cut in concrete found at the northwest corner of said Lot 2;

THENCE South 00 degrees 47 minutes 43 seconds East, a distance of 348.86 feet to an X-Cut in concrete found on the west line of Lot 4, and at the most southerly northeast corner of Lot 6, of said Block A of SHOPS AT EAGLE POINT recorded in Volume 2015, Page 573, P.R.C.C.T.;

THENCE South 89 degrees 19 minutes 05 seconds West, a distance of 182.14 feet to an X-Cut in concrete found at an interior el corner of said Lot 6;

THENCE North 00 degrees 47 minutes 45 seconds West, a distance of 349.62 feet to an X-Cut in concrete found at the most northerly northeast corner of said Lot 6 and in the south line of said Lot 1, CUSTER WAL-MART ADDITION

THENCE North 89 degrees 14 minutes 35 seconds East, along the said south line of said Lot 1, a distance of 428.99 feet to the POINT OF BEGINNING, and containing 65,551 square feet or 1.5048 acres of land.

STATE OF TEXAS §
COUNTY OF DALLAS §

* OWNER'S DEDICATION *

NOW, THEREFORE, KNOW ALL ME BY THESE PRESENTS:

THAT, GARLAND ALL STORAGE ASSOCIATES, LTD, acting herein by and through the authorized agent does hereby adapt this amending plat designating the herein above described property as SHOPS AT EAGLE POINT, LOTS 5R-1 & 5R-2, BLOCK A, BEING A REPLAT OF LOT 5, BLOCK A, SHOPS AT EAGLE POINT, Volume 2015, Page 573 an addition to the City of McKinney, Collin County, Texas, and does hereby dedicate to the public use forever, the streets, alleys and public use areas shown hereon, the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any buildings, fences, shrubs, trees or other improvements or growths, which in any way, endanger or interfere with the construction, maintenance or efficiency of it's respective systems on said easements, and the City of McKinney and all public utilities shall have the right of ingress and egress to and upon said easements for constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of it's respective systems, without the necessity, at anytime, of procuring the permission of anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND this the ____ day of _____, 2020.

BY
MARK E. McDOWELL
GARLAND ALL STORAGE ASSOCIATES, LTD

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared MARK E. McDOWELL, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the ____ day of _____, 2020.

Notary Public in and for the State of Texas

* SURVEYOR'S STATEMENT *

KNOW ALL MEN BY THESES PRESENTS:

THAT, I, KERRY M HOEFNER, a Registered Professional Land Surveyor in the State of Texas, do hereby state that to the best of my knowledge, information and belief, that I have prepared this plat from an actual survey made on the ground of the property shown hereon, and that the corner monuments shown hereon actually exist or were placed under my supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

WITNESS MY HAND this the ____ day of _____, 2020.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

KERRY M HOEFNER, R.P.L.S. 4562

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and said State on this date personally appeared KERRY M HOEFNER, known to me personally to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the ____ day of _____, 2020.

Notary Public in and for the State of Texas

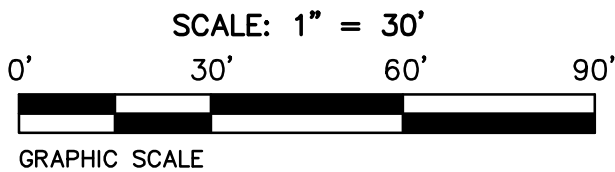
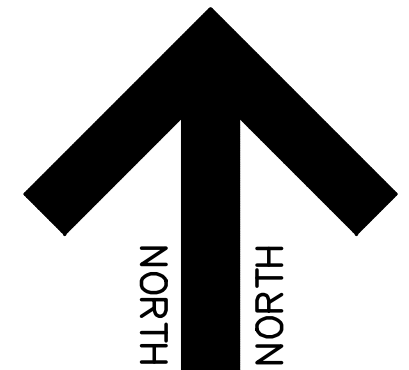
LOT 1, BLOCK A
CUSTER WAL-MART
ADDITION
VOL. 2006, PG. 249
P.R.C.C.T.

POINT OF
BEGINNING



LOCATION MAP

N.T.S.



LEGEND

- XCF X CUT FOUND
- XCS X CUT SET
- (CM) CONTROL MONUMENT
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- M.R.C.C.T. MAP RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
- INST. NO. COUNTY CLERK'S FILE NUMBER
- VOL., PG. VOLUME, PAGE
- ⊙ CLEAN OUT
- ⊙ FIRE HYDRANT
- ⊙ LIGHT POLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ SIGN
- ⊙ STORM DRAIN MANHOLE
- ⊙ WATER VALVE

* APPROVED & ACCEPTED *

City Manager
City of McKinney, Texas

Date

REPLAT
SHOPS AT EAGLE POINT
BLOCK A, LOTS 5R-1 AND 5R-2

BEING A REPLAT OF LOT 5, BLOCK A,
SHOPS AT EAGLE POINT,
VOLUME 2015, PAGE 573, P.R.C.C.T.
LOCATED IN THE J.R. BURROWS SURVEY ABSTRACT 70
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

1.5048 ACRE

MARCH, 2020

OWNER:
GARLAND ALL STORAGE
ASSOCIATES, LTD
82 W. ARMSTRONG DRIVE
MUSTANG, OKLAHOMA, 73064

DEVELOPER:
CONIFER REAL ESTATE, INC.
260 MIRON DRIVE. #108
SOUTHLAKE, TEXAS, 75092
(817) 552-7782

JDJR	PREPARED BY: ENGINEERS AND CONSULTANTS, INC. TBPLS Firm No. 100356-00	
	ENGINEERS • LAND PLANNERS • SURVEYORS 2500 Texas Drive Suite 100 Irving, Texas 75082 Tel 972-252-5357 Fax 972-252-8958	
DATE: MARCH 12, 2020	DRAWN BY: BJC	JDJR PROJECT NO. 1209-8-19
SCALE: 1" = 30'	CHECKED BY: KMH	© COPYRIGHT 2020

* GENERAL NOTES *

- Basis of Bearings: The bearings shown hereon are based on the found monumentation noted as "CM" (Control Monument) of the plat of SHOPS AT EAGLE POINT, recorded in Volume 2015, Page 573, P.R.C.C.T. as field-verified by autonomous GPS observation based upon the Leica SmartNet, GEOID12A, Texas North Central zone, NAD83.
- All proposed lots situated in whole or in part within the city's corporate limits comply with the minimum size requirements of the governing zoning district and the requirements of the subdivision ordinance.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, the subject property appears to be located in Zone "X" (areas determined to be outside the 100-Year Flood Plain), as shown on Map No. 480B5C0255J; Map Revised: June 2, 2009, for Collin County, Texas and incorporated areas. This flood statement does not imply that the property and/or the structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the surveyor.

* PURPOSE STATEMENT *

The purpose of this plat is to divide Lot 5, Block, A SHOPS AT EAGLE POINT into 2 lots.

CONDITIONS OF APPROVAL SUMMARY (PLAT2020-0054)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL SUMMARY	
PRELIMINARY-FINAL REPLAT (Sec. 142-75)	
Not Met	Item Description
x	Sec. 142-75 (b) via Sec. 142-74 (b) (3) Existing Features outside the Subject Property are Ghosted
x	Sec. 142-75 (b) (2) Title Block with: <ul style="list-style-type: none"> • “Preliminary-Final Replat” • Proposed Addition Name, then Lot(s) and Block(s) <u>OR</u> Number of Lots and Common Areas (Residential Development only) • Previous Plat Information • Acreage • Survey Name and Abstract • City of McKinney, Collin County, Texas • Total Number of Lots and Designation and Amounts of Proposed Uses
x	Sec. 142-75 (b) via Sec. 142-74 (b) (7) Two (2) Points tied to State Plane Coordinate System, Texas North Central
x	Sec. 142-75 (b) via Sec. 142-74 (b) (7) Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party
x	Sec. 142-75 (b) (2) Name and Address of the Owner and Developer/Engineering/Surveyor (as appropriate)



20-0055PF

TITLE: Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A of McKinney Airport Center Addition, Located on the Southwest Corner of Harry McKillop Boulevard and Airport Drive

COUNCIL GOAL: Direction for Strategic and Economic Growth
(1C: Provide a strong city economy by facilitating a balance between industrial, commercial, residential, and open space)

MEETING DATE: May 5, 2020

DEPARTMENT: Development Services - Planning Department

CONTACT: Jennifer Arnold, AICP, Director of Planning
Kaitlin Gibbon, Planner I

RECOMMENDED CITY COUNCIL ACTION: Staff recommends approval of the proposed preliminary-final plat with the following conditions:

1. The items currently marked as "not met" on the attached Conditions of Approval Summary be satisfied prior to issuing final plat approval; and
2. The applicant satisfy the conditions as shown on the attached Standard Conditions of Approval for Preliminary-Final Plats Checklist prior to the issuance of any necessary permits.

In order to receive final approval of the plat, the applicant has the opportunity to make one resubmittal which corrects the items currently not in conformance for plat approval.

ITEM SUMMARY: The applicant is proposing to plat approximately 14.68 acres into 1 lot for industrial uses.

Subsequent to the approval of the preliminary-final plat, a record plat or plats, subject to review and approval by the Director of Planning, must be filed for recordation with the Collin County Clerk, prior to issuance of a building permit.

APPLICATION SUBMITTAL DATE: April 6, 2020 (Original Application)

APPROVAL PROCESS: The City Council is the final approval authority for the proposed plat.

OPPOSITION TO OR SUPPORT OF REQUEST: Staff has not received any comments either in opposition to or in support of the proposed preliminary-final plat.

SUPPORTING MATERIALS:

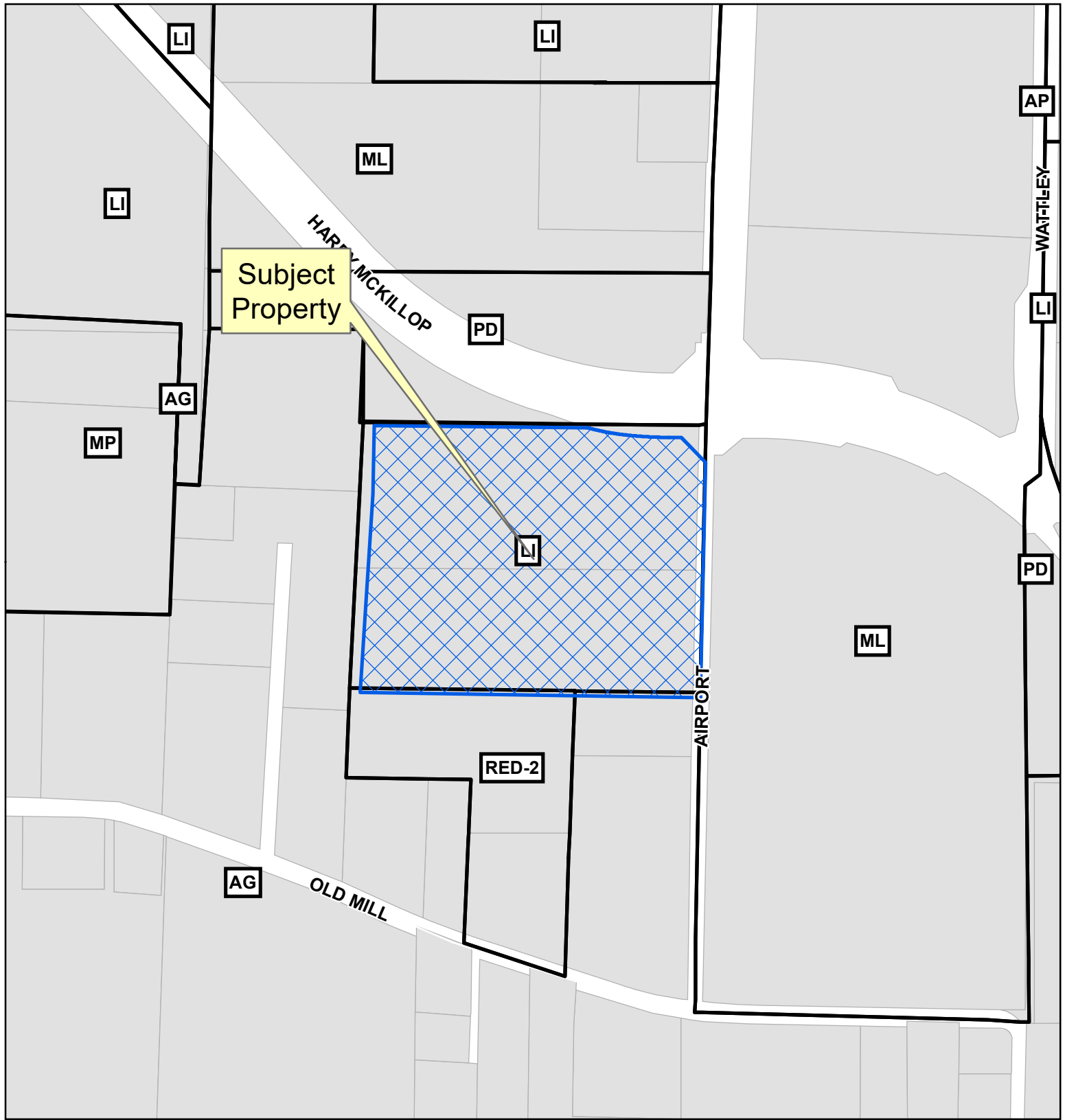
[Location Map and Aerial Exhibit](#)

[Standard Conditions Checklist](#)

[Letter of Intent](#)

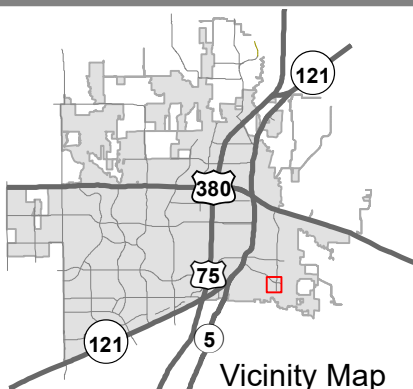
[Proposed Preliminary-Final Plat](#)

[Conditions of Approval Summary](#)



Location Map

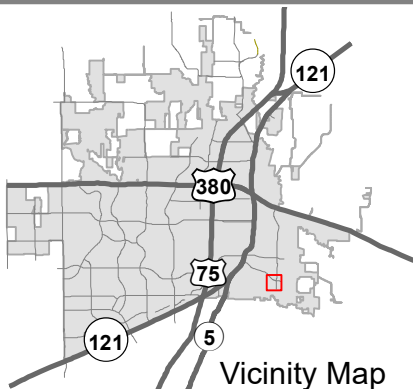
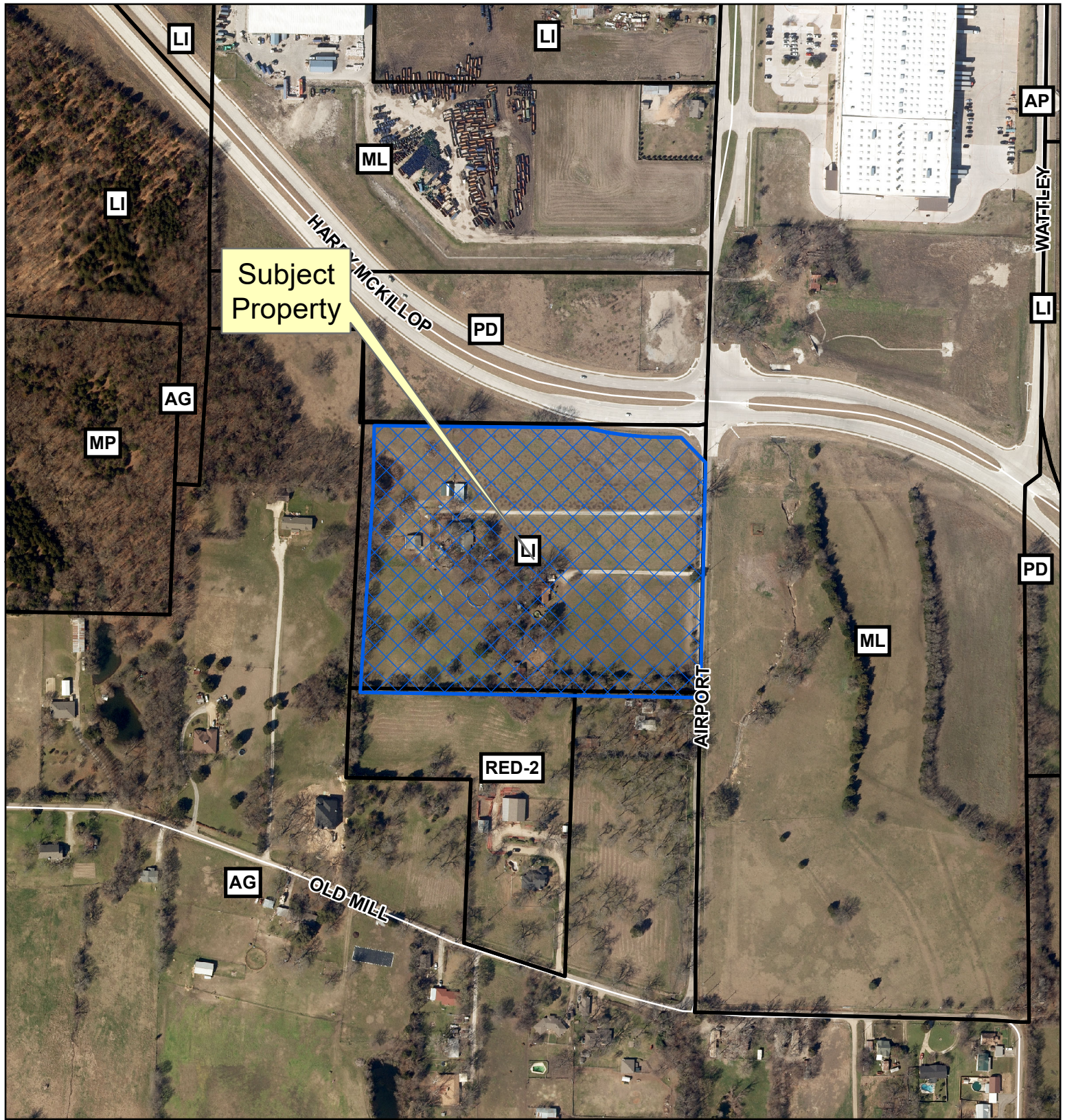
PLAT2020-0055



0 175 350
Feet
1 in = 354 ft

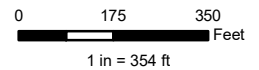
DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.





Location Map

PLAT2020-0055



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.



Standard Conditions for Preliminary-Final Plat/Replat Approval Checklist

The conditions listed below shall be satisfied by the applicant, prior to issuance of a permit:

- ☒ Submit a record plat or plats conforming to the approved preliminary-final plat, subject to review and approval by Staff. For residential uses, the record plat(s) must be filed before a building permit is issued, and for non-residential uses, the record plat(s) must be approved before a permit is issued.
- ☒ Approval of screening and buffering plans, including irrigation, in accordance with Section 142-106 of the Subdivision Ordinance, and as amended, by the Director of Planning, and approval of final screening and buffering plans, including irrigation, by the Director of Planning, by prior to installation of materials.
- ☒ Approval of public improvement construction plans, including location of any required sidewalks, Hike and Bike Trails, and fire hydrants, by the City Engineer.
- ☒ Approval of utility construction plans by the City Engineer.
- ☒ Approval of grading and drainage plans by the City Engineer.
- ☒ Approval of the proposed street names within this development by the City Engineer.
- ☒ The applicant comply with the requirements of the Tree Preservation Ordinance and obtain any necessary tree permits within the time frames specified within the Ordinance, subject to review and approval by the City Arborist.

