

## **CITY COUNCIL WORK SESSION**

**NOVEMBER 5, 2019**

The City Council of the City of McKinney, Texas met in work session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, November 5, 2019, at 3:00 p.m.

City Council Members Present: Mayor George Fuller, Mayor Pro Tem Rainey Rogers, and Council Members Charlie Philips, Scott Elliott, La'Shadi Shemwell, Frederick Frazier, and Richard Franklin.

City of McKinney Staff Present: City Manager Paul Grimes, Assistant City Manager Barry Shelton, Assistant City Manager Steve Tilton, City Attorney Mark Houser, Director of Organizational Development & Performance Management Joseph Mazzola, Executive Director of Development Services Michael Quint, Director of Planning Jennifer Arnold, Assistant Director of Planning Mark Doty, Planning Manager Aaron Bloxham, Planning Manager Kaitlin Gibbon, Capital Improvement Projects Manager Nicholas Ataie, Assistant Director of Public Works Paul Sparkman, Facilities Construction Manager Patricia Jackson, Police Chief Greg Conley, Assistant Police Chief Joe Ellenburg, Assistant Fire Chief Chris Lowry, Assistant Fire Chief Mike Smith, Assistant Fire Chief Robert Alley, Chief Financial Officer Mark Holloway, Airport Director Kenneth Carley, Housing & Community Development Manager Janay Tieken, President of McKinney Economic Development Corporation (MEDC) Peter Tokar III, Buyer Tonya Hall, Deputy City Secretary Lisa Sewell, City Secretary Administrative Assistant Blenda Sims, City Secretary Records Specialist Juametta Terrell, and City Secretary Empress Drane.

There were twelve (12) guests present.

Mayor Fuller called the meeting to order at 3:00 p.m. upon determining a quorum of the City Council was present.

Mayor Fuller introduced members of the Fire Department who were recently hired to the city or promoted to new positions:

- Captains: Paul Testa, Joe Johnson, and Philip Zurek
- Driver / Operators: Alex Stead, Jeremy Eddington, Craig Ferguson, Marc Serrano, Emory McCall, Christopher Harlow, and Brent Jones

Mayor Fuller called for Public Comments regarding items on the work session agenda.

The following individual spoke regarding agenda item #19-0913 (Procedures for Information Requests by City Council Members)

Jolie Williams, 3613 Cockrill Drive, McKinney 75072

Mayor Fuller called for discussion of agenda items for the City Council Regular Meeting to be held Tuesday, November 5, 2019 at 6:00 p.m. There was no discussion of those items.

Mayor Fuller called for discussion of the following work session items, with no action to be taken by the Council:

**19-0912** Overview of the Newly Developed Fiscal Model as Part of the Implementation Strategy of the ONE McKinney 2040 Comprehensive Plan

**19-0913** Discuss Procedures for Information Requests by City Council Members

**19-0914** Review of Police Department Community Policing Strategies

Mayor Fuller called for Updates on Boards & Commissions by the Council Liaisons to those boards.

Council Member Charlie Philips complimented the work of Visit McKinney staff and board members, stating they are an appreciated asset to the city. Utilizing a budget of six hundred seventy thousand (670,000) dollars, Visit McKinney has contributed to ten million two hundred thousand dollars in local tax revenue and twenty-four million dollars in state tax revenue, as well as securing advertising resources valued at nine hundred forty-two dollars from an allocation of one hundred seventy-four dollars. The Visit McKinney staff and board members present were recognized and stood for applause from the audience.

Council Member Scott Elliott congratulated the newest appointed regular board members to the McKinney Community Development Corporation (MCDC), John Mott and David Kelly, and alternate member Deborah Bradford. Mr. Elliott noted the value of alternate members, as Mrs. Bradford served as a voting member during the most recent meeting. Mr. Elliott congratulated and expressed appreciation for the the newly elected

board officers: Chair Jackie Brewer, Vice Chair Richard Glew, Treasurer Angela Richardson-Woods, and Secretary Mary Barnes-Tilley.

Council Member La'Shadi Shemwell, reporting on the McKinney Housing Authority (MHA), stated the newly redeveloped Merritt Homes were currently open to residents and a grand opening event would be held in January 2020. Mr. Shemwell stated the Merritt Homes and Newsome Homes, after lots of hard work, now provide beautiful affordable housing that people can take pride and dignity in. Mr. Shemwell also commended Newsome Home residents for actively participating in the most recent MHA meeting. Mr. Shemwell confirmed additional comments from Mr. Elliott that the redeveloped Merritt Homes accommodated more housing units than the old apartment units it replaced.

Council Member Frederick Frazier complimented and thanked the newly appointed members and newly elected officers of the MCDC, noting the board has a lot of work and important decisions to make in consideration of the city's growth. Mr. Frazier also wish "Happy Birthday" to Council Members Charlie Philips (November 2) and Richard Franklin (November 4).

Mayor George Fuller commented on the extensive work of the MEDC, expressing thanks to the staff and boards members for their efforts, including work in the nights and weekends.

Mayor Pro Tem Rainey Rogers and Council Member Richard Franklin had no updates to report.

Mayor Fuller called for executive session at 4:02 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

C. Section 551.072. Deliberations about Real Property

- Municipal Facilities

D. Section 551.074. Personnel Matters

- Assistant City Manager Appointment (Charter Sec. 34)

E. Section 551.087. Deliberation Regarding Economic Development Matters

- Project A138 - Project East/West

Mayor Fuller reconvened the public meeting reconvened at 5:00 p.m., requesting Council action on any executive session agenda items.

Council Member Elliott made a motion regarding Municipal Facilities under Section 551.072. Deliberations about Real Property, to authorize the City Manager to execute all necessary documents incident to the transaction involving Lot 1R, Block A, and Lot 3, Block A of the Legal Center Addition, in McKinney; and further that the City Manager only close on the transaction if he and the City Attorney are satisfied with all transactional documents and such are in accordance with the discussions in Closed Session. The motion was seconded by Mayor Pro Tem Rainey Rogers, after which Council unanimously approved the motion.

Mayor Fuller called the work session into recess at 5:02 p.m., at which time the Tax Increment Reinvestment Zone Number One (TIRZ #1) board meeting was held. Mayor Fuller departed the TIRZ #1 meeting at 5:20 p.m. The TIRZ #1 meeting concluded at 5:25 p.m.

Mayor Pro Tem Rogers reconvened the work session at 5:26 p.m. All Council members except Mayor Fuller were present.

Mayor Pro Tem Rogers called the work session into a second executive session at 5:26 p.m.

Mayor Fuller reconvened the public work session at 5:59 p.m. with all Council members present.

Council unanimously approved the motion by Councilman Elliott, seconded by Mayor Pro Tem Rogers, to adjourn. Mayor Fuller adjourned the meeting at 6:00 p.m.

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GEORGE C. FULLER, Mayor

ATTEST:

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EMPRESS DRANE, City Secretary  
LISA SEWELL, Deputy City Secretary