

CITY COUNCIL REGULAR MEETING

JANUARY 2, 2024

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, January 2, 2024, at 6:00 p.m.

The meeting was broadcast live on cable television Spectrum Channel 16 and AT&T U-Verse Channel 99; and online at <https://mckinneytx.new.swagit.com/views/130>. A video recording of the meeting is available to members of the public through the City of McKinney meeting archive.

Mayor George C. Fuller called the meeting to order at 6:00 p.m. upon determining a quorum consisting of himself and the following City Council members were present: Mayor Pro Tem Charlie Philips, and Council members Justin Beller, Patrick Cloutier, Geré Feltus, Rick Franklin, and Michael Jones.

These City of McKinney staff were present: Assistant City Manager Steve Tilton (serving as meeting manager in the absence of City Manager Paul Grimes), Assistant City Manager Kim Flom, City Attorney Mark Houser, City Secretary Empress Drane, Deputy City Secretary Tenitrus Bethel, Information Technology Service Technician Suzanne Bolick, Police Sergeant Dustin Kincaid, Director of Planning Jennifer Arnold.

There were approximately thirty-five (35) members of the public present in the audience including McKinney Community Development Corporation (MCDC) Secretary David Riche.

Mayor Fuller called for the Invocation, given by Mayor Pro Tem Charlie Philips, and the recital of the Pledge of Allegiance.

Mayor Fuller called for the following agenda item:

- 23-1072** Consider/Discuss/Act on a Resolution Directing the City Manager to Request Grant Funding from the McKinney Economic Development Corporation and the McKinney Community Development Corporation for Planning and Design of the East Side of McKinney National Airport

Council unanimously approved the motion by Council member Geré Feltus, seconded by Council member Patrick Cloutier, to table the item indefinitely.

Mayor Fuller called for Public Comments on non-Public Hearing agenda items.

Mike Madden, 4404 Santa Fe Ln, McKinney TX 75070, asked the Council to explain how to fund airport development without taxpayer money

The following individuals spoke regarding agenda item #23-1072 and general opposition to development of the McKinney National Airport:

- Hank Johnston, 2627 Clublake Trl, McKinney TX 75072
- Lee Moore, 1840 Hammerly Drive, Fairview TX 75069
- Meg Latham, 461 Kentucky Ln, Fairview TX 75069
- Barbara Isaacs, 811 Beechwood Ln, Fairview TX 75069
- Judith Dishong, 6709 Ishnala Tr, Plano TX 75023
- Donald Silver, 3704 Texas Dall Ct, McKinney TX 75071
- Tom Michero, 1108 Tucker St, McKinney TX 75069
- Sue Silver, 3704 Texas Dall Ct, McKinney TX 75071
- Scott Satterwhite, 900 Beechwood, Fairview TX 75069

Mayor Fuller called for the Consent Agenda. Council unanimously approved the motion by Council member Rick Franklin, seconded by Council member Geré Feltus, to approve the consent items as presented on the agenda:

- 23-1064** Minutes of the City Council Special Meeting of November 28, 2023
- 23-1065** Minutes of the City Council Work Session of December 5, 2023
- 23-1066** Minutes of the City Council Regular Meeting of December 5, 2023
- 23-1067** Minutes of the City Council Work Session of December 19, 2023
- 23-1068** Minutes of the City Council Regular Meeting on December 19, 2023
- 23-1005** Minutes of the Board of Adjustment Regular Meeting of October 11, 2023
- 23-0942** Minutes of the Community Grants Advisory Commission Meeting of October 18, 2023
- 23-1020** Minutes of the McKinney Community Development Corporation Meeting of November 16, 2023
- 23-1021** Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of November 20, 2023
- 23-1069** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Pape - Dawson Engineers, LLC for the East

McKinney Drainage Study and Street Rehabilitation and Authorizing Any
Necessary Supplemental Agreements

Resolution caption reads as follows:

RESOLUTION NO. 2024-01-001 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT IN THE AMOUNT OF \$703,830 WITH PAPE – DAWSON ENGINEERS, LLC FOR ENGINEERING DESIGN SERVICES FOR THE EAST MCKINNEY DRAINAGE STUDY AND STREET REHABILITATION AND AUTHORIZING ANY SUPPLEMENTAL AGREEMENTS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF SAID SUPPLEMENTAL AGREEMENTS, OF \$790,000

- 23-1070** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute Certain Contracts and Agreements Necessary to Implement the 18B Obstruction Survey for Project AI2452, Extend Runway 18 Phase 1 - 500' North at the McKinney National Airport; and Providing an Effective Date

Resolution caption reads as follows

RESOLUTION NO. 2024-01-002 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE TEXAS DEPARTMENT OF TRANSPORTATION TO ACT AS AGENT FOR THE CITY OF MCKINNEY TO CONDUCT AN 18B OBSTRUCTION SURVEY FOR PROJECT AI2452, EXTEND RUNWAY 18 PHASE 1 – 500' NORTH

- 23-1071** Consider/Discuss/Act on a Resolution Awarding a Contract to Sonic Richardson F, LLC dba North Central Ford of Richardson, Texas for Ford OEM Parts and Service

Resolution caption reads as follows:

RESOLUTION NO. 2024-01-003 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE AWARD OF A FIXED PRICE CONTRACT TO SONIC RICHARDSON F, LLC dba NORTH CENTRAL FORD OF RICHARDSON, TEXAS FOR FORD OEM PARTS AND SERVICE

- 23-0007M2** Conduct/Discuss/Act on a Resolution to Accept and File the Semiannual Impact Fee Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees

Resolution caption reads as follows:

RESOLUTION NO. 2024-01-004 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ACCEPTING AND FILING THE SEMIANNUAL REPORT WITH RESPECT TO THE PROGRESS OF THE CAPITAL IMPROVEMENTS PLAN FOR ROADWAY AND UTILITY IMPACT FEES

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

- 23-1073** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Negotiate an Agreement with a Preferred Development Team for the Redevelopment of Approximately 4.75 Acres of City-Owned Property in the Historic Downtown

Council approved the motion by Council member Geré Feltus, seconded by Council member Patrick Cloutier, to approve the resolution with a vote of 4 - 3 - 0, Council members Rick Franklin, Charlie Philips, Michael Jones voting no. The resolution authorizes the City Manager to negotiate an agreement with the preferred development team M2G Ventures LLC of Fort Worth, TX.

Resolution caption reads as follows:

RESOLUTION NO. 2024-01-006 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO NEGOTIATE AN AGREEMENT WITH THE PREFERRED DEVELOPMENT TEAM, FOR THE ACQUISITION AND REDEVELOPMENT OF APPROXIMATELY 4.75 ACRES OF CITY-OWNED REAL PROPERTY ON AND AROUND THE PROPERTY LOCATED AT 222 N. TENNESSEE STREET

- 23-0081Z2** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow for Single-Family Attached Uses (Westridge Townhomes), Located Generally on the North Side of Virginia Parkway and Approximately 420 Feet West of North Independence Parkway, and Accompanying Ordinance

Jerry Sylo of JBI Partners, 2121 Midway Road Carrollton TX 75006, spoke on behalf of the property owner in support of the rezone request.

There were no other Public Comments offered regarding the rezone request.

Council unanimously approved the motion by Council member Rick Franklin, seconded by Council member Patrick Cloutier, to close the public hearing and approve the rezone request.

Ordinance caption reads as follows:

ORDINANCE NO. 2024-01-001

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 6.650 ACRE PROPERTY, LOCATED ON THE NORTH SIDE OF VIRGINIA PARKWAY AND APPROXIMATELY 420 FEET WEST OF NORTH INDEPENDENCE PARKWAY, IS REZONED FROM "PD" – PLANNED DEVELOPMENT DISTRICT TO "PD" – PLANNED DEVELOPMENT DISTRICT, GENERALLY TO MODIFY THE DEVELOPMENT STANDARDS AND ALLOW FOR SINGLE-FAMILY ATTACHED USES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