The conditions listed below shall be satisfied by the applicant, prior to filing a record plat for record:

- ☒ Acceptance of all required public improvements by the City Engineer, unless otherwise specified within an approved facilities agreement.
- ☒ The applicant provide any additional easements as determined necessary by the City Engineer.
- ☒ Approval of any necessary annexation documentation, and filing thereof, incorporating the proposed development into the homeowners' association for the proposed development, including the dedication of common areas, and its maintenance responsibilities, and be subject to review and approval by the City Attorney, and filed for record. *(In accordance with [Sec. 142-107 Common Areas & Homeowners Associations](#) of the City's Subdivision Regulations.)*
- ☒ The applicant satisfy all applicable park land dedication obligations, in accordance with Article VI of the Subdivision Ordinance, subject to review and approval by the Director of Parks and Recreation.
- ☒ Payment of any applicable median landscaping fees for medians within divided roadways, in lieu of the applicant landscaping and irrigating the medians, in the amount of \$25.50 per linear foot for the distance parallel to the subject property.

Prior to issuance of a building permit:

- ☒ Payment of impact fees in accordance with Ordinances 2013-11-109 and 2013-12-118 (utilities) and 2013-11-108 (roadway), or as specified within an approved facilities agreement or development agreement.



6750 HILLCREST PLAZA DR., STE. 215
DALLAS, TX 75230 (972) 490-7090 FAX (972) 490-7099
TEXAS ENGINEERING FIRM REGISTRATION No. 89
TEXAS SURVEYOR FIRM REGISTRATION No. 10086600

Letter of Intent

McKinney Airport Center (MAC) – Preliminary Final Plat

Property Acreage:	14.683 Acres
Property Location:	Southwest corner of FM 546 and Airport Drive
Property Use:	Single use property - Office Distribution Facility
Building Square Footage:	2 Buildings totaling approximately 242,269 square feet
Phasing:	All in one phase
Zoning District:	Light Industrial
Contact Information:	Will Winkelmann Winkelmann and Associates, Inc. 6750 Hillcrest Plaza Drive, #215 Dallas, Texas 75229 972-490-7090 will@winkelmann.com

JIMMY RAY & SUSAN
KAY MONTGOMERY
CC# 20171206001614200

JIMMY R. & SUSAN K. MONTGOMERY
CC# 20181214001520640

50' ATMOS ENERGY
CORP. EASEMENT
CC #20160623000795970

REMAINDER OF
MAJGEK PARTNERS, LLC
CC# 20111109001212580

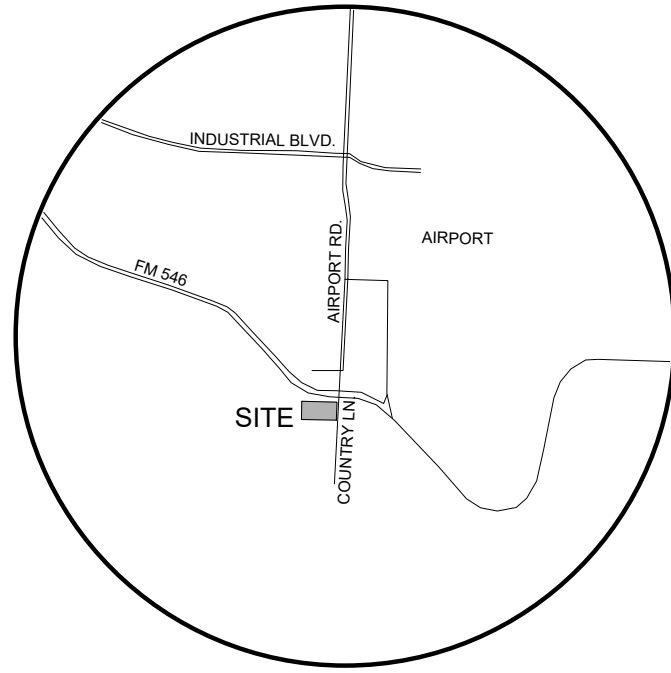
F.M. 546
(variable width right-of-way)

$\Delta=009^{\circ}27'27''$
 $R=622.00'$
 $L=102.67'$
 $Ch L=102.55'$
 $Ch B=S79^{\circ}08'33''E$

$\Delta=005^{\circ}33'37''$
 $R=1,207.92'$
 $L=117.22'$
 $Ch L=117.17'$
 $Ch B=S86^{\circ}39'04''E$
STATE OF TEXAS
CC# 20160225000213350

FL 4'X8'
BOX=572.04

FL 4'X8'
BOX=570.97



VICINITY MAP
NOT TO SCALE

Winkelmann & Associates, Inc.
SURVEYORS & ENGINEERS
6750 HILLCREST PLAZA, SUITE 215
DALLAS, TEXAS 75243
TEL: 972-490-7090
FAX: 972-490-7099
E-MAIL: info@winkelmann.com
www.winkelmann.com

REVISION	DATE	APPROV.

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48085C0290J dated June 2, 2009, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

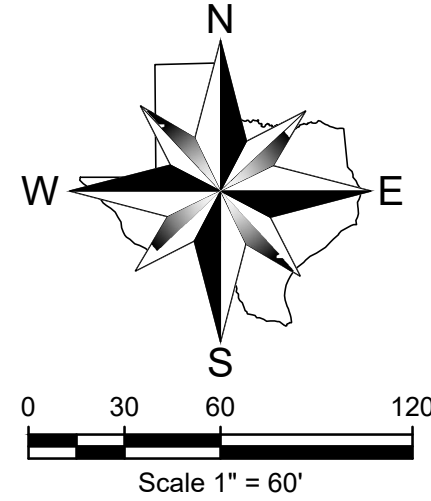
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NOTES:

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SHEET LAYOUT:

SHEET 1: OVERALL & DRAINAGE EASEMENT DIMENSIONS
SHEET 2: ACCESS & WATER EASEMENT DIMENSIONS
SHEET 3: PLAT LANGUAGE AND LINE & CURVE TABLES



JIMMY & SUSAN K. MONTGOMERY
CC# 20121204001545850

TREE ABBREVIATION LEGEND

ABBR.	DEFINITION
BOD	BOIS DE ARC
CED	CEDAR
CYP	CYPRESS
HAK	HACKBERRY
MES	MESQUITE
PEC	PECAN
PER	PERSIMMON
PIN	PINE

15' DRAINAGE EASEMENT
(BY THIS PLAT)

DETENTION EASEMENT
(BY THIS PLAT)

26' ACCESS, FIRE LANE & WATER
EASEMENT
(BY THIS PLAT)

15'X13.5' WATER EASEMENT
(BY THIS PLAT)

15'X13.5' WATER EASEMENT
(BY THIS PLAT)

SHEREE RENEE REAMY
VOLUME 4144, PAGE 0787
BLOCK A, LOT 1-9
BANASTER ADDITION
CABINET C, PG. 111

CAROL ANNE MARTHENS
CC#
200609811001150050

BLOCK A, LOT 1
MCKINNEY AIRPORT CENTER
14.683 ACRES
(639,593 SQ. FT.)

15' WATER EASEMENT
(BY THIS PLAT)

15' WATER EASEMENT
(BY THIS PLAT)

15'X15' WATER EASEMENT
(BY THIS PLAT)

WATER EASEMENT
(BY THIS PLAT)

26' ACCESS, FIRE LANE & WATER
EASEMENT
(BY THIS PLAT)

DETENTION EASEMENT
(BY THIS PLAT)

15'X13.5' WATER EASEMENT
(BY THIS PLAT) SEE DETAIL "A"

MUTUAL ACCESS EASEMENT
(BY THIS PLAT) SEE DETAIL "A"

15'X13.5' WATER EASEMENT
(BY THIS PLAT)

ROBERT G. & SUSAN K. EGAN
CC# 20180110000043230

OWNER
STONEMONT FINANCIAL
GROUP
3414 PEACHTREE ROAD, NE
SUITE 250
ATLANTA, GA 30326

SURVEYOR
WINKELMANN & ASSOCIATES
6750 HILLCREST PLAZA DRIVE
SUITE 215
DALLAS, TEXAS 75243
972-490-7090

****PRELIMINARY-FINAL PLAT
FOR REVIEW PURPOSES ONLY****

PRELIMINARY-FINAL PLAT
**MCKINNEY AIRPORT
CENTER**
LOT 1, BLOCK A

BEING 14.683 ACRES OUT OF THE F.T. DUFFAU SURVEY, ABSTRACT NO.287, AND BEING A PORTION OF THE SAME TRACT OF LAND AS DESCRIBED IN DEED TO CAROL MARTHENS MOODY, RECORDED IN VOLUME 3609, PAGE 220, DEED RECORDS, COLLIN COUNTY, TEXAS (D.R.C.C.T.), AND ALL OF THE SAME TRACT OF LAND AS DESCRIBED IN DEED TO CAROL ANNE MARTHENS, RECORDED IN COUNTY CLERK'S FILE NO. 200609811001150050, D.R.C.C.T.

F.T. DUFFAU SURVEY, ABSTRACT NO. 287

CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

STONEMONT FINANCIAL GROUP
3414 PEACHTREE ROAD, NE SUITE 250
ATLANTA, GA 30326

PRELIMINARY-FINAL PLAT

MCKINNEY AIRPORT CENTER
BLOCK #, LOT 1

Date : 3/20/2020

Scale : 1" = 60'

File : 76603-PFPLT

Project No. : 76603

SHEET

1

OF

3

JIMMY RAY & SUSAN
KAY MONTGOMERY
CC# 20171206001614200

JIMMY R. & SUSAN K. MONTGOMERY
CC# 20181214001520640

REMAINDER OF
MAJGEK PARTNERS, LLC
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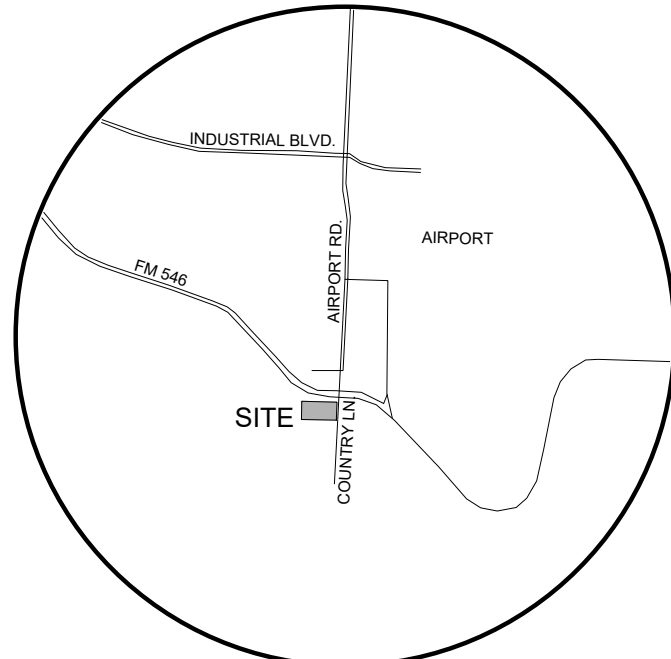
TXDOT-Alum.
Cap Mon. CM
(CC#20181214001520640)

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 $L=102.67'$
 $Ch L=102.55'$
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STATE OF TEXAS
CC# 20160225000213350

FL 4'X8'
BOX=572.04

FL 4'X8'
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VICINITY MAP
NOT TO SCALE

FLOOD NOTE

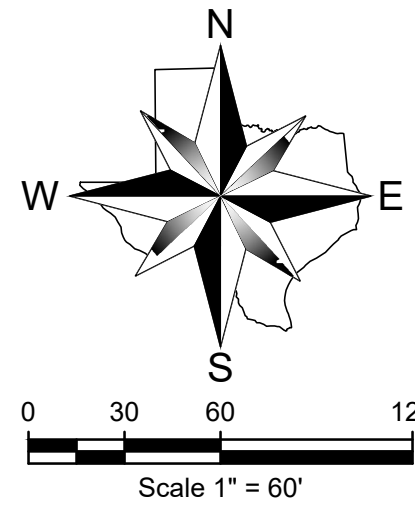
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CC# 20121204001545850

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DETENTION EASEMENT
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15'X13.5' WATER EASEMENT
(BY THIS PLAT)

(BASIS OF BEARINGS)

SHEREE RENEE REAMY
VOLUME 4144, PAGE 0787

BLOCK A, LOT 1-9
BANASTER ADDITION
CABINET C, PG. 111

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ROBERT G. & SUSAN K. EGAN
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6750 HILLCREST PLAZA DRIVE
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DALLAS, TEXAS 75243
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PRELIMINARY-FINAL PLAT FOR REVIEW PURPOSES ONLY

PRELIMINARY-FINAL PLAT MCKINNEY AIRPORT CENTER

LOT 1, BLOCK A

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F.T. DUFFAU SURVEY, ABSTRACT NO. 287
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

STONEMONT FINANCIAL GROUP
3414 PEACHTREE ROAD, NE SUITE 250
ATLANTA, GA 30326

PRELIMINARY-FINAL PLAT MCKINNEY AIRPORT CENTER BLOCK #, LOT 1

Date : 3/20/2020

Scale : 1" = 60'

File : 76603-PFPLT

Project No. : 76603

SHEET
2
OF
3

STATE OF TEXAS §
COUNTY OF COLLIN §

BEGINNING at a 1/2-inch iron with red plastic cap stamped "W.A.I. 5714" set for corner at the Southeast end of a corner clip of a tract of land as described in deed to the State of Texas, recorded in County Clerk's File No. 20150925001221350, D.R.C.C.T., at the intersection of the Southerly right-of-way line of F.M. Highway 546 (variable width right-of-way) and the Westerly right-of-way line of Country Lane (No records found);

THENCE North 89 deg 09 min 16 sec West, departing the West line of said Country Lane, and along the North line of said Robert G. and Susan K. Egan tract and the North line of a tract of land as described in deed to Sheree Renee Reamy, recorded in Volume 4144, Page 0787, D.R.C.C.T., a distance of 913.33 feet to a 1/2-inch iron with yellow plastic cap stamped "DAA" found for corner, said iron rod being situated in the east line of a tract of land as described in deed to Jimmy and Susan K. Montgomery, recorded in County Clerk's File No. 20121204001545850, D.R.C.C.T.;

THENCE North 01 deg 14 min 11 sec East, departing the North line of said Jimmy and Susan K. Montgomery tract and along the East line of said Jimmy Ray and Susan Kay Montgomery tract, a distance of 184.76 feet to a 1/2-inch iron with red plastic cap stamped "W.A.I. 5714" set for corner from which a 1/2-inch iron rod found bears South 89 deg 49 min 06 sec East, a distance of 1.17 feet, said 1/2-inch iron rod set being the Southwest corner of a tract of land as described in deed to Jimmy R. and Susan K. Montgomery, recorded in County Clerk's File No. 20181214001520640, D.R.C.C.T.;

THENCE departing the North line of said Jimmy R. and Susan K. Montgomery tract and along the Southerly line of said State of Texas tract and said non-tangent curve to the left, an arc distance of 102.67 feet to a 1/2-inch iron with red plastic cap stamped "W.A.I. 5714" set for corner and the beginning of a curve to the left having a radius of 1,207.92 feet, a central angle of 05 deg 33 min 37 sec, a chord bearing of South 86 deg 39 min 04 sec East and a chord length of 117.17 feet;

THENCE South 89 deg 25 min 53 sec East, continuing along said Southerly line, a distance of 34.26 feet to a 1/2-inch iron with red plastic cap stamped "W.A.I. 5714" set for corner at the Northwest end of said corner clip;

CONTAINING within these metes and bounds 14.683 acres or 639,593 square feet of land, more or less.

OWNERS DEDICATION

STATE OF TEXAS \$
COUNTY OF COLLIN \$

THAT STONEMONT FINANCIAL GROUP, acting herein by and through its duly authorized officers, does hereby adopt this Plat designating the hereinabove described property as **McKinney Airport Center**, Lot 1, Block A, and does hereby dedicate in fee simple to the public use forever, the streets and alleys shown on the plat, and the easements and rights of way for street purposes. The easements and public use shown as shown, are, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed in any Easements. Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of McKinney's use thereof. The City of McKinney and public utility entities shall have the right to remove and keep removed improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of McKinney and public utility entities shall have the right to remove any purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This Preliminary - Final Plat approved subject to all planning ordinances, rules, regulations, and resolutions of the City of McKinney, Texas.

OWNER:

By: _____
NAME
TITLE

STATE OF TEXAS §
COUNTY OF DALLAS §

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2020.

Notary Public, State of Texas

KNOW ALL MEN BY THESE PRESENTS:

PRELIMINARY ~ This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelman & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230 Phone: (972) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, a Notary Public in and for The State of Texas, on this day personally appeared Leonard J. Lueker, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2020.

Notary Public, State of Texas

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S17°54'27"W	19.96'
L2	N01°14'11"E	46.00'
L3	N01°14'11"E	45.98'
L4	S01°14'11"W	7.00'
L5	N58°45'49"W	23.95'
L6	N01°14'11"E	15.00'
L7	S88°45'49"E	15.00'
L8	S01°14'11"W	15.00'
L9	N01°14'11"E	15.46'
L10	S88°45'49"E	15.00'
L11	S01°14'11"W	15.46'
L12	S01°14'11"W	5.54'
L13	N81°15'49"E	35.86'
L14	S72°00'48"E	41.03'
L15	S58°45'49"E	23.49'
L16	N58°45'49"W	46.02'
L17	N81°15'49"W	58.86'
L18	N58°45'49"W	38.53'
L19	S46°14'11"W	17.65'
L20	N43°45'49"W	15.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L21	N46°14'11"E	16.04'
L22	S46°14'11"W	14.46'
L23	N43°54'49"W	15.00'
L24	N46°14'11"E	12.99'
L25	N31°14'11"E	46.23'
L26	S31°14'11"W	40.72'
L27	N27°22'56"E	3.51'
L28	S72°00'48"E	6.25'
L29	S27°22'56"W	1.56'
L30	S88°45'49"E	44.33'
L31	N88°45'49"W	44.33'
L32	S01°14'11"W	13.50'
L33	N88°45'49"W	15.00'
L34	N01°14'11"E	13.50'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	127°43'30"	30.00'	66.88'	53.86'	S65°05'56"W
C2	52°47'11"	87.00'	80.15'	77.35'	N25°09'25"E
C3	52°47'11"	113.00'	104.11'	100.46'	S25°09'25"E
C4	73°19'49"	30.00'	38.40'	35.83'	N54°34'21"E
C5	111°10'14"	30.00'	58.21'	49.50'	S33°10'37"E
C6	90°00'00"	30.00'	47.12'	42.43'	S43°45'49"E
C7	17°49'18"	56.00'	17.42'	17.35'	N10°08'50"E
C8	127°38'58"	30.01'	66.86'	53.86'	S62°36'02"E
C9	37°43'30"	30.00'	19.75'	19.40'	N69°54'04"W
C10	97°01'44"	30.00'	50.80'	44.95'	S42°43'19"W
C11	90°00'00"	30.00'	47.12'	42.43'	S43°45'49"E
C12	37°39'26"	30.00'	19.72'	19.36'	N72°24'28"E
C13	17°49'18"	30.00'	9.33'	9.29'	N10°08'50"E
C14	17°49'18"	56.00'	17.42'	17.35'	S10°08'50"W
C15	90°00'00"	30.00'	47.12'	42.43'	N46°14'11"E
C16	43°38'01"	30.00'	22.85'	22.36'	S66°56'49"E
C17	6°25'12"	113.00'	12.66'	12.60'	N48°20'24"W
C18	52°47'11"	87.00'	80.15'	77.35'	S25°09'25"E
C19	90°00'00"	30.00'	47.12'	42.43'	S46°14'11"W
C20	90°00'00"	30.00'	47.12'	42.43'	N43°45'49"W
C21	90°00'00"	30.00'	47.12'	42.43'	N43°45'49"W
C22	90°00'00"	30.00'	47.12'	42.43'	N43°45'49"W
C23	1°22'05"	641.88'	15.33'	15.33'	S70°37'21"E

OWNER
STONEMONT FINANCIAL
GROUP
3414 PEACHTREE ROAD, NE
SUITE 250
ATLANTA, GA 30326

SURVEYOR
WINKELMANN & ASSOCIATES
6750 HILLCREST PLAZA DRIVE
SUITE 215
DALLAS, TEXAS 75243
972-490-7090

PRELIMINARY-FINAL PLAT

McKinney Airport Center

LOT 1, BLOCK A

BEING 14.683 ACRES OUT OF THE F.T. DUFFAU SURVEY, ABSTRACT NO.287, AND BEING A PORTION OF THE SAME TRACT OF LAND AS DESCRIBED IN DEED TO CAROL MARTHENS MOODY, RECORDED IN VOLUME 3609, PAGE 220, DEED RECORDS, COLLIN COUNTY, TEXAS (D.R.C.C.T.), AND ALL OF THE SAME TRACT OF LAND AS DESCRIBED IN DEED TO CAROL ANNE MARTHENS, RECORDED IN COUNTY CLERK'S FILE NO. 200609811001150050, D.R.C.C.T.

