



# CITY OF MCKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

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Tuesday, September 3, 2024

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, TX 75069

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#### 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 <https://mckinneytx.new.swagit.com/views/130>

#### CALL TO ORDER

#### INVOCATION AND PLEDGE OF ALLEGIANCE

#### INFORMATION SHARING ITEMS

**24-1912**      [Proclamation for McKinney Community Concerts 50th Anniversary](#)

**Attachments:**    [Proclamation](#)

**24-1913**      [Proclamation for National Preparedness Month](#)

**Attachments:**    [Proclamation](#)  
                          [Preparedness Letter](#)

#### PUBLIC COMMENTS ON AGENDA ITEMS (for Non-Public Hearing Items)

*If you wish to address the City Council on a posted item on this agenda, please fill out a "Request to Speak" card and present it to the City Secretary prior to the meeting.*

*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.*

*Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the City Council for items listed as Public Hearings will be recognized when the Public Hearing is opened.*

## **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.*

### **Consent MINUTES**

**24-1914**      [Minutes of the City Council Work Session of August 20, 2024](#)

**Attachments:**   [Minutes](#)

**24-1915**      [Minutes of the City Council Regular Meeting of August 20, 2024](#)

**Attachments:**   [Minutes](#)

**24-1916**      [Minutes of the City Council Special Meeting of August 27, 2024 - Boards & Commissions Member Appointments](#)

**Attachments:**   [Minutes](#)

**24-1852**      [Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of June 20, 2024](#)

**Attachments:**   [Minutes](#)

**24-1853**      [Minutes of the McKinney Community Development Corporation Special Meeting of July 9, 2024](#)

**Attachments:**   [Minutes](#)

**24-1854**      [Minutes of the McKinney Community Development Corporation Promotional and Community Events Grant Subcommittee Meeting of July 10, 2024](#)

**Attachments:**   [Minutes](#)

**24-1855**      [Minutes of the McKinney Community Development Corporation Finance Committee Meeting of July 11, 2024](#)

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

**24-1851** [Minutes of the McKinney Community Development Corporation Meeting of July 25, 2024](#)

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

**24-1856** [Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of July 26, 2024](#)

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

**24-1542** [Minutes of the Library Advisory Board Meeting of April 18, 2024](#)

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

**24-1899** [Minutes of the Visit McKinney Meeting of June 25, 2024](#)

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

#### Consent ORDINANCES

**24-1917** [Consider/Discuss/Act on an Ordinance to Modify the Location of the Loading Zones along Tennessee Street between Cloyd Street and Davis Street](#)

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

#### Consent RESOLUTIONS

**24-1918** [Consider/Discuss/Act on a Resolution Adopting the Legislative Priorities of the City of McKinney, Texas, for the 89th Session of the Texas State Legislature](#)

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

**24-1919** [Consider/Discuss/Act on a Resolution Approving a Ten-Year Water Rate Study with Willdan Financial Services](#)

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

- 24-1920**      [Consider/Discuss/Act on a Resolution Authorizing an Annual CPI-U Cost Adjustment to the LETCO Group, LLC dba Living Earth for Organic Waste Processing Services](#)  
**Attachments:**    [Resolution](#)  
                              [Request](#)
- 24-1921**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Enter into a Construction, Maintenance, and Operation Agreement with the Texas Department of Transportation \(TxDOT\) to install a Continuous Highway Lighting System on Spur 399 from Medical Center Drive to North of Stewart Road](#)  
**Attachments:**    [Resolution](#)
- 24-1922**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Ed Bell Construction Company for the Construction of the US Highway 380 at Community Avenue Intersection Improvements Project \(ST2011\)](#)  
**Attachments:**    [Resolution](#)  
                              [Location Map](#)  
                              [Recommendation Letter](#)
- 24-1923**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Utility Impact Fee Credit Agreement with McKinney Ranch, LTD, for the Construction of Master Planned Water and Wastewater Utility Lines, Serving an Approximately 1,649 Acre Development \(Honey Creek\), Generally Located on the North Side of County Road 1006 and Between Lake Forest Drive and Hardin Boulevard](#)  
**Attachments:**    [Proposed Resolution](#)  
                              [Proposed Agreement](#)  
                              [Location Map and Aerial Exhibit](#)  
                              [Form 1295](#)
- 24-1924**      [Consider/Discuss/Act on a Resolution Authorizing the City](#)