23-0004A3 Conduct a Public Hearing to Consider/Discuss a Request by the City of McKinney to Annex Approximately 127 Acres of Land Identified Herein Having a Population of Less Than 200 Persons Located in the John Emberson Survey - Abstract Number 294, and the Meredith Hart Survey - Abstract Number 371, and Including Adjacent Portions of FM 543 and CR 202 into the City of McKinney's Corporate Limits

Director of Planning Jennifer Arnold provided an update on the annexation process, indicating that two public hearings are part of the requirements. While no action regarding the item was requested on this meeting date, the next meeting at which this item is presented will include a request for the Council to act on annexation and zoning for the subject property.

Council took no action on the item.

Mayor Fuller called for Citizen Comments on matters not on the agenda.

Dianca Bell, 703 Throckmorton Pl, McKinney TX 75069, requested the Council to become involved with investigating the McKinney Housing Authority, expressing that she and other residents were illegally evicted.

Lisa Washington, 1250 Central Expressway Suite 210, McKinney TX 75070, thanked City Council members for supporting the non-profit organization Lead By

Example, and invited them to participate in the organization's upcoming bingo program for senior citizens.

Mayor Fuller called for Council and Manager Comments.

Council member Michael Jones announced that tickets are on sale for the Hugs Café fundraising gala to be held February 17 at the Allen Merriott at Watters Creek; wished everyone a happy new year; expressed excitement for the upcoming year of service as a member of the City Council and invited people who wished to contact him to do so by using the phone number he has provided to the public.

Council member Geré Feltus mentioned that Hugs Café was recently featured on the Kelly Clarkson television show representing the non-profit organization as well as the McKinney community in a positive way; recognized Jason Hernandez and the non-profit community store La Tiendita for feeding children during the holidays.

Mayor Pro Tem Charlie Philips encouraged everyone to visit and support the La Tiendita store in east McKinney and not be deterred by roadway and new City Hall construction in the nearby area; and recognized cheerleader Katie McGill (University of Texas) and football player Brandon Frazier (Auburn University) who are both graduates of McKinney schools and have completed their collegiate careers.

Council member Rick Franklin expressed appreciation for the opportunity to participate in the annual Christmas parade, noting that participation and attendance appears to grow each year.

Council member Patrick Cloutier recognized the Giving Machine fundraising initiative organized by the Church of Jesus Christ of Latter-day Saints and acknowledged Dr. Tonya Stafford-Manning who founded the It's Going to be OK non-profit organization which brings awareness and healing to those affected by human trafficking and sexual exploitation. Council member Cloutier said the donations in McKinney led all other Giving Machine events in the state of Texas, thanked Matt Hamilton for hosting the Giving Machine event at his LOYO Outfitters location, and thanks Leadership McKinney participants Brian Medina and Lisa Washington for attending the City Council meeting.

Assistant City Manager Steve Tilton wished everyone a happy new year; announced the programs for homeowners and renters to recycle Christmas trees will

continue through January 19 and information about the programs can be found on the city website; announced city facilities will be closed on Monday January 15 in observance of the Dr. Martin Luther King, Jr. holiday; trash and recycling collection services will continue as scheduled on the holiday.

Mayor George Fuller thanked the Church of Jesus Christ of Latter-day Saints for the Giving Machine event and thanked Love Life Foundation team for holiday shopping and gift wrapping to assist more than 300 families of Angel Tree program.

Council unanimously approved the motion by Council member Geré Feltus, seconded by Council member Charlie Philips, to adjourn the meeting at 6:56 p.m.

The ordinance caption(s) approved in this meeting were scheduled for publication in the Sunday, January 7, 2024, edition of the McKinney Courier-Gazette newspaper and the Monday, January 8, 2024, edition of the Celina Record newspaper.

These minutes were approved by the City Council on January 16, 2024.

SIGNED:

GEORGE C. FULLER, Mayor
CHARLIE PHILIPS, Mayor Pro Tem

ATTEST:

EMPRESS DRANE, City Secretary
TENITRUS BETHEL, Deputy City Secretary

City of McKinney, Texas