SHEET
3
OF
3

CONDITIONS OF APPROVAL SUMMARY (PLAT2020-0055)

PLANNING DEPARTMENT: CONDITIONS OF APPROVAL SUMMARY	
PRELIMINARY-FINAL PLAT (Sec. 142-74)	
Not Met	Item Description
X	Sec. 142-74 (b) (3) Existing Features within 200' of the Subject Property: <ul style="list-style-type: none"> Property Lines Streets and Alleys Easements (including drainage, water, and sewer) Lot, Block, and Addition Name Filing Information
X	Sec. 142-74 (b) (4) New Features inside the Subject Property showing: <ul style="list-style-type: none"> Defined Boundary Line of the Subject Property being Subdivided with Accurate Bearings and Distances Streets and Alleys with Names and Dimensions Easements with Names and Dimensions Lots designating Lot Numbers and Blocks and Dimensions Common Areas (should be defined as "CA-XX" where "XX" is the block and number) Proposed Street Names Mutual Access and Fire Lane Easements for Any Lot(s) that do not have Direct Access to a Public Street
X	Sec. 142-74 (b) (6) Title Block with: <ul style="list-style-type: none"> "Preliminary-Final Plat" Proposed Addition Name, then Lot(s) and Block(s) <u>OR</u> Number of Lots and Common Areas (Residential Development only) Acreage Survey Name and Abstract City of McKinney, Collin County, Texas Total Number of Lots and Designation and Amounts of Proposed Uses
X	Sec. 142-74 (b) (7) Approval Certificate with a Signature Block for the Presiding Officer and the Attesting Party

PARKS DEVELOPMENT OFFICE
DRC COMMENT SHEET

Planning Case:	PLAT2020-0055
Project Name:	McKinney Airport Center
Section 142-157 and 158	Parkland Dedication – n/a
Section 142-105 (10)	Median Landscape Fees – required along FM546 at \$25.50 per linear foot of frontage; due at time of plat filing 254.15' x \$25.50 = \$6,481
Section 142-105 (4)	Hike and Bike Trail – n/a

Reviewed By:	Jenny Baker
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20-0359

TITLE: Conduct a Public Hearing on Substantial Amendments to the FY 2019-2020 CDBG Action Plan and Citizen Participation Plan

COUNCIL GOAL: Enhance Quality of Life in McKinney
(5A: Develop Sustainable Quality of Life Improvements within the City of McKinney)

MEETING DATE: May 5, 2020

DEPARTMENT: Housing & Community Development

CONTACT: Shirletta Best, Community Services Administrator

RECOMMENDED CITY COUNCIL ACTION:

- Conduct a public hearing to amend the Community Development Block Grant (CDBG) Citizen Participation Plan and Fiscal Year 2019-20 Action Plan, under the FY 2015-2019 Consolidated Plan.

ITEM SUMMARY:

- On March 27, 2020 the United States Congress passed The Coronavirus Aid, Relief, and Economic Security Act (H.R. 748). The bill provided \$5 billion for CDBG grantees to rapidly respond to COVID-19 and the economic and housing impacts caused by this circumstance.
- The City of McKinney will receive an allocation of \$500,444 in Community Development Block Grant - Coronavirus (CDBG-CV) funding. A Substantial Amendment to the FY 2019-2020 Annual Action Plan is required. As a thirty (30) day public comment period is required per program regulation; the U.S. Department of Housing and Urban Development (HUD) waived this requirement, provided that no less than five days are provided for public comments on each substantial amendment. HUD also provided additional waivers for updates under the Citizen Participation Plan, as needed.
- CDBG-CV funds allocated under the CARES Act may be used for eligible activities that prevent and respond the spread of infectious diseases,

specifically coronavirus disease 2019 (COVID-19). Proposed activities must be CDBG-eligible, benefit McKinney residents and meet one of three National Objectives required by CDBG regulations:

- Benefit low-and-moderate income persons.
- Aid in the prevention or elimination of slums or blight, and
- Meet an urgent need.

BACKGROUND INFORMATION:

- On April 28, 2020, staff presented to City Council information on the CDBG-CV allocation and proposed uses of funding. The city will publish a legal notice on May 3, 2020, under a 5-day to provide substantial amendment notice for public comment on required administrative updates to prepare for receipt and use of funds. City Council will conduct a public hearing on May 5, 2020 to hear final comments. Public comments will be included in the amendment submittal to HUD for review and approval. Council will conduct a 2nd public hearing for the actual use of funds at a future date.
- **Expedited Procedures Summary**
Substantial Amendments to the City of McKinney Citizen Participation Plan, under the FY 2015-2019 Consolidated Plan and the FY 2019 Annual Action Plan, in response to how the funds will be used to prevent, prepare for, and respond to coronavirus within program years of FY 2019 and FY 2020.
 - *Amendment #1 of the Citizen Participation Plan.* The City of McKinney will provide opportunity for public comment of any substantial amendment or submission of annual action plan, consolidated plans or year-end reporting of no less than five (5) days in response to the U.S. Department of Housing and Urban Development (HUD) and the public of how CDBG-CV or CDBG funds will be used to prevent, prepare for, and respond to coronavirus within program years of FY 2019 and FY 2020.
 - *Amendment #2, Citizen Participation Plan.* The City of McKinney will incorporate the waiver provision granted by the HUD that in-person hearings are not required, and allowance to conduct virtual public hearings with regard to HUD funding for public hearing requirements if: 1) national or local health authorities recommend social distancing and limiting public gatherings for public health reasons; and 2) virtual hearings provide reasonable notification and access for citizens in accordance with the grantee's certifications, timely responses from local officials to all citizen questions and issues, and public access to all questions and responses.
 - *Amendment #1, FY 2019-2020 Annual Action Plan.* The City of McKinney will amend the FY 2019-2020 Annual Action Plan, approved by City Council in August 2019 to include two new activities: the acceptance of CDBG-CV funding in the amount of \$500,444 to be used no later than the

- end of the program year on September 30, 2020.
- *Amendment #2, FY 2019-2020 Annual Action Plan.* To re-allocate \$200,000 from the Housing Rehabilitation Program for new use to provide food distribution funding support to the North Texas Food Bank for McKinney residents.

FINANCIAL SUMMARY:

- The city will receive an CDBG-CV allocation of \$500,444 from the U.S. Department of Housing and Urban Development (HUD). The city will also re-allocate \$200,000 from its CDBG FY19 funding for use under the CDBG-CV program. Funding will be under the 17-1704 grant division.

SUPPORTING MATERIALS:

[CARES ACT LETTER mckinney 4.10.2020](#)
[Resolution](#)



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-7000

ASSISTANT SECRETARY FOR
COMMUNITY PLANNING AND DEVELOPMENT

April 2, 2020

The Honorable George Fuller
Mayor of McKinney
222 N Tennessee S
McKinney, TX 75069

Dear Mayor Fuller:

I am pleased to inform you of a special allocation to your jurisdiction of Community Development Block Grant funds to be used to prevent, prepare for, and respond to the coronavirus (COVID-19). This allocation was authorized by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Public Law 116-136, which was signed by President Trump on March 27, 2020, to respond to the growing effects of this historic public health crisis.

The CARES Act made available \$5 billion in Community Development Block Grant Coronavirus (CDBG-CV) funds. Of this amount, the Department is immediately allocating \$2 billion based on the fiscal year 2020 CDBG formula. The remaining \$3 billion shall be allocated based on needs using best available data, in the following tranches: \$1 billion shall be allocated to States and insular areas within 45 days of enactment of the CARES Act, and \$2 billion shall be distributed to states and local governments at the discretion of the Secretary. Up to \$10 million will be set aside for technical assistance. Given the immediate needs faced by our communities, the Department has announced the first allocation of funds. Your jurisdiction's allocation is \$500,444.

The CARES Act adds additional flexibility for both the CDBG-CV grant and, in some cases, for the annual FY2020 CDBG grants in these unprecedented times. The public comment period is reduced to not less than 5 days, grantees may use virtual public hearings when necessary for public health reasons, the public services cap is suspended during the emergency, and States and local governments may reimburse costs of eligible activities incurred for pandemic response regardless of the date.

In addition, the CARES Act authorizes the Secretary to grant waivers and alternative requirements of statutes and regulations the Secretary administers in connection with the use of CDBG-CV funds and fiscal year 2019 and 2020 CDBG funds (except for requirements related to fair housing, nondiscrimination, labor standards, and the environment). Waivers and alternative requirements can be granted when necessary to expedite and facilitate the use of funds to prevent, prepare for, and respond to coronavirus.

The Department is developing a notice that will further describes the CARES Act's provisions, a Quick Guide to the CARES Act flexibilities and other provisions, and other resources to enable swift implementation of CDBG-CV grants. As these become available, they will be

posted on HUD's website and distributed to grantees. The Department will also support grantees with technical assistance.

As you develop your plan for the use of these grant funds, we encourage you to consider approaches that prioritize the unique needs of low- and moderate-income persons and the development of partnerships between all levels of government and the private for-profit and non-profit sectors. You should coordinate with state and local health authorities before undertaking any activity to support state or local pandemic response. CDBG-CV grants will be subject to oversight, reporting, and requirements that each grantee have adequate procedures to prevent the duplication of benefits. HUD will provide guidance and technical assistance on DOB and regarding prevention of fraud, waste, and abuse and documenting the impact of this program for beneficiaries.

The Office of Community Planning and Development (CPD) is looking forward to working with you to successfully meet the urgent and complex challenges faced by our communities. If you or any member of your staff has questions, please contact your local CPD Field Office Director or CPDQuestionsAnswered@hud.gov.

Sincerely,

A handwritten signature in dark ink, appearing to read 'John Gibbs', is positioned above the typed name.

John Gibbs
Acting Assistant Secretary
for Community Planning and Development
U.S. Department of Housing and Urban Development

RESOLUTION NO. 2020-05-____ (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, APPROVING SUBSTANTIAL AMENDMENTS OF THE COMMUNITY DEVELOPMENT BLOCK GRANT 2019-2020 ACTION PLAN, AND CITIZEN PARTICATION PLAN AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City proposes amendments to the 2019-20 CDBG Annual Action Plan, and the Citizen Participation Plan, under the 2015-2019 Consolidated Plan, to prevent, prepare for, and respond to coronavirus; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) will review and give acceptance of all substantial amendments within consideration; and

WHEREAS, the city held a five-day public comment period and prepared amendments for public review and response; and

WHEREAS, Amendment #1 and #2 to the Citizen Participation Plan, includes use of virtual meetings and the incorporation of a five-day public comment period into citizen participation plan per CARES Act Flexibilities for CDBG Funds Used to Support Coronavirus Response and plan amendment waiver; and

WHEREAS, Amendment #1 to the Action Plan, provides preparation of the CDBG-CV allocation use of \$500,444 for eligible activities. Amendment #2 to the Action Plan, to reallocate \$200,000 from the housing rehabilitation program (CDBG) for use under the CDBG-CV program; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, THAT:

Section 1. The Resolution is hereby adopts the substantial amendments as listed above.

Section 2. This Resolution shall take effect immediately from and after the date of passage and is so resolved.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THE 5th DAY OF MAY 2020.

CITY OF MCKINNEY, TEXAS

GEORGE C. FULLER
Mayor

ATTEST:

EMPRESS DRANE, City Secretary

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney



20-0360

TITLE: Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Axis Contracting, Inc. for the Town Center Infrastructure Improvements Project (CO4238)

COUNCIL GOAL: Operational Excellence
(2B: Balance available resources to accommodate the growth and maintenance needs of the city)

Enhance the Quality of Life in McKinney
(5E: Develop sustainable quality of life improvements within the City of McKinney)

MEETING DATE: May 5, 2020

DEPARTMENT: Development Services / Engineering

CONTACT: Nick Ataie, PE, Engineering CIP Manager
Blake Sills, PE, CIP Engineer II

RECOMMENDED CITY COUNCIL ACTION:

- Approval of Resolution

ITEM SUMMARY:

- This Resolution authorizes the City Manager to execute a contract and all necessary change orders with Axis Contracting, Inc. for the Town Center Infrastructure Improvements (Louisiana Street) Project, for a total aggregate contract amount, inclusive of any supplemental agreements, not to exceed \$5,650,000.

BACKGROUND INFORMATION:

- Civil Consulting Group, PLLC prepared the construction plans for the Town Center Infrastructure Improvements Project (CO4238) which is generally located along Louisiana Street between Church Street and Kentucky Street (Phase 1) and between Tennessee Street and McDonald Street (Phase 2).
- The overall project consists of reconstruction of approximately 1,300 linear feet

of the Louisiana Street corridor (building face to building face) including replacement of approximately 4,100 linear feet of various underground utilities (storm, water, and wastewater).

- The project also includes upgrades to lighting, including overhead smart festoon lights, wider sidewalks, hardscape and landscape improvements, and a designated valet section.
- On Thursday, April 16, 2020, the Purchasing Department opened the Request for Competitive Sealed Proposals (RFCSP) for the project. Two (2) Competitive Sealed Proposals were received for Proposal No. 20-31CSP.
- The following is a summary of the bids:

Bid No.	Bidder	Bid Amount
1	Axis Contracting, Inc.	\$4,905,360.95
2	Urban Infraconstruction	\$5,549,958.20

- The RFCSP evaluation process was selected to offer the City the opportunity to evaluate the potential contractors.
- An evaluation team comprised of two engineering staff and one member from Civil Consulting Group, PLLC reviewed and ranked the proposals based on the following criteria for possible maximum score of 100 points:
 - 20 Points: Proposer's Narrative Approach to Traffic Control and Pedestrian Accessibility
 - 20 Points: Contractor Qualifications
 - 40 Points: Proposal Price
 - 20 Points: Contractor Schedule of Calendar Days for Substantial Completion
- The following is a summary of evaluation scores:

Evaluation Category	Axis Contracting, Inc.	Urban Infraconstruction
Approach (20 Pts)	15	1.67
Qualifications (20 Pts)	19	7.67
Price (40 Pts)	40	35.35
Schedule (20 Pts)	20	20
Total Score	94	64.69

- Axis Contracting, Inc. scored the highest total score in the categories above (94/100). Their Bid Proposal Price of \$4,905,360.95 was also the lowest proposal.
- Axis Contracting, Inc. submitted references and qualifications that were evaluated in accordance with the bid specifications as noted in the attached Letter of Recommendation from Civil Consulting Group, PLLC dated April 22,

2020.

- The evaluation team recommends awarding Axis Contracting, Inc. the construction contract for the Town Center Infrastructure Improvements (Louisiana Street) Project.
- The project is split into two separate construction phases. The first phase of construction includes Louisiana Street (West) from Church Street to Kentucky Street. The second phase includes Louisiana Street (East) from Tennessee Street to McDonald Street.
- If awarded, construction notice to proceed for the first phase (Church Street to Kentucky Street) will be issued on May 18, 2020. The contract documents require that the first phase of the project be substantially completed within 122 calendar days. To further incentivize early completion, a bonus for early completion (\$3,000 per day up to maximum \$30,000) is included in the contract documents, for substantially completing the first phase of construction up to 10 days before September 17, 2020.
- If awarded, construction notice to proceed for the second phase (Tennessee Street to McDonald Street) will be issued on January 4, 2021. The contract documents require that the second phase of the project be substantially completed within 172 calendar days. An incentive for early completion (\$3,000 per day up to maximum \$30,000) is included in the contract documents, for substantially completing the second phase of construction up to 10 days before June 25, 2021.
- Due to the current situation surrounding COVID-19 and its impact on local businesses, a survey was distributed via email to downtown stakeholders on April 22 soliciting feedback regarding schedule of the proposed improvements.
- Four options were presented regarding the schedule of the proposed improvements.
 - Option 1 - Proceed with the current schedule. West Louisiana would be under construction from May 2020 to September 2020. East Louisiana would be under construction from January 2021 to July 2021.
 - Option 2 - Delay the project until January 2021 and consolidate the project schedule such that all of the improvements (West and East Louisiana) would be completed by Oktoberfest 2021.
 - Option 3 - Delay the project by one year and keep the existing phasing. West Louisiana would be under construction from May 2021 to September 2021. East Louisiana would be under construction from January 2022 to July 2022.
 - Option 4 - Delay the project by one year and switch phasing. East Louisiana would be under construction from March 2021 to September 2021. West Louisiana would be under construction from January 2022 to May 2022.

- 45 responses were received to the survey. Below is a summary of the responses.
 - Option 1 - 16 votes (35.56%)
 - Option 2 - 5 votes (11.11%)
 - Option 3 - 14 votes (31.11%)
 - Option 4 - 10 votes (22.22%)
 - Overall, 64% of the respondents preferred delaying the project.
- Two resolutions have been included with the agenda item to provide city council the opportunity advance or delay construction of these improvements:
 - OPTION 1 (Advance Project): Approval of the resolution to execute a contract with Axis Contracting, Inc. would include the current planned phasing mentioned above. Construction of Phase 1 would begin this month between Church Street and Kentucky Street.
 - OPTION 2 (Delay Project): Approval of the resolution to reject all bids received would require the Engineering Department to re-bid the project at a later date. Alternate phasing options as provided in an attached presentation could be considered in the event that all bids are rejected and the project is rebid in the future.