[Manager to Execute an Interlocal Cooperation Agreement between the City of McKinney and the North Texas Municipal Water District \(NTMWD\), for Honey Creek Interceptor Improvements](#)

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

**24-1925** [Consider/Discuss/Act on a Resolution Awarding a Contract to Ray Huffines Chevrolet, Inc. of Plano, Texas for GM OEM Parts and Service](#)

**Attachments:** [Resolution](#)  
[Bid Tabulation](#)

#### END OF CONSENT AGENDA

#### REGULAR AGENDA AND PUBLIC HEARING ITEMS

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

*Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the City Council for items listed as Public Hearings will be recognized when the Public Hearing is opened.*

**24-1926** [Conduct Public Hearing to Consider/Discuss/Act on the Adoption of the Budget Appropriation Ordinance for Fiscal Year 2024-25](#)

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

**24-1927** [Consider/Discuss/Act on an Ordinance to Ratify the Property Tax Revenue Increase in the Fiscal Year 2024-25 Budget as a Result of the City Receiving More Revenues from Property Taxes than the Previous Fiscal Year](#)

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

**24-1928** [Conduct Public Hearing to Consider/Discuss/Act on an Ordinance Adopting a Tax Rate for Fiscal Year 2024-25 \(Tax Year 2024\)](#)

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

**24-1929**      [Consider/Discuss/Act on an Ordinance to Change Rates/Fees for City Services](#)

**Attachments:**    [Ordinance](#)  
                          [Ordinance \(Redline\)](#)  
                          [Fee Change Schedule](#)

**24-0043Z4**      [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C2" - Local Commercial District to "C3" - Regional Commercial District, Located at 1565 North Hardin Boulevard, and Accompanying Ordinance](#)

**Attachments:**    [CC Minutes 08.06.2024](#)  
                          [PZ Minutes 07.09.2024](#)  
                          [PZ Minutes 06.25.2024](#)  
                          [Location Map and Aerial Exhibit](#)  
                          [Letter of Intent](#)  
                          [Letters of Opposition](#)  
                          [Citizen Comments](#)  
                          [Comprehensive Plan Maps](#)  
                          [Collin Crossing District](#)  
                          [Placetype Definitions](#)  
                          [Fiscal Analysis](#)  
                          [Land Use Comparison Table](#)  
                          [Written Protest Form](#)  
                          [Written Protest Exhibit](#)  
                          [Proposed Ordinance](#)  
                          [Proposed Exhibits A-C](#)  
                          [Presentation](#)

**END OF REGULAR AGENDA AND PUBLIC HEARING ITEMS**

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

*If you wish to address the City Council on a posted item on this agenda, please fill out a "Request to Speak" card and present it to the City Secretary prior to the meeting.*

## 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

- 310 E. University Dr. and 1020 N. McDonald St., Lot 1R, Block A of the Hisun Motors USA Addition, and being 11.034 acres out of the William Davis Survey, Abstract No. 248, City of McKinney, Collin County, Texas

## ACTION ON EXECUTIVE SESSION ITEMS

## ADJOURN

*Posted in accordance with Texas Government Code, Chapter 551, on August 30, 2024.*

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*Empress Drane, City Secretary  
Tenitrus Bethel, Deputy City Secretary*

*In accordance with the Americans with Disabilities Act, it is the policy of the City of McKinney to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 hours in advance of the event. Email contact-[adacompliance@mckinneytexas.org](mailto: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>.*