FINANCIAL SUMMARY:

- This Resolution authorizes a contract and all necessary change orders with Axis Contracting, Inc. for an amount not to exceed \$5,650,000.
 - \$500,000 (8.8%) allocated towards utility funding (Fund 20)
 - \$5,150,000 (91.2%) allocated towards street funding (Fund 21)
- With the approval of this item for the Town Center Infrastructure Improvements Project, \$180,000 will remain in Project CO4238.
 - \$0 will remain in utility funding (Fund 20)
 - \$180,000 will remain in street funding (Fund 21)

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

[Resolution \(Construction Contract\)](#)
[Resolution \(Reject Bids\)](#)
[Recommendation Letter](#)
[Location Map](#)
[Presentation](#)

RESOLUTION NO. 2020-05-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT IN THE AMOUNT OF \$4,905,360.95 WITH AXIS CONTRACTING, INC., FOR THE CONSTRUCTION OF THE TOWN CENTER INFRASTRUCTURE IMPROVEMENTS (LOUISIANA STREET) PROJECT CO4238, AND AUTHORIZING ALL NECESSARY CHANGE ORDERS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY CHANGE ORDERS, NOT TO EXCEED \$5,650,000

WHEREAS, the City Council of the City of McKinney, Texas, desires to construct the Town Center Infrastructure Improvements (Louisiana Street) Project (CO4238); and

WHEREAS, the City has prepared a contract with Axis Contracting, Inc. to construct the Town Center Infrastructure Improvements (Louisiana Street) Project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, THAT:

Section 1. The City Manager is hereby authorized to execute a contract in the amount of \$4,905,360.95 with Axis Contracting, Inc. for the construction of the Town Center Infrastructure Improvements (Louisiana Street) Project and authorizing all necessary change orders under said contract up to the aggregate contract amount, inclusive of any change orders, not to exceed \$5,650,000.

Section 2. This Resolution shall take effect immediately from and after the date of passage and is so resolved.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THE 5th DAY OF MAY, 2020.

CITY OF MCKINNEY, TEXAS:

GEORGE C. FULLER
Mayor

ATTEST:

EMPRESS DRANE
City Secretary

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney

RESOLUTION NO. 2020-05-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO REJECT ALL PROPOSALS RECEIVED AND RELATED TO PROPOSAL NUMBER 20-31CSP FOR THE CONSTRUCTION OF THE TOWN CENTER INFRASTRUCTURE IMPROVEMENTS (LOUISIANA STREET) PROJECT CO4238

WHEREAS, the City Council of the City of McKinney, Texas, desires to construct the Town Center Infrastructure Improvements (Louisiana Street) Project (CO4238); and

WHEREAS, proposals were received on April 16, 2020 for Proposal Number 20-31CSP for the construction of the Town Center Infrastructure Improvements (Louisiana Street) Project (CO4238); and

WHEREAS, due to the current economic climate surrounding COVID-19, the City Council has determined that it is in the best interest of the City to delay construction of the project; and

WHEREAS, the City Council has determined that it is in the best interest to the City to reject all proposals.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, THAT:

Section 1. The City Manager is hereby authorized to reject all proposals received and related to Proposal Number 20-31CSP for the construction of the Town Center Infrastructure Improvements (Louisiana Street) Project (CO4238).

Section 2. This Resolution shall take effect immediately from and after the date of passage and is so resolved.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THE 5th DAY OF MAY, 2020.

CITY OF MCKINNEY, TEXAS:

GEORGE C. FULLER
Mayor

ATTEST:

EMPRESS DRANE
City Secretary

APPROVED AS TO FORM:

MARK S. HOUSER
City Attorney



1575 Heritage Drive, Suite 308
McKinney, Texas 75069

TEL 972.569.9193
FAX 972.569.9197
www.civilgroup.net

April 22, 2020

Blake Sills, P.E.
City of McKinney
221 N. Tennessee Street
McKinney, Texas 75069

**Re: Town Center Infrastructure Improvements
Bid No. 20-31CSP
Proposal Summary – Award Letter**

Dear Blake:

The City of McKinney received two (2) competitive sealed proposals for the Town Center Infrastructure Improvements Project (Bid No. 20-31CSP, Project No. C04238). Proposals were publicly opened by Procurement Services Staff on April 16, 2020.

Proposal Summary

Contractor Name	Acknowledge Addendums #1 & #2	Bid Bond Present	Total Bid Amount
AXIS Contracting, Inc.	Yes	5% GAB	\$4,905,360.95
Urban Infraconstruction, LLC.	Yes	5% GAB	\$5,549,958.20

We reviewed the proposals and all amounts for AXIS Contracting, Inc. were mathematically correct. Amounts provided by Urban Infraconstruction, LLC were mathematically different between the written bid totals and the actual amounts. Contractors submitted proposals in accordance with the proposal requirements. Each proposal was scored according to the criteria described in the advertisement. The selection team ranked the AXIS Contracting, Inc. proposal the best qualified.

We verified references for Axis Contracting, Inc. from the City of Kaufman and City of Forney. Both cities had similar downtown improvement projects. Both references provided positive responses regarding Axis Contracting. They would rehire AXIS Contracting, Inc. again if given the opportunity.

We recommend award of the Town Center Infrastructure Improvements (Bid No. 20-31CSP) to AXIS Contracting, Inc.

Sincerely,

Civil Consulting Group, PLLC

A handwritten signature in blue ink that reads 'Trevor L. Castilla'.

Trevor L. Castilla, P.E.
Project Manager

PROJECT:
PROJECT NO:
BID NO.:
BID DATE:

Town Center Infrastructure Improvements
CO4238
20-31CSP
4/16/2020

ITEM # & DESC.							ACTUAL BIDS									
ITEM NO.	SPEC NO.	DESCRIPTION	UNIT	SCHEDULE A	SCHEDULE B	TOTAL	AXIS Contracting, Inc					Urban Infraconstruction				
				QUANTITY	QUANTITY	QUANTITY	SCHEDULE A UNIT PRICE	SCHEDULE A AMOUNT BID	SCHEDULE B UNIT PRICE	SCHEDULE B AMOUNT BID	TOTAL AMOUNT BID	SCHEDULE A UNIT PRICE	SCHEDULE A AMOUNT BID	SCHEDULE B UNIT PRICE	SCHEDULE B AMOUNT BID	TOTAL AMOUNT BID
		TRAFFIC CONTROL														
100	T 500	MOBILIZATION	LS	1	1	2	\$134,313.00	\$134,313.00	\$227,719.00	\$227,719.00	\$362,032.00	\$125,000.00	\$125,000.00	\$125,000.00	\$125,000.00	\$250,000.00
101	N 801.1	BARRIERS AND WARNING AND/OR DETOUR SIGNS	MO	5	7	12	\$6,058.00	\$30,290.00	\$5,863.00	\$41,041.00	\$71,331.00	\$14,000.00	\$70,000.00	\$14,000.00	\$98,000.00	\$168,000.00
102	T 662	WK ZN PAV MRK REMOV (W)4"(BRK)	LF	0	30	30		\$0.00	\$2.00	\$60.00	\$60.00		\$0.00	\$2.50	\$75.00	\$75.00
103	T 662	WK ZN PAV MRK REMOV (Y)4"(DOT)	LF	0	48	48		\$0.00	\$4.00	\$192.00	\$192.00		\$0.00	\$2.50	\$120.00	\$120.00
104	T 662	WK ZN PAV MRK REMOV (W)8"(SLD)	LF	0	290	290		\$0.00	\$3.00	\$870.00	\$870.00		\$0.00	\$5.00	\$1,450.00	\$1,450.00
105	T 662	WK ZN PAV MRK REMOV (W)24"(SLD)	LF	11	80	91	\$11.00	\$121.00	\$11.00	\$880.00	\$1,001.00	\$78.00	\$858.00	\$24.50	\$1,960.00	\$2,818.00
106	T 662	WK ZN PAV MRK REMOV (W)(ARROW)	EA	0	5	5		\$0.00	\$165.00	\$825.00	\$825.00		\$0.00	\$450.00	\$2,250.00	\$2,250.00
107	T 662	WK ZN PAV MRK REMOV (W)(TPL ARROW)	EA	0	2	2		\$0.00	\$247.00	\$494.00	\$494.00		\$0.00	\$734.00	\$1,468.00	\$1,468.00
108	T 403	TEMPORARY SPL SHORING	SF	0	245	245		\$0.00	\$30.00	\$7,350.00	\$7,350.00		\$0.00	\$124.00	\$30,380.00	\$30,380.00
109	N 508	REINFORCED CONCRETE PIPE 18" CLASS III (TEMP)	LF	11	4	15	\$61.00	\$671.00	\$61.00	\$244.00	\$915.00	\$106.20	\$1,168.20	\$231.14	\$924.56	\$2,092.76
110	N 508	REINFORCED CONCRETE PIPE 24" CLASS III (TEMP)	LF	0	4	4		\$0.00	\$47.00	\$188.00	\$188.00		\$0.00	\$249.88	\$999.52	\$999.52
REMOVAL																
200	N 203	SITE PREP	LS	1	1	2	\$4,114.00	\$4,114.00	\$4,114.00	\$4,114.00	\$8,228.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$15,000.00
201	T 104	REMOVING CONC (PAV)	SY	2601	3647	6248	\$22.00	\$57,222.00	\$22.00	\$80,234.00	\$137,456.00	\$22.00	\$57,222.00	\$22.00	\$80,234.00	\$137,456.00
202	T 104	REMOVING BRICK PAVERS	SY	255	563	818	\$20.00	\$5,100.00	\$20.00	\$11,260.00	\$16,360.00	\$45.00	\$11,475.00	\$45.00	\$25,335.00	\$36,810.00
203	T 104	REMOVING CONC (SIDEWALKS)	SY	586	1224	1810	\$13.00	\$7,618.00	\$13.00	\$15,912.00	\$23,530.00	\$38.50	\$22,561.00	\$38.50	\$47,124.00	\$69,685.00
204	T 104	REMOVING CONC (CURB AND GUTTER)	LF	12	26	38	\$11.00	\$132.00	\$11.00	\$286.00	\$418.00	\$115.00	\$1,380.00	\$115.00	\$2,990.00	\$4,370.00
205	T 104	REMOVE STR (BOLLARD)	EA	17	8	25	\$55.00	\$935.00	\$55.00	\$440.00	\$1,375.00	\$350.00	\$5,950.00	\$350.00	\$2,800.00	\$8,750.00
206	T 496	REMOVE ASPHALT	SY	111	207	318	\$9.00	\$999.00	\$9.00	\$1,863.00	\$2,862.00	\$62.00	\$6,882.00	\$62.00	\$12,834.00	\$19,716.00
207	T 496	REMOVE EXIST FIRE HYDRANT	EA	1	2	3	\$947.00	\$947.00	\$947.00	\$1,894.00	\$2,841.00	\$2,074.00	\$2,074.00	\$1,037.00	\$2,074.00	\$4,148.00
208	T 496	REMOVE ROOF DRAIN INLET & PIPE	EA	3	17	20	\$474.00	\$1,422.00	\$947.00	\$16,099.00	\$17,521.00	\$1,037.00	\$3,111.00	\$1,037.00	\$17,629.00	\$20,740.00
209	T 496	REMOV STR (INLET)	EA	3	4	7	\$395.00	\$1,185.00	\$947.00	\$3,788.00	\$4,973.00	\$1,037.00	\$3,111.00	\$1,037.00	\$4,148.00	\$7,259.00
210	T 496	REMOV STR (MANHOLE)	EA	0	2	2		\$0.00	\$947.00	\$1,894.00	\$1,894.00		\$0.00	\$1,037.00	\$2,074.00	\$2,074.00
211	T 496	REMOV STR (PIPE)	LF	186	386	572	\$24.00	\$4,464.00	\$24.00	\$9,264.00	\$13,728.00	\$875.00	\$162,750.00	\$33.73	\$13,019.78	\$175,769.78
212	T 496	REMOVE GRATE INLET	LF	6	0	6	\$395.00	\$2,370.00	\$120.00	\$0.00	\$2,370.00	\$1,037.00	\$6,222.00		\$0.00	\$6,222.00
213	T 496	REMOV STR (WALL)	LF	29	0	29	\$47.00	\$1,363.00		\$0.00	\$1,363.00	\$89.00	\$2,581.00		\$0.00	\$2,581.00
214	T 644	REMOVE SM RD SN SUP&AM	EA	21	27	48	\$120.00	\$2,520.00	\$120.00	\$3,240.00	\$5,760.00	\$125.00	\$2,625.00	\$125.00	\$3,375.00	\$6,000.00
ROADWAY																
300	N 203.4	UNCLASSIFIED STREET EXCAVATION	CY	898	349	1247	\$73.00	\$65,554.00	\$73.00	\$25,477.00	\$91,031.00	\$35.00	\$31,430.00	\$35.00	\$12,215.00	\$43,645.00
301	T 132	BORROW MATERIAL FOR EMBANKMENT	CY	245	616	861	\$82.00	\$20,090.00	\$82.00	\$50,512.00	\$70,602.00	\$65.00	\$15,925.00	\$60.00	\$36,960.00	\$52,885.00
302	T 429	CONCRETE OVERLAY	SY	0	10	10		\$0.00	\$120.00	\$1,200.00	\$1,200.00		\$0.00	\$175.00	\$1,750.00	\$1,750.00
303	T 247	FL BS (CMP IN PLC)(TY A OR B GR 4)(6")	SY	2246	3127	5373	\$20.00	\$44,920.00	\$20.00	\$62,540.00	\$107,460.00	\$31.00	\$69,626.00	\$31.00	\$96,937.00	\$166,563.00
304	T 340	D-GR HMA(SQ) TY-D PG64-22	TON	6.3554	9.7842	16.1396	\$420.00	\$2,669.27	\$420.00	\$4,109.36	\$6,778.63	\$325.00	\$2,065.51	\$325.00	\$3,179.87	\$5,245.37
305	N 303.3	REINFORCED CONCRETE PAVEMENT 8"	SY	1596	2512	4108	\$90.00	\$143,640.00	\$90.00	\$226,080.00	\$369,720.00	\$75.00	\$119,700.00	\$75.00	\$188,400.00	\$308,100.00
306	N 303.3	REINFORCED CONCRETE PAVEMENT 6"	SY	166	0	166	\$85.00	\$14,110.00		\$0.00	\$14,110.00	\$50.00	\$8,300.00		\$0.00	\$8,300.00
307	T 360	REINFORCED CONCRETE PAVEMENT (HES) 8"	SY	283	325	608	\$95.00	\$26,885.00	\$95.00	\$30,875.00	\$57,760.00	\$90.00	\$25,470.00	\$90.00	\$29,250.00	\$54,720.00
308	N 305.1	INTEGRAL CURB 6"	LF	767	1291	2058	\$5.00	\$3,835.00	\$5.00	\$6,455.00	\$10,290.00	\$2.00	\$1,534.00	\$2.00	\$2,582.00	\$4,116.00
309	N 305.1	MOUNTABLE CURB 6"	LF	109	58	167	\$30.00	\$3,270.00	\$30.00	\$1,740.00	\$5,010.00	\$2.75	\$299.75	\$2.75	\$159.50	\$459.25
310	N 305.2	CONCRETE SIDEWALK 5"	SY	965	1705	2670	\$90.00	\$86,850.00	\$90.00	\$153,450.00	\$240,300.00	\$55.00	\$53,075.00	\$55.00	\$93,775.00	\$146,850.00
311	N 802.2	CONCRETE SIDEWALK WALL	SF	40	0	40	\$120.00	\$4,800.00		\$0.00	\$4,800.00	\$130.00	\$5,200.00		\$0.00	\$5,200.00
312	N 802.2	CONCRETE PEDESTRIAN WALL	CY	3	42	45	\$2,400.00	\$7,200.00	\$2,400.00	\$100,800.00	\$108,000.00	\$145.00	\$435.00	\$145.00	\$6,090.00	\$6,525.00
313	N 305.2	TYPE 1 BARRIER FREE RAMP	EA	19	20	39	\$2,400.00	\$45,600.00	\$2,400.00	\$48,000.00	\$93,600.00	\$2,000.00	\$38,000.00	\$2,000.00	\$40,000.00	\$78,000.00
314	N 305.4	REINFORCED CONCRETE HEADERS	LF	63	96	159	\$38.00	\$2,394.00	\$38.00	\$3,648.00	\$6,042.00	\$10.00	\$630.00	\$10.00	\$960.00	\$1,590.00
315	N 802.1	CONCRETE STEPS	SF	7	147	154	\$60.00	\$420.00	\$60.00	\$8,820.00	\$9,240.00	\$450.00	\$3,150.00	\$450.00	\$66,150.00	\$69,300.00
316	N 806	HANDRAIL	LF	5	339	344	\$159.00	\$795.00	\$159.00	\$53,901.00	\$54,696.00	\$225.00	\$1,125.00	\$225.00	\$76,275.00	\$77,400.00
317	N 801.1	BOLLARD	EA	4	0	4		\$0.00		\$0.00	\$0.00		\$0.00		\$0.00	\$0.00
318	N 801.1	BOLLARD SLEEVE	EA	4	8	12		\$0.00		\$0.00	\$0.00		\$0.00		\$0.00	\$0.00

PROJECT:
PROJECT NO:
BID NO.:
BID DATE:

Town Center Infrastructure Improvements
CO4238
20-31CSP
4/16/2020

ITEM # & DESC.							ACTUAL BIDS									
ITEM NO.	SPEC NO.	DESCRIPTION	UNIT	SCHEDULE A	SCHEDULE B	TOTAL	AXIS Contracting, Inc					Urban Infraconstruction				
				QUANTITY	QUANTITY	QUANTITY	SCHEDULE A UNIT PRICE	SCHEDULE A AMOUNT BID	SCHEDULE B UNIT PRICE	SCHEDULE B AMOUNT BID	TOTAL AMOUNT BID	SCHEDULE A UNIT PRICE	SCHEDULE A AMOUNT BID	SCHEDULE B UNIT PRICE	SCHEDULE B AMOUNT BID	TOTAL AMOUNT BID
DRAINAGE																
400	N 508	REINFORCED CONCRETE PIPE 18" CLASS III	LF	75	173	248	\$141.00	\$10,575.00	\$141.00	\$24,393.00	\$34,968.00	\$164.92	\$12,369.00	\$160.00	\$27,680.00	\$40,049.00
401	N 508	REINFORCED CONCRETE PIPE 24" CLASS III	LF	400	327	727	\$175.00	\$70,000.00	\$162.00	\$52,974.00	\$122,974.00	\$184.91	\$73,964.00	\$180.00	\$58,860.00	\$132,824.00
402	N 508	REINFORCED CONCRETE PIPE 33" CLASS III	LF	0	339	339		\$0.00	\$232.00	\$78,648.00	\$78,648.00		\$0.00	\$250.00	\$84,750.00	\$84,750.00
403	N 501.6	6" PVC (SDR 35)	LF	178	135	313	\$100.00	\$17,800.00	\$100.00	\$13,500.00	\$31,300.00	\$121.19	\$21,571.82	\$122.00	\$16,470.00	\$38,041.82
404	N 501.6	8" PVC (SDR 35)	LF	252	631	883	\$116.00	\$29,232.00	\$116.00	\$73,196.00	\$102,428.00	\$123.69	\$31,169.88	\$124.00	\$78,244.00	\$109,413.88
405	N 501.6	12" PVC (SDR 35)	LF	60	0	60	\$124.00	\$7,440.00		\$0.00	\$7,440.00	\$118.69	\$7,121.40		\$0.00	\$7,121.40
406	N 501.6	4'X4' MH	EA	2	3	5	\$8,389.00	\$16,778.00	\$7,442.00	\$22,326.00	\$39,104.00	\$5,809.70	\$11,619.40	\$5,800.00	\$17,400.00	\$29,019.40
407	N 501.6	18" CATCH BASIN	EA	15	31	46	\$1,573.00	\$23,595.00	\$1,573.00	\$48,763.00	\$72,358.00	\$1,461.80	\$21,927.00	\$1,500.00	\$46,500.00	\$68,427.00
408	T 465	INLET (COMPL)(PCU)(3FT)(NONE)	EA	1	1	2	\$5,683.00	\$5,683.00	\$5,683.00	\$5,683.00	\$11,366.00	\$4,964.40	\$4,964.40	\$4,775.00	\$4,775.00	\$9,739.40
409	T 465	INLET (COMPL)(PCU)(3FT)(LEFT)	EA	1	1	2	\$5,683.00	\$5,683.00	\$5,683.00	\$5,683.00	\$11,366.00	\$4,785.20	\$4,785.20	\$5,250.00	\$5,250.00	\$10,035.20
410	T 465	INLET (COMPL)(PCU)(3FT)(RIGHT)	EA	3	3	6	\$5,683.00	\$17,049.00	\$5,683.00	\$17,049.00	\$34,098.00	\$5,259.97	\$15,779.91	\$5,250.00	\$15,750.00	\$31,529.91
411	N 501.6	MCKINNEY INLET 5'	EA	1	2	3	\$4,736.00	\$4,736.00	\$4,736.00	\$9,472.00	\$14,208.00	\$4,372.89	\$4,372.89	\$4,100.00	\$8,200.00	\$12,572.89
412	N 501.6	MCKINNEY INLET 10'	EA	0	1	1		\$0.00	\$8,389.00	\$8,389.00	\$8,389.00		\$0.00	\$5,250.00	\$5,250.00	\$5,250.00
413	N 501.6	MCKINNEY INLET 20'	EA	0	1	1		\$0.00	\$13,395.00	\$13,395.00	\$13,395.00		\$0.00	\$9,000.00	\$9,000.00	\$9,000.00
414	T 465	INLET (COMPL)(PSL)(FG)(3FTX3FT-3FTX3FT	EA	0	1	1		\$0.00	\$5,683.00	\$5,683.00	\$5,683.00		\$0.00	\$4,000.00	\$4,000.00	\$4,000.00
415	T 465	GRATE INLET (14' X 2')	EA	1	0	1	\$12,854.00	\$12,854.00		\$0.00	\$12,854.00	\$7,871.21	\$7,871.21		\$0.00	\$7,871.21
416	N 107.19	TRENCH PROTECTION	LF	365	788	1153	\$5.00	\$1,825.00	\$3.00	\$2,364.00	\$4,189.00	\$5.18	\$1,890.70	\$5.00	\$3,940.00	\$5,830.70
417	N 107.19	EXCAVATION SAFETY SYSTEM DESIGN	LS	1	1	2	\$550.00	\$550.00	\$550.00	\$550.00	\$1,100.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$4,000.00
SIGNING AND MARKING																
500	T 644	INSTALL SIGN & POST ASSEMBLY	EA	9	19	28	\$557.00	\$5,013.00	\$557.00	\$10,583.00	\$15,596.00	\$675.50	\$6,079.50	\$675.50	\$12,834.50	\$18,914.00
501	T 644	INSTALL SIGN ON EXISTING ASSEMBLY	EA	4	8	12	\$137.00	\$548.00	\$137.00	\$1,096.00	\$1,644.00	\$175.00	\$700.00	\$162.50	\$1,300.00	\$2,000.00
502	T 644	RELOCATE EXISTING SIGN PANEL	EA	0	2	2		\$0.00	\$104.00	\$208.00	\$208.00		\$0.00	\$188.50	\$377.00	\$377.00
503	T 666	RE PM W/RET REQ TY I (W)4"(BRK)(100MIL	LF	90	150	240	\$1.00	\$90.00	\$1.00	\$150.00	\$240.00	\$125.00	\$11,250.00	\$1.50	\$225.00	\$11,475.00
504	T 666	RE PM W/RET REQ TY I (W)4"(SLD)(100MIL	LF	160	192	352	\$1.00	\$160.00	\$1.00	\$192.00	\$352.00	\$1.50	\$240.00	\$1.50	\$288.00	\$528.00
505	T 666	RE PM W/RET REQ TY I (Y)4"(SLD)(100MIL	LF	432	116	548	\$1.00	\$432.00	\$1.00	\$116.00	\$548.00	\$1.50	\$648.00	\$1.50	\$174.00	\$822.00
506	T 666	REFL PAV MRK TY I (W)8"(SLD)(100MIL)	LF	0	190	190		\$0.00	\$2.00	\$380.00	\$380.00		\$0.00	\$3.00	\$570.00	\$570.00
507	T 666	REFL PAV MRK TY I (W)12"(SLD)(100MIL)	LF	331	829	1160	\$4.00	\$1,324.00	\$4.00	\$3,316.00	\$4,640.00	\$9.50	\$3,144.50	\$9.50	\$7,875.50	\$11,020.00
508	T 666	REFL PAV MRK TY I (W)24"(SLD)(100MIL)	LF	80	150	230	\$7.00	\$560.00	\$7.00	\$1,050.00	\$1,610.00	\$18.50	\$1,480.00	\$18.50	\$2,775.00	\$4,255.00
509	T 672	REFL PAV MRKR TY II-C-R	EA	10	36	46	\$5.00	\$50.00	\$5.00	\$180.00	\$230.00	\$5.75	\$57.50	\$5.75	\$207.00	\$264.50
510	T 672	REFL PAV MRKR TY II-A-A	EA	12	4	16	\$5.00	\$60.00	\$5.00	\$20.00	\$80.00	\$5.75	\$69.00	\$5.75	\$23.00	\$92.00
511	T 672	REFL PAV MRKR TY II (BLUE)	EA	4	4	8	\$5.00	\$20.00	\$5.00	\$20.00	\$40.00	\$9.50	\$38.00	\$9.50	\$38.00	\$76.00
512	T 666	REFL PAV MRK TY I (W)(ARROW)(100MIL)	EA	2	7	9	\$121.00	\$242.00	\$143.00	\$1,001.00	\$1,243.00	\$279.25	\$558.50	\$279.50	\$1,956.50	\$2,515.00
513	T 666	REFL PAV MRK TY I (W)(SYMBOL)(100MIL)	EA	2	4	6	\$407.00	\$814.00	\$407.00	\$1,628.00	\$2,442.00	\$487.00	\$974.00	\$487.00	\$1,948.00	\$2,922.00
514	T 666	REFL PAV MRK TY I (W)(WORD) (SPL)(100MIL)	EA	11	21	32	\$160.00	\$1,760.00	\$160.00	\$3,360.00	\$5,120.00	\$454.50	\$4,999.50	\$454.75	\$9,549.75	\$14,549.25
515	T 666	REFL PAV MRK TY I (W)(WORD)(100MIL)	EA	0	3	3		\$0.00	\$121.00	\$363.00	\$363.00		\$0.00	\$324.75	\$974.25	\$974.25
516	T 678	PAV SURF PREP FOR MRK (4")	LF	682	458	1140	\$1.00	\$682.00	\$1.00	\$458.00	\$1,140.00	\$0.50	\$341.00	\$0.50	\$229.00	\$570.00
517	T 678	PAV SURF PREP FOR MRK (8")	LF	0	190	190		\$0.00	\$1.00	\$190.00	\$190.00		\$0.00	\$0.75	\$142.50	\$142.50
518	T 678	PAV SURF PREP FOR MRK (12")	LF	331	829	1160	\$1.00	\$331.00	\$1.00	\$829.00	\$1,160.00	\$1.00	\$331.00	\$1.00	\$829.00	\$1,160.00
519	T 678	PAV SURF PREP FOR MRK (24")	LF	80	150	230	\$1.00	\$80.00	\$1.00	\$150.00	\$230.00	\$2.00	\$160.00	\$2.00	\$300.00	\$460.00
520	T 678	PAV SURF PREP FOR MRK (ARROW)	EA	2	7	9	\$11.00	\$22.00	\$11.00	\$77.00	\$99.00	\$32.50	\$65.00	\$32.50	\$227.50	\$292.50
521	T 678	PAV SURF PREP FOR MRK (SYMBOL)	EA	2	4	6	\$11.00	\$22.00	\$11.00	\$44.00	\$66.00	\$32.50	\$65.00	\$32.50	\$130.00	\$195.00
522	T 678	PAV SURF PREP FOR MRK (WORD) (SPL)	EA	11	21	32	\$11.00	\$121.00	\$11.00	\$231.00	\$352.00	\$32.50	\$357.50	\$32.50	\$682.50	\$1,040.00
523	T 678	PAV SURF PREP FOR MRK (WORD)	EA	0	3	3		\$0.00	\$11.00	\$33.00	\$33.00		\$0.00	\$32.50	\$97.50	\$97.50
524	T 666	PAVEMENT SEALER 4"	LF	682	458	1140	\$1.00	\$682.00	\$1.00	\$458.00	\$1,140.00	\$0.50	\$341.00	\$0.50	\$229.00	\$570.00
525	T 666	PAVEMENT SEALER 8"	LF	0	190	190		\$0.00	\$1.00	\$190.00	\$190.00		\$0.00	\$0.75	\$142.50	\$142.50
526	T 666	PAVEMENT SEALER 12"	LF	331	829	1160	\$1.00	\$331.00	\$1.00	\$829.00	\$1,160.00	\$1.00	\$331.00	\$1.00	\$829.00	\$1,160.00
527	T 666	PAVEMENT SEALER 24"	LF	80	150	230	\$1.00	\$80.00	\$1.00	\$150.00	\$230.00	\$2.00	\$160.00	\$2.00	\$300.00	\$460.00
528	T 666	PAVEMENT SEALER (ARROW)	EA	2	7	9	\$11.00	\$22.00	\$11.00	\$77.00	\$99.00	\$32.50	\$65.00	\$32.50	\$227.50	\$292.50
529	T 666	PAVEMENT SEALER (SYMBOL)	EA	2	4	6	\$11.00	\$22.00	\$11.00	\$44.00	\$66.00	\$32.50	\$65.00	\$32.50	\$130.00	\$195.00
530	T 666	PAVEMENT SEALER (WORD) (SPL)	EA	11	21	32	\$11.00	\$121.00	\$11.00	\$231.00	\$352.00	\$32.50	\$357.50	\$32.50	\$682.50	\$1,040.00
531	T 666	PAVEMENT SEALER (WORD)	EA	0	3	3		\$0.00	\$11.00	\$33.00	\$33.00		\$0.00	\$32.50	\$97.50	\$97.50
532	T 677	ELIM EXT PAV MRK & MRKS (WORD) (SPL)	EA	3	1	4	\$99.00	\$297.00	\$99.00	\$99.00	\$396.00	\$45.50	\$136.50	\$45.50	\$45.50	\$182.00
533	T 677	ELIM EXT PAV MRK & MRKS (4")	LF	412	171	583	\$1.00	\$412.00	\$1.00	\$171.00	\$583.00	\$1.00	\$412.00	\$1.00	\$171.00	\$583.00

PROJECT:Town Center Infrastructure Improvements

PROJECT NO:CO4238

BID NO.:20-31CSP

BID DATE:4/16/2020

ITEM # & DESC.							ACTUAL BIDS									
ITEM NO.	SPEC NO.	DESCRIPTION	UNIT	SCHEDULE A	SCHEDULE B	TOTAL	AXIS Contracting, Inc					Urban Infraconstruction				
				QUANTITY	QUANTITY	QUANTITY	SCHEDULE A UNIT PRICE	SCHEDULE A AMOUNT BID	SCHEDULE B UNIT PRICE	SCHEDULE B AMOUNT BID	TOTAL AMOUNT BID	SCHEDULE A UNIT PRICE	SCHEDULE A AMOUNT BID	SCHEDULE B UNIT PRICE	SCHEDULE B AMOUNT BID	TOTAL AMOUNT BID
534	T 677	ELIM EXT PAV MRK & MRKS (12")	LF	0	412	412		\$0.00	\$3.00	\$1,236.00	\$1,236.00		\$0.00	\$4.00	\$1,648.00	\$1,648.00
535	T 677	ELIM EXT PAV MRK & MRKS (24")	LF	0	80	80		\$0.00	\$4.00	\$320.00	\$320.00		\$0.00	\$7.75	\$620.00	\$620.00
EROSION																
600	N 201.14	EROSN CONT LOGS	LF	108	21	129	\$5.00	\$540.00	\$5.00	\$105.00	\$645.00	\$7.00	\$756.00	\$1,250.00	\$26,250.00	\$27,006.00
601	N 201.14	INLET PROTECTION (P-2 FILTER)	EA	5	7	12	\$893.00	\$4,465.00	\$893.00	\$6,251.00	\$10,716.00	\$1,250.00	\$6,250.00	\$1,400.00	\$9,800.00	\$16,050.00
602	N 201.14	INLET PROTECTION (ROCK FILTER TUBE)	EA	5	6	11	\$209.00	\$1,045.00	\$209.00	\$1,254.00	\$2,299.00	\$675.00	\$3,375.00	\$625.00	\$3,750.00	\$7,125.00
603	N 201.11	CONSTRUCTION EXITS	SF	306	306	612	\$6.00	\$1,836.00	\$6.00	\$1,836.00	\$3,672.00	\$11.00	\$3,366.00	\$11.00	\$3,366.00	\$6,732.00
ILLUMINATION																
700	T 618	CONDT (PVC) (SCH 40) (2")	LF	700	1695	2395	\$12.00	\$8,400.00	\$12.00	\$20,340.00	\$28,740.00	\$15.37	\$10,759.00	\$15.25	\$25,848.75	\$36,607.75
701	T 618	CONDT (PVC) (SCH 40) (2") (BORE)	LF	430	348	778	\$20.00	\$8,600.00	\$20.00	\$6,960.00	\$15,560.00	\$24.35	\$10,470.50	\$24.00	\$8,352.00	\$18,822.50
702	T 618	CONDT (PVC) (SCH 40) (3")	LF	0	10	10		\$0.00	\$22.00	\$220.00	\$220.00		\$0.00	\$26.50	\$265.00	\$265.00
703	T 618	CONDT (RM) (2")	LF	20	20	40	\$26.00	\$520.00	\$26.00	\$520.00	\$1,040.00	\$31.93	\$638.60	\$32.00	\$640.00	\$1,278.60
704	T 620	ELEC CONDR (NO. 8) (BARE)	LF	35	280	315	\$2.00	\$70.00	\$2.00	\$560.00	\$630.00	\$1.90	\$66.50	\$2.00	\$560.00	\$626.50
705	T 620	ELEC CONDR (NO. 8) (INSULATED)	LF	11110	13400	24510	\$2.00	\$22,220.00	\$2.00	\$26,800.00	\$49,020.00	\$1.96	\$21,775.60	\$2.00	\$26,800.00	\$48,575.60
706	T 620	ELEC CONDR (NO. 6) (BARE)	LF	995	1650	2645	\$2.00	\$1,990.00	\$2.00	\$3,300.00	\$5,290.00	\$2.21	\$2,198.95	\$2.25	\$3,712.50	\$5,911.45
707	T 620	ELEC CONDR (NO. 6) (INSULATED)	LF	5550	9500	15050	\$2.00	\$11,100.00	\$2.00	\$19,000.00	\$30,100.00	\$2.28	\$12,654.00	\$2.25	\$21,375.00	\$34,029.00
708	T 628	ELC SRV TY D 120/240 150(NS)SS(E)SF(U)	EA	1	1	2	\$20,388.00	\$20,388.00	\$22,401.00	\$22,401.00	\$42,789.00	\$25,970.74	\$25,970.74	\$29,000.00	\$29,000.00	\$54,970.74
709	T 684	TRF SIG CBL (TY A) (14 AWG) (5 CONDR)	LF	0	20	20		\$0.00	\$4.00	\$80.00	\$80.00		\$0.00	\$5.00	\$100.00	\$100.00
710	T 687	PEDESTRIAN PUSH BUTTON POLE	EA	0	1	1		\$0.00	\$2,761.00	\$2,761.00	\$2,761.00		\$0.00	\$3,500.00	\$3,500.00	\$3,500.00
711	T 688	PED DETECT PUSH BUTTON (STANDARD)	EA	0	2	2		\$0.00	\$644.00	\$1,288.00	\$1,288.00		\$0.00	\$850.00	\$1,700.00	\$1,700.00
712	T 6027	CONDUIT (PREPARE)	LF	0	5	5		\$0.00	\$20.00	\$100.00	\$100.00		\$0.00	\$25.00	\$125.00	\$125.00
713	T 6027	GROUND BOX (PREPARE)	EA	0	1	1		\$0.00	\$247.00	\$247.00	\$247.00		\$0.00	\$415.00	\$415.00	\$415.00
714	S 100	EXPLORATORY EXCAVATION OF EXT UTILITIES	EA	25	27	52	\$550.00	\$13,750.00	\$550.00	\$14,850.00	\$28,600.00	\$758.82	\$18,970.50	\$760.00	\$20,520.00	\$39,490.50
715	S 101	PUSH BUTTON EXTENDER W/ 90 DEGREE ADAPTER	EA	0	1	1		\$0.00	\$632.00	\$632.00	\$632.00		\$0.00	\$850.00	\$850.00	\$850.00
716	S 102	GROUND BOX CITY OF MCKINNEY 15"X24"	EA	21	28	49	\$1,045.00	\$21,945.00	\$1,045.00	\$29,260.00	\$51,205.00	\$1,327.94	\$27,886.74	\$1,350.00	\$37,800.00	\$65,686.74
717	S 103	14' ALUMINUM POLE FOUNDATION	EA	9	9	18	\$1,523.00	\$13,707.00	\$1,523.00	\$13,707.00	\$27,414.00	\$1,878.09	\$16,902.81	\$1,875.00	\$16,875.00	\$33,777.81
718	S 104	24' STEEL POLE FOUNDATION	EA	10	20	30	\$1,776.00	\$17,760.00	\$1,776.00	\$35,520.00	\$53,280.00	\$2,168.97	\$21,689.70	\$2,175.00	\$43,500.00	\$65,189.70
719	S 105	14' ALUMINUM POLE W/GFWI DUPLEX RECEPTACLE AND BASE (APSWSH-17-14.00-2F-TN3.50-3.00	EA	9	9	18	\$5,197.00	\$46,773.00	\$5,198.00	\$46,782.00	\$93,555.00	\$6,102.20	\$54,919.80	\$6,100.00	\$54,900.00	\$109,819.80
720	S 106	40W LED FIXTURE (ALMSWH-LED40-EVX-L18-40-FM3-ULS-YS11-TR7P-BT-CU)	EA	9	9	18	\$2,821.00	\$25,389.00	\$2,821.00	\$25,389.00	\$50,778.00	\$4,508.68	\$40,578.12	\$4,500.00	\$40,500.00	\$81,078.12
721	S 107	24' STEEL POLE W/GFWI DUPLEX RECEPTACLE (SSHSM-G17-7.50-24.00-GFWI-PF-SD-CU)	EA	10	20	30	\$8,442.00	\$84,420.00	\$8,442.00	\$168,840.00	\$253,260.00	\$10,971.32	\$109,713.20	\$10,975.00	\$219,500.00	\$329,213.20
722	S 108	24' STEEL POLE BASE (DWBWSH-21-CU)	EA	10	20	30	\$3,492.00	\$34,920.00	\$3,492.00	\$69,840.00	\$104,760.00	\$5,280.15	\$52,801.50	\$5,280.00	\$105,600.00	\$158,401.50
723	S 109	24' STEEL POLE CROSSARM - THE MCKINNEY SIDE MOUNT (SAW-1S-TN3.50-3.00-CU)	EA	5	10	15	\$1,908.00	\$9,540.00	\$1,908.00	\$19,080.00	\$28,620.00	\$3,458.97	\$17,294.85	\$3,500.00	\$35,000.00	\$52,294.85
724	S 110	100W LED FIXTURE (ALMWSH-LE-100-EUX-L18-40-FM3-ULS-YS11-TR7P-BT-CU)	EA	10	20	30	\$2,970.00	\$29,700.00	\$2,970.00	\$59,400.00	\$89,100.00	\$4,679.41	\$46,794.10	\$4,700.00	\$94,000.00	\$140,794.10
725	S 111	WEATHERPROOF GFWI DUPLEX RECEPTACLES (GROUND MOUNT)	EA	14	19	33	\$1,007.00	\$14,098.00	\$1,007.00	\$19,133.00	\$33,231.00	\$1,283.68	\$17,971.52	\$1,300.00	\$24,700.00	\$42,671.52
726	S 112	WEATHERPROOF GFWI QUADPLEX RECEPTACLES (GROUND MOUNT)	EA	4	6	10	\$1,095.00	\$4,380.00	\$1,095.00	\$6,570.00	\$10,950.00	\$1,384.85	\$5,539.40	\$1,400.00	\$8,400.00	\$13,939.40
727	S 113	CABLE WEATHER PROOF SPLICES	EA	14	19	33	\$182.00	\$2,548.00	\$182.00	\$3,458.00	\$6,006.00	\$335.15	\$4,692.10	\$350.00	\$6,650.00	\$11,342.10
728	S 114	REMOVE EXISTING LIGHT POLES	EA	8	12	20	\$907.00	\$7,256.00	\$907.00	\$10,884.00	\$18,140.00	\$1,169.85	\$9,358.80	\$1,175.00	\$14,100.00	\$23,458.80
729	S 115	REMOVE EXISTING GROUND BOX	EA	6	11	17	\$275.00	\$1,650.00	\$275.00	\$3,025.00	\$4,675.00	\$442.65	\$2,655.90	\$450.00	\$4,950.00	\$7,605.90
730	S 116	WIRE LIGHTING SYSTEM	LS	1	1	2	\$228,552.00	\$228,552.00	\$228,552.00	\$228,552.00	\$457,104.00	\$272,891.90	\$272,891.90	\$275,000.00	\$275,000.00	\$547,891.90

PROJECT:
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Town Center Infrastructure Improvements
CO4238
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ITEM # & DESC.							ACTUAL BIDS									
ITEM NO.	SPEC NO.	DESCRIPTION	UNIT	SCHEDULE A	SCHEDULE B	TOTAL	AXIS Contracting, Inc					Urban Infraconstruction				
				QUANTITY	QUANTITY	QUANTITY	SCHEDULE A UNIT PRICE	SCHEDULE A AMOUNT BID	SCHEDULE B UNIT PRICE	SCHEDULE B AMOUNT BID	TOTAL AMOUNT BID	SCHEDULE A UNIT PRICE	SCHEDULE A AMOUNT BID	SCHEDULE B UNIT PRICE	SCHEDULE B AMOUNT BID	TOTAL AMOUNT BID
LANDSCAPE																
800	02930	LACEY OAK / QUERCUS LACEYI (4" CALIPER)	EA	2	2	4	\$1,210.00	\$2,420.00	\$1,210.00	\$2,420.00	\$4,840.00	\$2,050.00	\$4,100.00	\$2,050.00	\$4,100.00	\$8,200.00
801	02930	SHANTUNG MAPLE / ACER TRUNCATUM (4" CALIPER)	EA	2	4	6	\$1,210.00	\$2,420.00	\$1,210.00	\$4,840.00	\$7,260.00	\$2,050.00	\$4,100.00	\$2,050.00	\$8,200.00	\$12,300.00
802	02930	WINTERCREEPER / EUONYMUS FORTUNEI (1 GAL INCLUDE BED PREP, MULCH)	SF	50	0	50	\$11.00	\$550.00		\$0.00	\$550.00	\$8.50	\$425.00		\$0.00	\$425.00
803	02930	SEASONAL COLOR IN POTS (4" POT BED PREP, MULCH)	SF	271	278	549	\$2.00	\$542.00	\$2.00	\$556.00	\$1,098.00	\$2.50	\$677.50	\$2.50	\$695.00	\$1,372.50
804	02910	PLANTING SOIL FILL (A-1 PLANTER POT)	EA	3	3	6	\$94.00	\$282.00	\$94.00	\$282.00	\$564.00	\$105.00	\$315.00	\$105.00	\$315.00	\$630.00
805	02910	PLANTING SOIL FILL (A-2 PLANTER POT)	EA	10	9	19	\$94.00	\$940.00	\$94.00	\$846.00	\$1,786.00	\$475.00	\$4,750.00	\$475.00	\$4,275.00	\$9,025.00
806	02930	EXISTING TREE & ELECTRICAL OUTLETS TO BE REMOVED	EA	6	16	22	\$236.00	\$1,416.00	\$236.00	\$3,776.00	\$5,192.00	\$650.00	\$3,900.00	\$375.00	\$6,000.00	\$9,900.00
807	01563	TREE PROTECTION FENCING	LF	21	0	21	\$39.00	\$819.00		\$0.00	\$819.00	\$250.00	\$5,250.00		\$0.00	\$5,250.00
808	02775	P-1 STANDARD CONCRETE PAVING (SCORING)	LF	950	2590	3540	\$5.00	\$4,750.00	\$5.00	\$12,950.00	\$17,700.00	\$2.00	\$1,900.00	\$2.00	\$5,180.00	\$7,080.00
809	02780	P-2A CONCRETE PAVERS (PEDESTRIAN FIELDS)	SF	4205	3401	7606	\$8.00	\$33,640.00	\$8.00	\$27,208.00	\$60,848.00	\$9.50	\$39,947.50	\$9.50	\$32,309.50	\$72,257.00
810	02780	P-2B CONCRETE PAVERS (PEDESTRIAN BANDS)	SF	837	1454	2291	\$8.00	\$6,696.00	\$8.00	\$11,632.00	\$18,328.00	\$9.50	\$7,951.50	\$9.50	\$13,813.00	\$21,764.50
811	02780	P-3 CONCRETE PAVERS (VEHICULAR - CROSSWALKS)	SF	1305	1105	2410	\$8.00	\$10,440.00	\$8.00	\$8,840.00	\$19,280.00	\$9.50	\$12,397.50	\$9.50	\$10,497.50	\$22,895.00
812	02775	P-5 12" CONCRETE BORDER	SF	435	1150	1585	\$33.00	\$14,355.00	\$33.00	\$37,950.00	\$52,305.00	\$19.44	\$8,456.40	\$18.75	\$21,562.50	\$30,018.90
813	02780	P-6 CONCRETE PAVERS (VEHICULAR - LOADING ZONE)	SF	565	182	747	\$8.00	\$4,520.00	\$8.00	\$1,456.00	\$5,976.00	\$9.25	\$5,226.25	\$9.25	\$1,683.50	\$6,909.75
814	02780	REMOVAL AND REUSE OF EXISTING CROSSWALK PAVERS	SF	325	0	325	\$24.00	\$7,800.00		\$0.00	\$7,800.00	\$20.00	\$6,500.00		\$0.00	\$6,500.00
815	04060	W-1/2 WALL (RETAINING WALL WITH THNBRIK VENEER & CAPSTONE)	LF	53	248	301	\$127.00	\$6,731.00	\$127.00	\$31,496.00	\$38,227.00	\$150.00	\$7,950.00	\$150.00	\$37,200.00	\$45,150.00
816	04210	W-3 STONE BLOCK WALL	LF	28	43	71	\$64.00	\$1,792.00	\$64.00	\$2,752.00	\$4,544.00	\$75.00	\$2,100.00	\$75.00	\$3,225.00	\$5,325.00
817	02730	AG-1 DECORATIVE GRAVEL (4" - 8" AGGREGATE SIZE	SF	566	910	1476	\$11.00	\$6,226.00	\$11.00	\$10,010.00	\$16,236.00	\$8.50	\$4,811.00	\$8.50	\$7,735.00	\$12,546.00
818	02870	A-1 PLANTER POT (LARGE)	EA	3	3	6	\$3,204.00	\$9,612.00	\$3,204.00	\$9,612.00	\$19,224.00	\$4,500.00	\$13,500.00	\$4,500.00	\$13,500.00	\$27,000.00
819	02870	A-2 PLANTER POT (SMALL)	EA	10	9	19	\$1,512.00	\$15,120.00	\$1,512.00	\$13,608.00	\$28,728.00	\$2,250.00	\$22,500.00	\$2,250.00	\$20,250.00	\$42,750.00
820	02810	TREE BUBBLER	EA	6	6	12	\$138.00	\$828.00	\$138.00	\$828.00	\$1,656.00	\$31.50	\$189.00	\$31.50	\$189.00	\$378.00
821	02810	SHRUB EMITTER	EA	13	14	27	\$83.00	\$1,079.00	\$83.00	\$1,162.00	\$2,241.00	\$15.50	\$201.50	\$15.50	\$217.00	\$418.50
822	02810	DRIP TUBING	LF	40	0	40	\$2.00	\$80.00		\$0.00	\$80.00	\$6.00	\$240.00		\$0.00	\$240.00
823	02810	DRIP INDICATOR ASSEMBLY	EA	1	0	1	\$33.00	\$33.00		\$0.00	\$33.00	\$33.00	\$33.00		\$0.00	\$33.00
824	02810	DRIP ZONE VALVE ASSEMBLY	EA	1	0	1	\$275.00	\$275.00		\$0.00	\$275.00	\$315.00	\$315.00		\$0.00	\$315.00
825	02810	SHRUB EMITTER ZONE VALVE ASSEMBLY	EA	1	1	2	\$275.00	\$275.00	\$275.00	\$275.00	\$550.00	\$315.00	\$315.00	\$315.00	\$315.00	\$630.00
826	02810	TREE BUBBLER ZONE VALVE ASSEMBLY	EA	1	1	2	\$215.00	\$215.00	\$215.00	\$215.00	\$430.00	\$805.00	\$805.00	\$805.00	\$805.00	\$1,610.00
827	02810	BACKFLOW PREVENTION ASSEMBLY	EA	1	1	2	\$935.00	\$935.00	\$935.00	\$935.00	\$1,870.00	\$632.00	\$632.00	\$632.00	\$632.00	\$1,264.00
828	02810	1" WATER METER	EA	1	1	2	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00	\$4,800.00	\$1,874.10	\$1,874.10	\$1,875.00	\$1,875.00	\$3,749.10
829	02810	FLOW SENSOR	EA	1	1	2	\$1,320.00	\$1,320.00	\$1,320.00	\$1,320.00	\$2,640.00	\$632.00	\$632.00	\$632.00	\$632.00	\$1,264.00
830	02810	CONTROLLER WITH PEDESTAL	EA	1	1	2	\$10,807.00	\$10,807.00	\$10,807.00	\$10,807.00	\$21,614.00	\$3,650.00	\$3,650.00	\$3,650.00	\$3,650.00	\$7,300.00
831	02810	RAIN SENSOR	EA	1	1	2	\$275.00	\$275.00	\$275.00	\$275.00	\$550.00	\$245.00	\$245.00	\$245.00	\$245.00	\$490.00
832	02810	ISOLATION VALVE	EA	1	1	2	\$165.00	\$165.00	\$165.00	\$165.00	\$330.00	\$150.00	\$150.00	\$150.00	\$150.00	\$300.00
833	02810	MASTER CONTROL VALVE	EA	1	1	2	\$275.00	\$275.00	\$275.00	\$275.00	\$550.00	\$175.00	\$175.00	\$175.00	\$175.00	\$350.00
834	02810	SCHEDULE 40 PVC SLEEVING	LF	652	1010	1662	\$9.00	\$5,868.00	\$9.00	\$9,090.00	\$14,958.00	\$7.25	\$4,727.00	\$7.25	\$7,322.50	\$12,049.50
835	02810	CLASS 200 PVC LATERAL LINE	LF	924	1249	2173	\$3.00	\$2,772.00	\$3.00	\$3,747.00	\$6,519.00	\$0.50	\$462.00	\$0.50	\$624.50	\$1,086.50
836	02810	SCHEDULE 40 PVC MAINLINE	LF	92	36	128	\$5.00	\$460.00	\$5.00	\$180.00	\$640.00	\$1.25	\$115.00	\$1.25	\$45.00	\$160.00
837	02810	SCHEDULE 80 PVC MAINLINE	LF	5	5	10	\$7.00	\$35.00	\$7.00	\$35.00	\$70.00	\$2.00	\$10.00	\$2.00	\$10.00	\$20.00

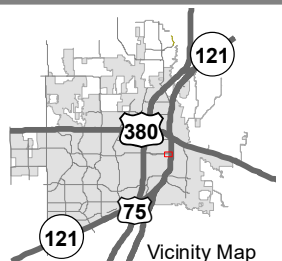
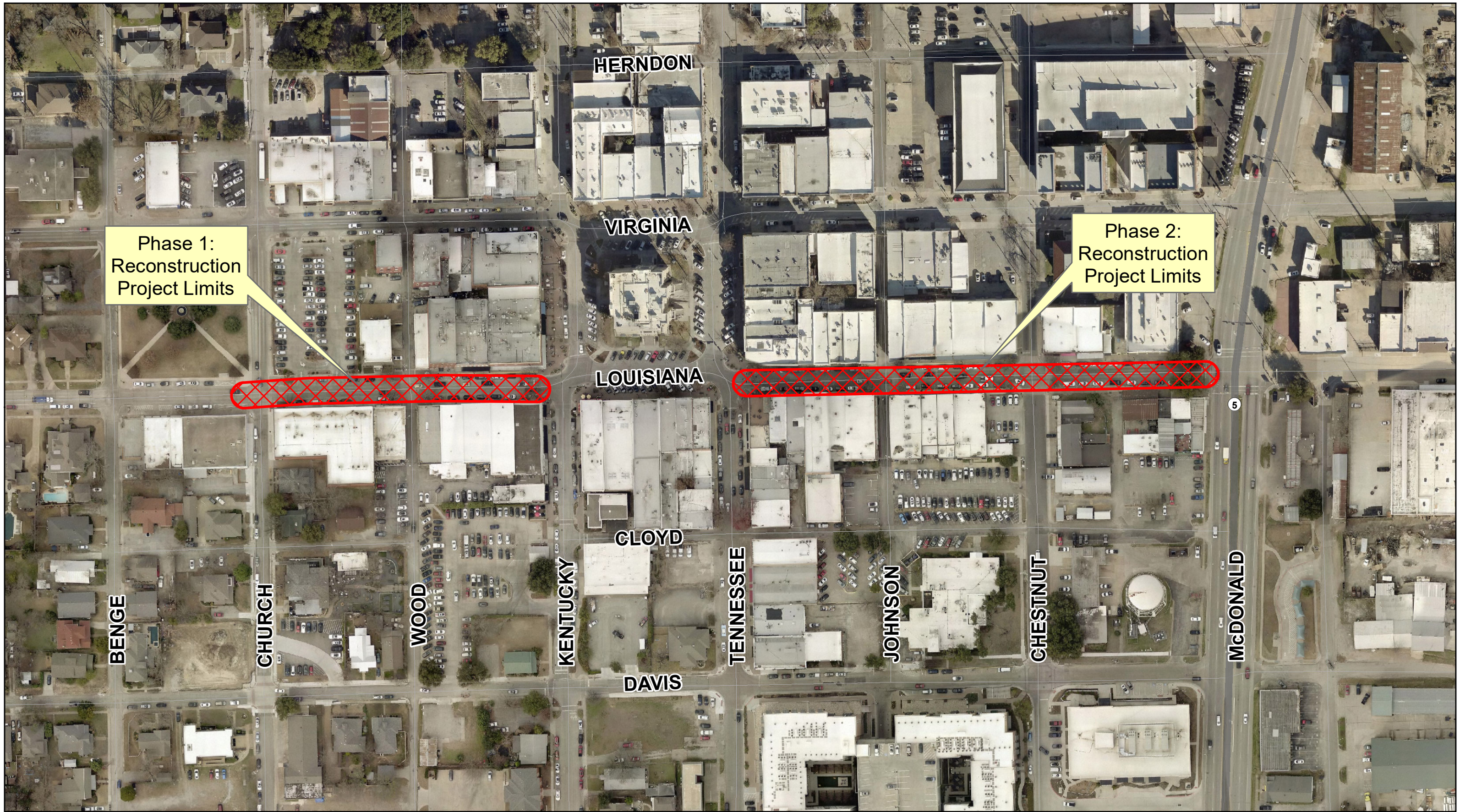
PROJECT:Town Center Infrastructure Improvements

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BID NO.:20-31CSP

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UTILITY																					
900	N 507	8" WASTEWATER (PVC ASTM D2241 SDR-26)	LF	0	415	415		\$0.00	\$121.00	\$50,215.00	\$50,215.00		\$0.00	\$146.18	\$60,664.70	\$60,664.70					
901	N 502.1	4' DIA WASTEWATER MANHOLE	EA	0	4	4		\$0.00	\$5,513.00	\$22,052.00	\$22,052.00		\$0.00	\$9,245.55	\$36,982.20	\$36,982.20					
902	N 502.1	ADJUST WASTEWATER MANHOLE	EA	1	1	2	\$1,032.00	\$1,032.00	\$1,337.00	\$1,337.00	\$2,369.00	\$1,477.65	\$1,477.65	\$1,424.31	\$1,424.31	\$2,901.96					
903	N 502.10	4" WASTEWATER SERVICE LATERAL W/ CLEANOUT	EA	0	3	3		\$0.00	\$1,201.00	\$3,603.00	\$3,603.00		\$0.00	\$1,986.54	\$5,959.62	\$5,959.62					
904	N 502.2	WASTEWATER ACCESS DEVICE	EA	0	2	2		\$0.00	\$2,278.00	\$4,556.00	\$4,556.00		\$0.00	\$3,273.43	\$6,546.86	\$6,546.86					
905	N 504.5	CLASS G EMBEDMENT	LF	0	242	242		\$0.00	\$95.00	\$22,990.00	\$22,990.00		\$0.00	\$93.70	\$22,675.40	\$22,675.40					
906	N 507	WASTEWATER (TV) INSPECTION	LF	0	415	415		\$0.00	\$7.00	\$2,905.00	\$2,905.00		\$0.00	\$5.00	\$2,075.00	\$2,075.00					
907	N 506	6" WATERLINE (PVC AWWA C900 DR-14)	LF	41	31	72	\$95.00	\$3,895.00	\$84.00	\$2,604.00	\$6,499.00	\$93.33	\$3,826.53	\$94.95	\$2,943.45	\$6,769.98					
908	N 506	8" WATERLINE (PVC AWWA C900 DR-14)	LF	94	185	279	\$113.00	\$10,622.00	\$102.00	\$18,870.00	\$29,492.00	\$101.10	\$9,503.40	\$94.95	\$17,565.75	\$27,069.15					
909	N 506	12" WATERLINE (PVC AWWA C900 DR-14)	LF	101	736	837	\$127.00	\$12,827.00	\$116.00	\$85,376.00	\$98,203.00	\$125.73	\$12,698.73	\$115.00	\$84,640.00	\$97,338.73					
910	N 502.6	6" RESILIENT SEATED GATE VALVE	EA	4	4	8	\$1,770.00	\$7,080.00	\$1,770.00	\$7,080.00	\$14,160.00	\$1,698.01	\$6,792.04	\$1,650.00	\$6,600.00	\$13,392.04					
911	N 502.6	8" RESILIENT SEATED GATE VALVE	EA	7	9	16	\$1,900.00	\$13,300.00	\$1,900.00	\$17,100.00	\$30,400.00	\$2,229.44	\$15,606.08	\$2,150.00	\$19,350.00	\$34,956.08					
912	N 502.6	12" RESILIENT SEATED GATE VALVE	EA	3	12	15	\$2,482.00	\$7,446.00	\$2,482.00	\$29,784.00	\$37,230.00	\$3,240.47	\$9,721.41	\$3,125.00	\$37,500.00	\$47,221.41					
913	N 506	16" ENCASEMENT (PVC AWWA C900 DR-14)	LF	0	18	18		\$0.00	\$208.00	\$3,744.00	\$3,744.00		\$0.00	\$48.00	\$864.00	\$864.00					
914	N 506	18" ENCASEMENT (PVC AWWA C900 DR-14)	LF	0	36	36		\$0.00	\$242.00	\$8,712.00	\$8,712.00		\$0.00	\$60.00	\$2,160.00	\$2,160.00					
915	N 502.3	FIRE HYDRANT ASSEMBLY	EA	3	3	6	\$5,778.00	\$17,334.00	\$5,936.00	\$17,808.00	\$35,142.00	\$6,480.94	\$19,442.82	\$5,575.00	\$16,725.00	\$36,167.82					
916	N 502.5	DUCTILE IRON FITTINGS	TON	1.35	2.9	4.2	\$9,742.00	\$13,151.70	\$6,658.00	\$19,241.62	\$32,393.32	\$10,045.45	\$13,561.36	\$10.00	\$28.90	\$13,590.26					
917	N 107.19	TRENCH PROTECTION	LF	236	1367	1603	\$2.00	\$472.00	\$2.00	\$2,734.00	\$3,206.00	\$3.89	\$918.04	\$5.00	\$6,835.00	\$7,753.04					
918	N 504.2.3.4	FLOWABLE FILL (ABANDONED WATER LINE)	CY	2	23	25	\$183.00	\$366.00	\$230.00	\$5,290.00	\$5,656.00	\$686.98	\$1,373.96	\$650.00	\$14,950.00	\$16,323.96					
919	N 502.10	DOMESTIC WATER SERVICE	EA	5	7	12	\$745.00	\$3,725.00	\$1,438.00	\$10,066.00	\$13,791.00	\$2,462.76	\$12,313.80	\$2,900.00	\$20,300.00	\$32,613.80					
920	N 502.10	ADJUST METER TO GRADE	EA	3	0	3	\$213.00	\$639.00		\$0.00	\$639.00	\$198.32	\$594.96		\$0.00	\$594.96					
921	N 506.7	STERILIZATION AND TESTING	LS	1	1	2	\$6,765.00	\$6,765.00	\$6,765.00	\$6,765.00	\$13,530.00	\$6,999.41	\$6,999.41	\$3,375.00	\$3,375.00	\$10,374.41					
AMOUNT CALCULATED & SHOWN IN BID SCHEDULE ---->								\$1,862,300.97		\$3,043,059.98	\$4,905,360.95		\$2,228,568.54		\$3,321,389.67	\$5,549,958.20					
							WRITTEN WORDS IN PROPOSAL ---->					\$1,862,300.97		\$3,043,059.98	\$4,905,360.95		\$2,063,724.77		\$3,318,019.80	\$5,385,119.57	
CALENDAR DAYS FOR SUBSTANTIAL COMPLETION SCHEDULE A: CALENDAR DAYS FOR SUBSTANTIAL COMPLETION SCHEDULE B: CALENDAR DAYS FOR SUBSTANTIAL COMPLETION TOTAL:							122 DAYS 172 DAYS 294 DAYS					122 DAYS 172 DAYS 294 DAYS									
							EVALUATION CATEGORY A-4 POINTS: EVALUATION CATEGORY A-5 POINTS:					40 POINTS 20 POINTS					35 POINTS 20 POINTS				



0 60 120
Feet
1 in = 137 ft



CO4328

Town Center Infrastructure Improvements

Source: City of McKinney GIS
Date: 4/22/2020

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.



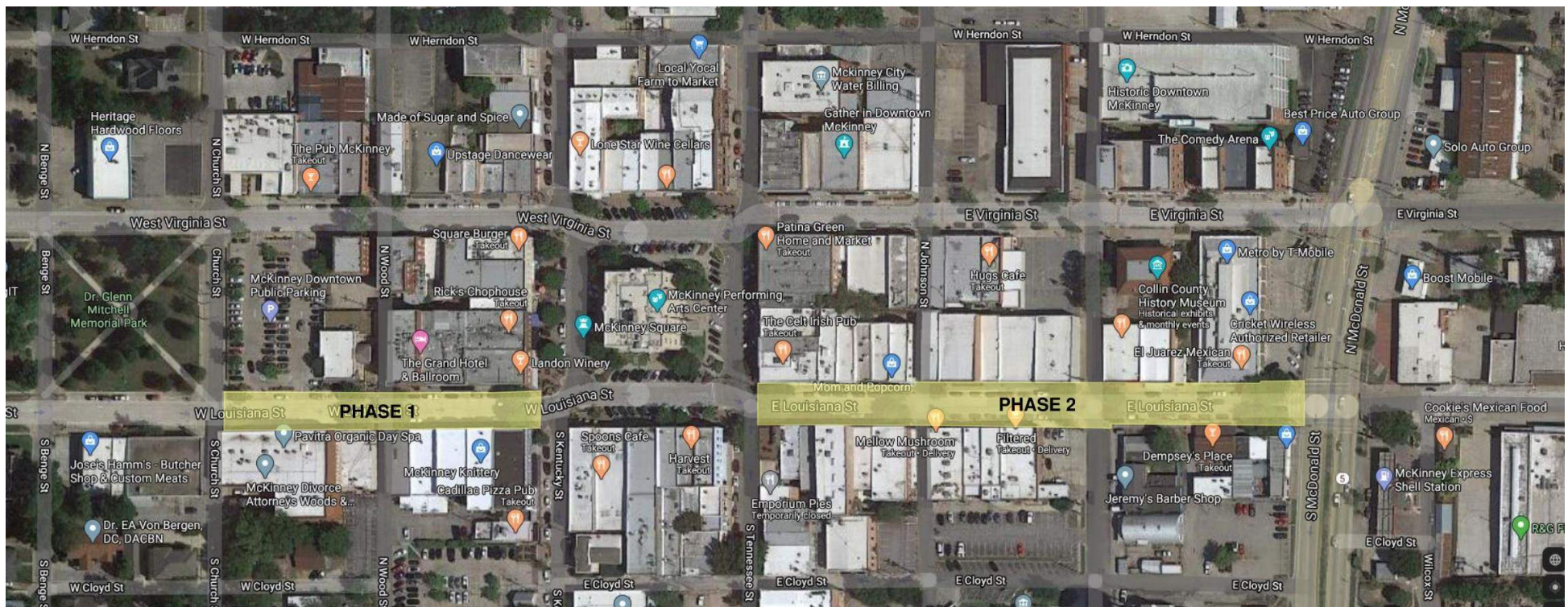
Town Center Infrastructure Improvements (CO4238)



May 5, 2020

Louisiana Street Project Overview

- Project includes complete reconstruction (building face to building face) of the Louisiana Street corridor.
 - Street and Walkway Reconstruction
 - Improvement of Underground Utilities (Storm, Water, Wastewater)
 - Lighting Improvements
 - Landscape and Hardscape Improvements



McKinney Main Street Project Collaboration & Update



Louisiana Street Bid Summary

- **City Issued Request for Competitive Sealed Proposals on March 22, 2020**
 - Approach to Traffic Control, Business Access, and Pedestrian Access (20 pts)
 - Contractor Qualifications (20 pts)
 - Proposal Price (40 Pts)
 - Proposed Schedule Advancement (20 pts)
- **Construction Proposals Opened April 16, 2020 (*2 Proposals Received*)**
- **Axis Contracting, Inc. scored highest points in evaluation (94/100) and proposed lowest project cost (\$4,905,360.95)**
- **Funding is Available in Project CO4238 (Town Center Infrastructure Improvements) for Possible Award of Construction Contract**
- **Construction Contract Includes Bonus Incentive for Early Completion**

Louisiana Street Construction Schedule Feedback

- Acknowledgment of Ongoing Economic Impacts on Local Businesses Due to COVID-19.
- Main Street Distributed a Survey to Businesses on the Square April 22 Soliciting Feedback Regarding Schedule of the Proposed Improvements.
- Survey questions:
 - Is your business in the construction zone?
 - Do you have the ability to communicate with customers in advance?
 - What is your preferred timeline? (Based on 4 Options Provided)
 - Additional comments



Light Up Louisiana St. Pre-Construction Feedback

Due to the current situation surrounding COVID-19 and its impact on local businesses, the City of McKinney is soliciting feedback regarding the schedule of the proposed Louisiana Street infrastructure improvements project. **FEEDBACK NEEDED BY MONDAY, APRIL 27.**

The improvements will result in an enhanced experience for visitors including festoon lighting, wider sidewalks, new planters, and a designated valet section in addition to addressing aging water and wastewater systems. During the project, one lane of traffic will always be open to help accommodate visitors, accessing downtown via Louisiana Street. The city will work closely with the contractor and affected businesses to maintain pedestrian access to all stores.

The project will be constructed in two phases. The first phase addresses West Louisiana Street from Church Street to Kentucky Street and is planned to begin May 18, 2020. The second phase addresses East Louisiana Street from Tennessee Street to McDonald Street and is planned to begin January 2021.

Option 1 – Proceed with the Current Schedule

West Louisiana (May 2020 – September 2020)

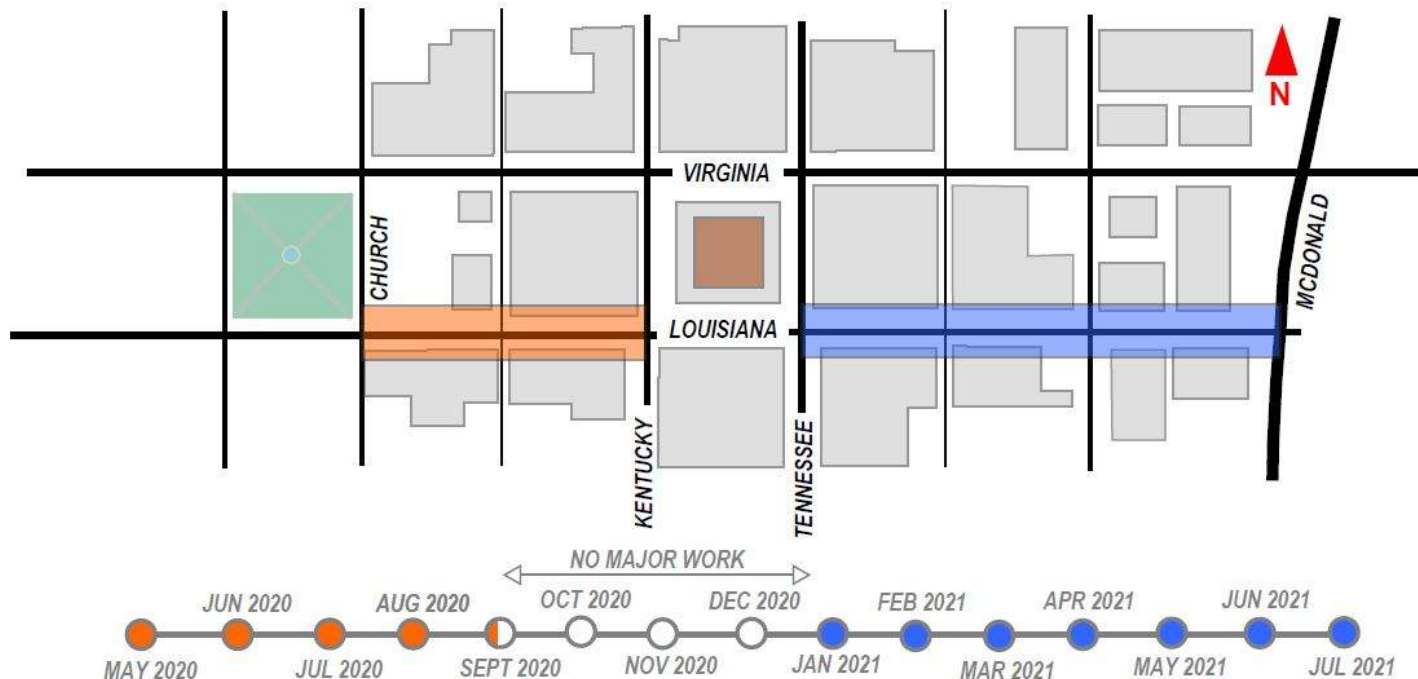
East Louisiana (January 2021 – July 2021)

■ Pros:

- Contractor has been identified and has significant experience in downtown settings.
- West Louisiana will be completed prior to Oktoberfest. New features, including span wire lighting, will be available to use during the Holiday season.
- City has prepared marketing material to promote the project.

■ Cons:

- Construction on West Louisiana will be ongoing as businesses begin to reopen after the pandemic.



Option 2 – Delay project until January 2021

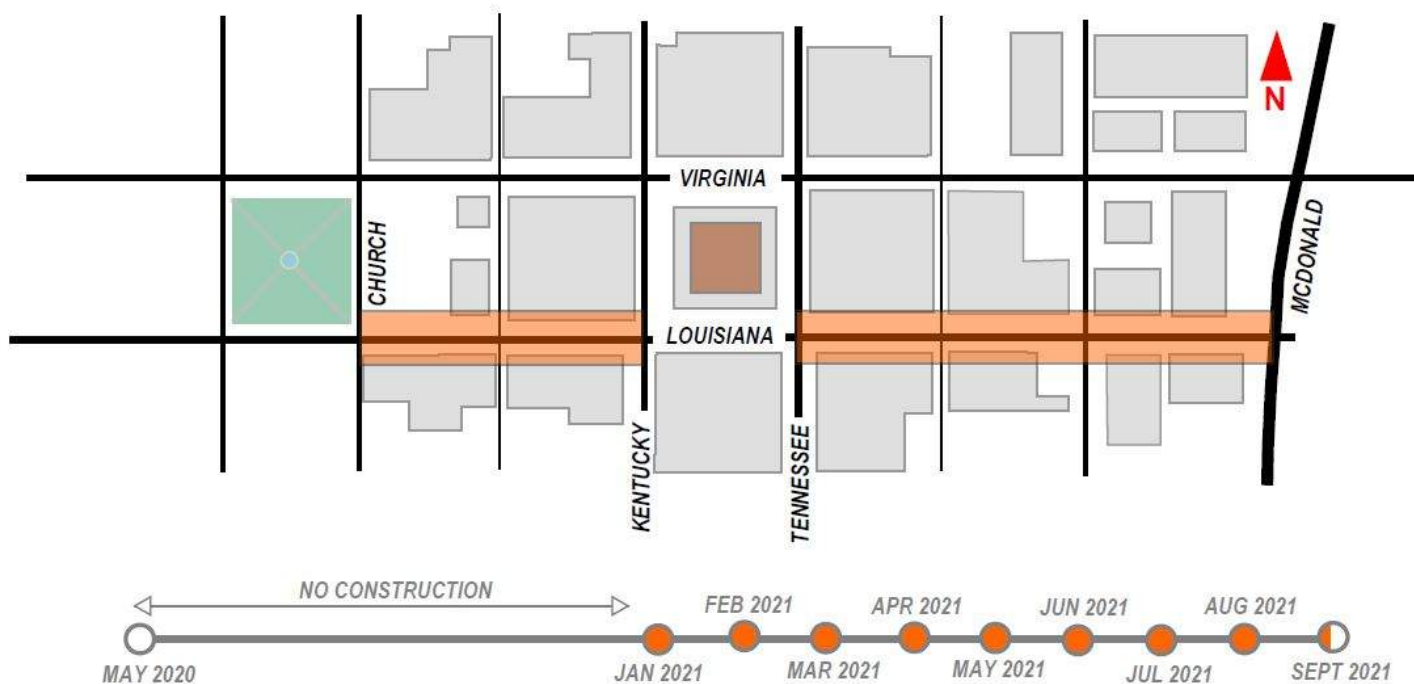
Consolidate the schedule so that all improvements (West & East Louisiana) are completed by Oktoberfest 2021

■ Pros:

- Businesses not impacted by construction through the remainder of 2020.
- Overall project schedule is reduced to 9 months.
- Construction would take place all at once rather than a phased approach.

■ Cons:

- Project will need to be re-bid.
- Construction of East and West Louisiana will be done concurrently, and each phase will likely have a longer duration.



Option 3 – Delay project by one year, keep existing phasing.

West Louisiana (May 2021 – September 2021)

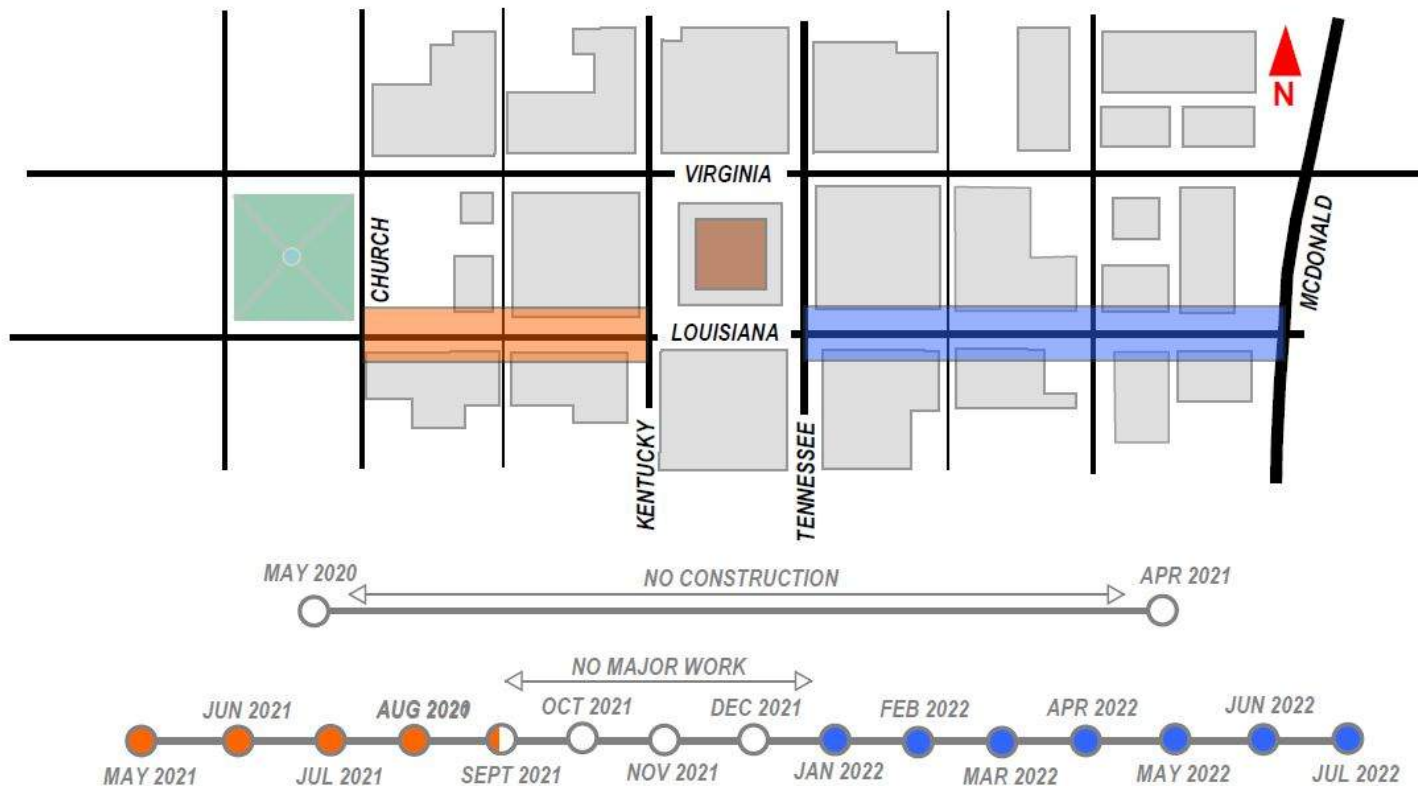
East Louisiana (January 2022 – July 2022)

■ Pros:

- Businesses not impacted by construction through April 2021.

■ Cons:

- Project will need to be re-bid.
- Project will not be complete until July 2022.



Option 4 – Delay project by one year, switch phasing.

East Louisiana (March 2021 – September 2021)

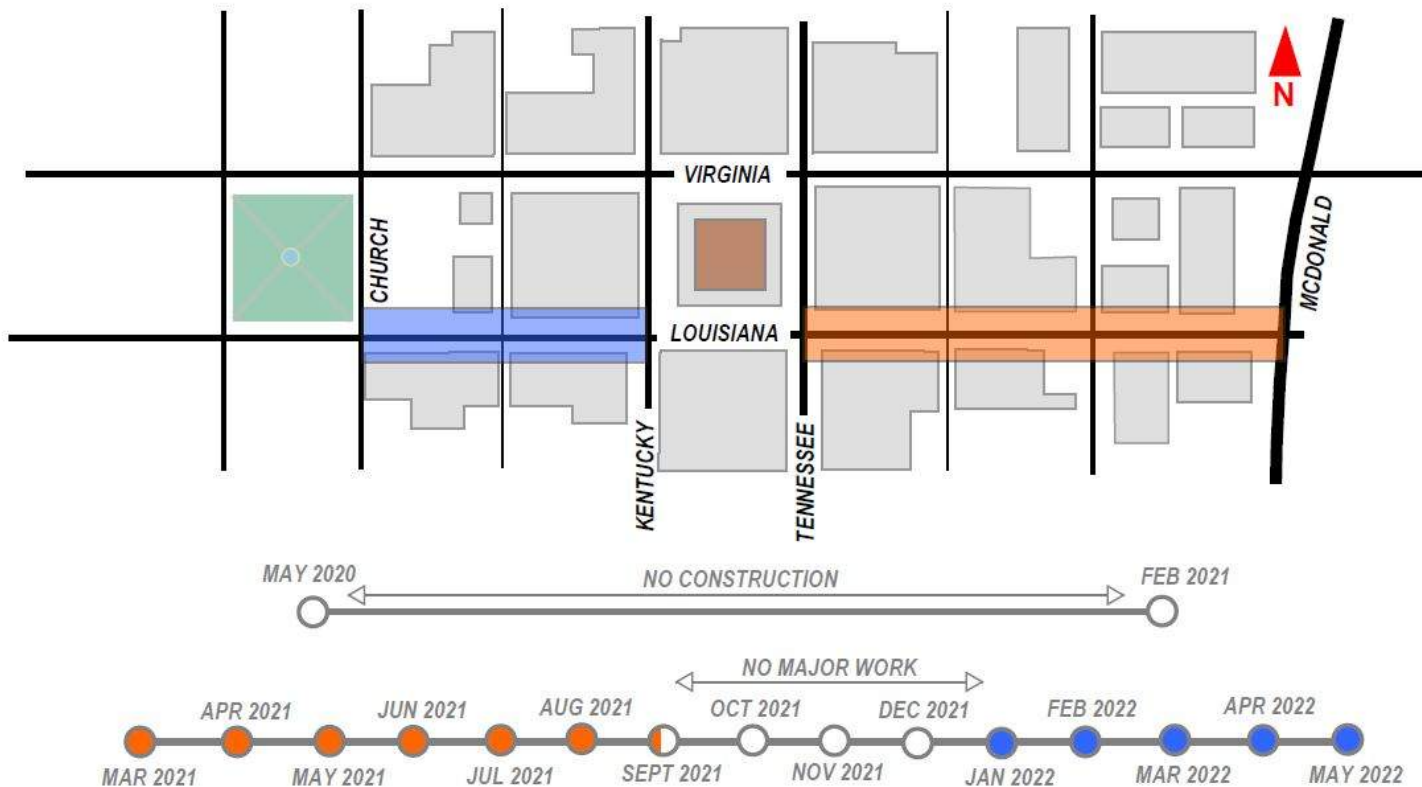
West Louisiana (January 2022 – May 2022)

■ Pros:

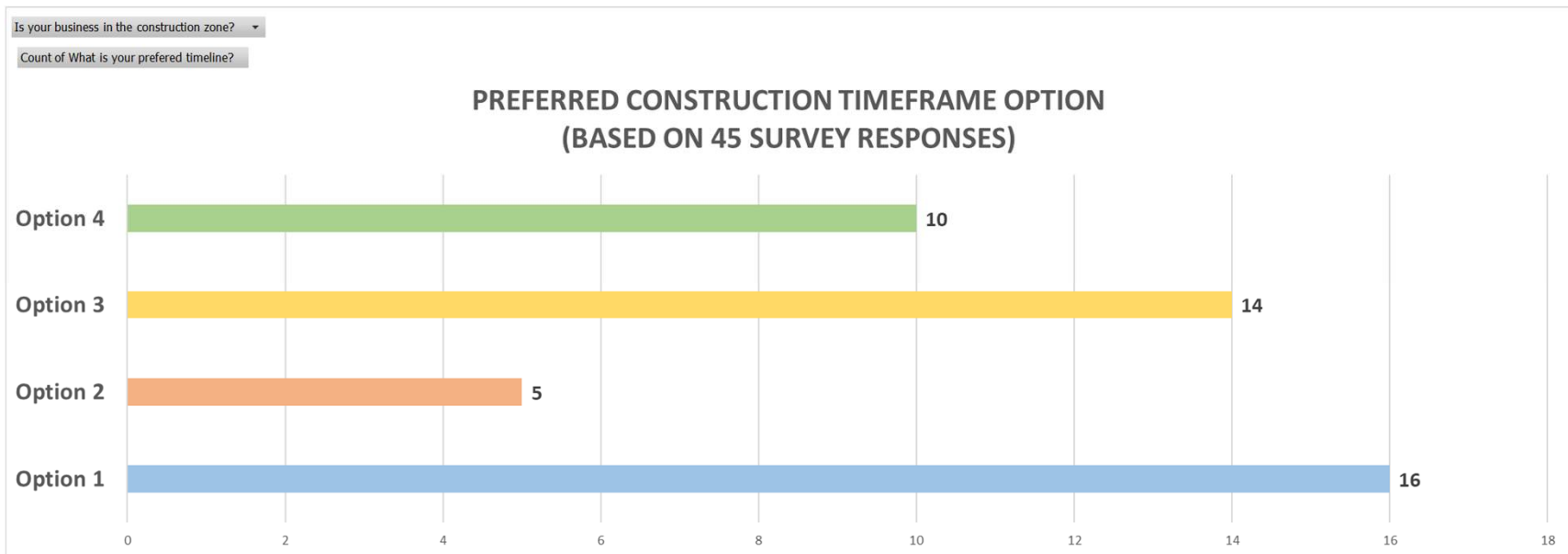
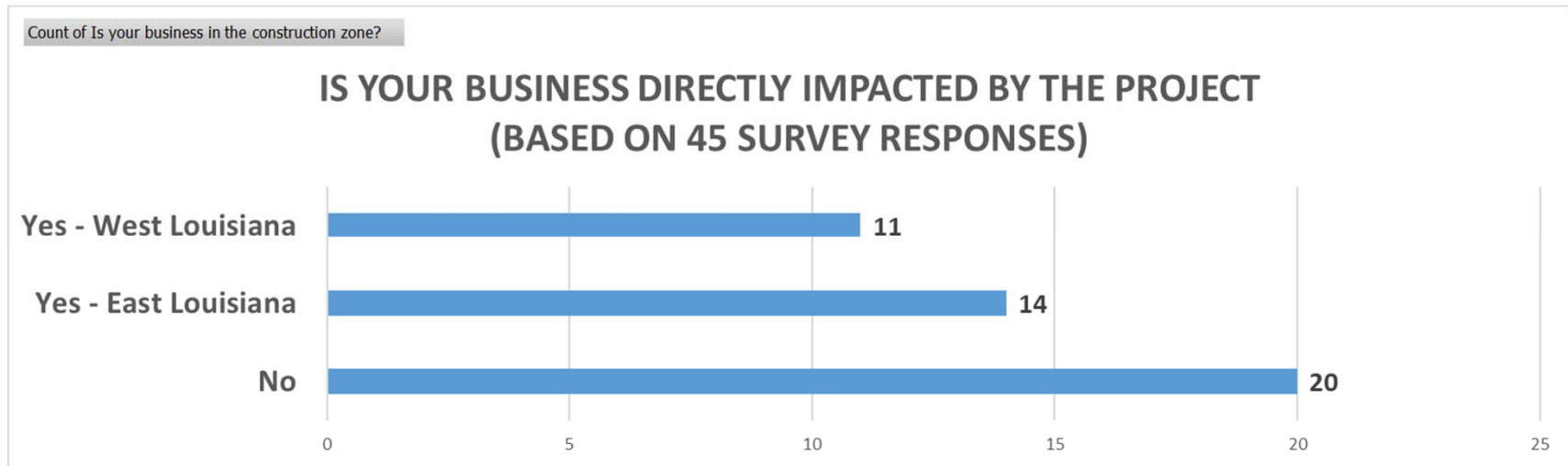
- Businesses not impacted by construction through February 2021.

■ Cons:

- Project will need to be re-bid.
- Project will not be complete until May 2022.



Survey Results Overview



Survey Results Summary (Preferred Options)

- Option 1 (Construct Now) and Option 3 (Delay Construction 1 Year) Accounted for 67% of Votes Received
- 64% of Respondents Prefer to Delay the Project in Some Way

Option 1

- Received most survey votes (36%)
- Preferred by 28% of all businesses directly impacted by construction (both phases)
- Preferred by 70% of businesses directly impacted for first phase of construction (May 2020 – Sept 2020)
- Construction would begin this month (pending council award) between Church St and Kentucky St
- Recommended contractor has significant experience with downtown reconstruction projects

Option 3

- Received second most survey votes (31%)
- Preferred by 48% of all businesses directly impacted by construction (both phases)
- Preferred by 86% of businesses directly impacted for second phase of construction (Jan 2021 – Jun 2020)
- Project would be re-bid in March 2021
- Would provide businesses a year to recover from COVID-19 impacts without additional construction impacts

City Council Action Options

Resolution to Authorize the City Manager to Execute a Contract with Axis Contracting, Inc.

- Represents moving forward with Option 1 (Begin Construction Immediately).
- Construction would begin as soon as May 18 and be substantially completed before September 17, 2020 between Church St and Kentucky St.
- No major construction activities between Oktoberfest and January 3, 2020.
- Construction between Tennessee St and SH 5 would commence January 4, 2021 and be substantially complete June 25, 2021.

Resolution to Authorize the City Manager to Reject All Proposals Received

- Construction would not occur immediately / No construction award made.
- Would require soliciting new bids in the future depending on an alternate construction timeframe option.
- Businesses would have additional time to recover from COVID-19 without concerns of additional impact due to significant construction in the downtown area.



20-0361

TITLE: Consider/Discuss/Act on Appointing a Member to the Parks, Recreation & Open Space Advisory Board

COUNCIL GOAL: Direction for Strategic & Economic Growth
(1E: Increase community involvement and participation within local government / community)

MEETING DATE: May 5, 2020

DEPARTMENT: City Secretary

CONTACT: Empress Drane, City Secretary

RECOMMENDED CITY COUNCIL ACTION: Appoint a new member to the board

ITEM SUMMARY:

- The appointee will serve a partial term expiring September 30, 2020
- The replacement member's seat will be reconsidered at the Boards & Commissions Appointment meeting on August 25, 2020.
- Current Board Members:
 - Member Term Expiration**
 - 1. Kip Dixon, Chair . 2020
 - 2. Melanie Butler, Vice Chair 2020
 - 3. James DeLozier . 2021
 - 4. Sean Nance 2021
 - 5. Boyd Pelley 2021
 - 6. Kelvin Thomas . . 2021
 - 7. Samuel Franklin, Alternate 2020
 - 8. Leslie Warren, Alternate 2020
- Individuals interested in serving must be a registered voter and resident of the city.
- To learn more and apply online, visit the McKinney Boards & Commissions web page at <https://www.mckinneytexas.org/136/Boards-Commissions>

BACKGROUND INFORMATION: N/A

FINANCIAL SUMMARY: N/A

BOARD OR COMMISSION RECOMMENDATION: N/A

SUPPORTING MATERIALS:

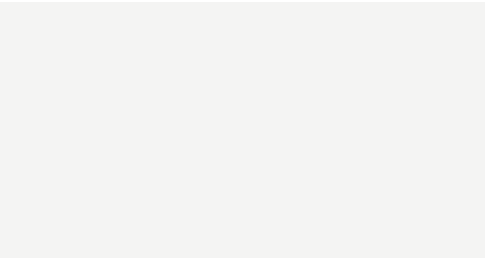
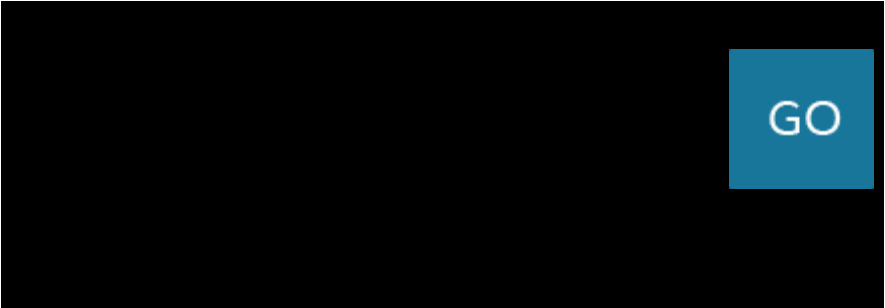
[About Parks & Rec Advisory Boards](#)
[Member Application](#)

 COVID-19 UPDATES

May 1 - Drive-thru COVID-19 Testing in McKinney
[Learn more](#)

April 3 - McKinney extends state of disaster through April 30
[Learn more](#)

AboutGovernmentDepartmentsDoing BusinessCulture & RecreationI'm Looking For



Parks & Recreation Advisory Board



Board & Commission Member List

Animal Service Facility Advisory Committee

Board of Adjustment

Building & Standards Commission

Collin Central Appraisal District Board

Community Grants Advisory Commission

Historic Preservation Advisory Board

Library Advisory Board

McKinney Armed Services Memorial Board

McKinney Arts Commission

McKinney Community Development Corporation

McKinney Economic Development Corporation

McKinney Housing Authority

Function of the Parks & Recreation Advisory Board

The Parks and Recreation Board advises [City Council](#) on park-related matters.



Meetings

- 5 p.m.
- Meets second Thursday of every month
- Parks and Recreation Administration Conference Room
1611 N. Stonebridge Dr.
McKinney, TX 75071

Agendas & Minutes

Agendas are available prior to the meetings.

[Agendas](#)

Members

Seven members serve two-year terms.

[Members](#)

McKinney Housing Finance Corporation

McKinney Main Street Board

McKinney Urban Transit District

North Texas Municipal Water District Board

Parks & Recreation Advisory Board

Planning & Zoning Commission

Reinvestment Zones (TIRZs)

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Connected
Sign Up & View



Water Billing
Pay / Start / Stop
Service



Jobs
View Openings



Transparency
Performance / Open
Gov



Calendar
View Events



Play
Explore Attractions









CONTACT US

City of McKinney
222 N. Tennessee St.
McKinney, Texas
75069

Phone: 972-547-7500

Webmaster

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CONNECTED

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-  Facebook
-  Instagram
-  LinkedIn
-  McKinney TV
-  NextDoor
-  Twitter
-  YouTube

TRANSPARENCY

- Transparency Center
- GIS Maps & Data Sets
- Performance
- Open Government
- Notify Me®
- Financial Transparency

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* Denotes a required field

Profile

Name

- First Name *
- Middle Initial
- Last Name *

- Email Address *
-

Address

- Street Address *
- Suite or Apt
- City *
- State *
- Postal Code *

What district do you live in? *

What year did you become a McKinney resident? *

Phone Number

- Primary Phone * Home Primary Phone

- Alternate Phone * Home Alternate Phone

VOTER REGISTRATION & DATE OF BIRTH

For internal use only - to confirm member voter status eligibility

Voter Registration Number (VUID); search your VUID online at
<https://apps.collincountytx.gov/VoterRegistrationSearch>) *

- Date of Birth *

Employment Information

- Employer *
- Occupation *

Employer Address *

Do you or your employer conduct business with the City of McKinney? *

Yes No

If yes, please explain.

BOARD PREFERENCE: Select up to four (4) boards you are interested in serving.

IMPORTANT! Only select boards you are willing to serve. You are not required to make 4 selections. Do not choose a board your are not willing to serve.

Which boards would you like to apply for? You may select up to 4 *

Please select a Board

Animal Services Facility Advisory Committee

Board of Adjustment

Building and Standards Commission

Collin Central Appraisal District

Community Grants Advisory Commission

Historic Preservation Advisory Board

Library Advisory Board

McKinney Armed Services Memorial Board

McKinney Arts Commission

McKinney Community Development Corporation

McKinney Economic Development Corporation

These board-specific questions have been added to your application:

Credentials

Organizations:

Knowledge & Experience:

Additional Information:

Terms & Conditions *

I have read and agree to the eligibility requirements to serve as a McKinney Boards & Commissions member. If appointed, I agree to fulfill any required training as prescribed prior to my service.

I Agree *

Please fill out all required fields and correct any errors before submitting.

[Withdraw](#) [View as PDF/Print](#) Save for later Submit

×

Still working on your Application?

As a precaution, this session will end in .

Continue

Welcome Back

There's an existing application associated with that email address.

To **update your application or apply to a new board/commission**, click **Email Me a Link**. You should receive a unique link to your application form within 10 minutes. If you do not receive it, please check your spam or junk folder before trying again.

Email Me a Link Cancel