

CITY COUNCIL REGULAR MEETING

OCTOBER 17, 2023

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, October 17, 2023 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 Fuller called the regular meeting to order at 6:00 p.m. upon determining at quorum of the City Council consisting of himself and the following members were present: Mayor Pro Tem Charlie Philips; and Council members Justin Beller, Patrick Cloutier, Geré Feltus, Rick Franklin and Michael Jones.

The following City of McKinney staff were present: City Manager Paul Grimes, City Attorney Mark Houser, City Secretary Empress Drane, Deputy City Secretary Tenitrus Bethel, Planning Director Jennifer Arnold, Director of Engineering Gary Graham, Director of Cultural District Andrew Jones, Director of Organizational Development & Performance Management Joe Mazzola, Assistant Chief of Police, Matthew Kasmerski, President of McKinney Economic Development Corporation (MEDC) Michael Kowski; Assistant Director of Parks, Recreation & Open Space Ryan Mullins, Development Review Planning Manager Caitlin Strickland, Facilities Construction Manager Patrica Jackson, Planner Kaitlin Sheffield, Planner Jake Bennett, Planner Araceli Botello, City Secretary Accreditation & Reporting Specialist Edith Ruiz, and Police Sergeant Joseph Spano.

There were approximately forty-five (45) members of the public present including McKinney Armed Services Memorial Board members Collin Kimball, Nina Dowell-Rigley and Guy Green; Parks, Recreation & Open Space Advisory Board member Sam Franklin; and Visit McKinney Board member Lauren Smith.

Mayor Fuller called for the invocation given by Salvation Army Major Gabriel Elias. Following the invocation, those in attendance recited the Pledge of Allegiance.

Mayor Fuller called for the following Information Sharing Items.

- 23-0854** Proclamation for Salvation Army Red Kettle Campaign
- 23-0855** Proclamation for National Disability Employment Awareness Month
- 23-0856** Proclamation for Arbor Day
- 23-0792** County Bond Update Presented by Former McKinney City Mayor Brian Loughmiller

The presentation for this item, not posted on the meeting agenda, is included in these minutes as *Appendix A: 23-0792 Presentation - County Bond Update*

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

The following individuals expressed their support for agenda item 23-0741, modifying the name of Veterans Memorial Park to Corporal RD Foster Veterans Memorial Park:

Colin Kimball, 4712 Golden Eyes Ln., McKinney, TX 75072

Paul Reed, 2314 Sherbrook Ln., McKinney, TX 75070

Nina Dowell-Ringley, 313 N. Benge, McKinney, TX 75069

The following individuals did not wish to speak but submitted written comments to be entered into the meeting record. *(See Appendix B: Written Public Comments)*

Bill Foster	Lynne Hascal	Gerhard Deffner
Lawrence H. Ringley	Diane Craig	Rudy Littrell
Angie A. Rasor	Robert Perry	Jackie H. Mack
Carol Grimes	Guy Green	Barbara Bridges
T.S. Grant	Charles McKissick	James A Nichols
Dave Hoch	Judy Cantrell	Linda Chapman
Paulette Foster	Trina Foster	

Mayor Fuller called for the following agenda item:

- 23-0741** Consider/Discuss/Act on Modifying the Name of Veterans Memorial Park to Corporal RD Foster Veterans Memorial Park

Council unanimously approved the motion by Mayor Fuller, seconded by Council member Cloutier, to Modifying the Name of Veterans Memorial Park to Corporal RD Foster Veterans Memorial Park

Mayor Fuller called for the Consent Agenda.

Council unanimously approved the motion by Council member Franklin, seconded by Council member Feltus, to approve the Consent Agenda.

23-0857 Minutes of the City Council Work Session of October 2, 2023

The document for this item was not posted on the agenda but included in this record as *Appendix C: 23-0857 Minutes - City Council Work Session of October 2, 2023*

23-0858 Minutes of the City Council Regular Meeting of October 2, 2023

The document for this item was not posted on the agenda but included in this record as *Appendix D: 23-0858 Minutes - City Council Regular Meeting of October 2, 2023*

23-0438 Minutes of the Animal Services Facilities Advisory Committee Meeting
March 8, 2023

23-0692 Minutes of the Building and Standards Commission Meeting of February
13, 2023

23-0670 Minutes of the Library Advisory Board Meeting of July 20, 2023

23-0774 Minutes of the McKinney Community Development Corporation Housing
Subcommittee Meeting of August 10, 2023

23-0775 Minutes of the McKinney Community Development Corporation
Applications Process Subcommittee Meeting of August 21, 2023

23-0773 Minutes of the McKinney Community Development Corporation Meeting of
August 24, 2023

23-0776 Minutes of the McKinney Community Development Corporation TUPPS
Subcommittee Meeting of September 11, 2023

23-0777 Minutes of the McKinney Community Development Corporation TUPPS
Subcommittee Meeting of September 13, 2023

23-0785 Minutes of the Historic Preservation Advisory Board Regular Meeting of
September 7, 2023

23-0738 Minutes of the Parks, Recreation and Open Space Advisory Board of
August 10, 2023

23-0783 Minutes of the Planning and Zoning Commission Regular Meeting of September 12, 2023

23-0644 Consider/Discuss/Act on a Resolution Approving Fiscal Year 2023-24 Funding Amounts for Seasonal Support Grants to Arts Organizations; caption reads as follows:

RESOLUTION NO. 2023-010-137 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE FOLLOWING FUNDING ALLOCATIONS FOR THE SUPPORT OF THE ARTS IN MCKINNEY IN THE AMOUNT NOT TO EXCEED \$200,000; AND PROVIDING FOR AN EFFECTIVE DATE

23-0859 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Enter into an Interlocal Agreement with the North Central Texas Emergency Communications District (NCT9-1-1) to Operate and Maintain the Systems Utilized for the Provision of 9-1-1 Emergency Communication Services; caption reads as follows:

RESOLUTION NO. 2023-10-138 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERLOCAL AGREEMENT WITH THE NORTH CENTRAL TEXAS EMERGENCY COMMUNICATIONS DISTRICT (NCT 9-1-1) TO OPERATE AND MAINTAIN THE SYSTEMS UTILIZED FOR THE PROVISION OF 9-1-1 EMERGENCY COMMUNICATION SERVICES, AND PROVIDING AN EFFECTIVE DATE

23-0860 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Kimley-Horn and Associates, Inc. to Provide Consulting Engineering Services for the 2023 Citywide Traffic Count Program and Authorizing Any Supplemental Agreements; caption reads as follows:

RESOLUTION NO. 2023-10-139 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH KIMLEY-HORN AND ASSOCIATES, INC. FOR CONSULTING ENGINEERING SERVICES FOR THE 2023 CITYWIDE TRAFFIC COUNT PROGRAM, AND AUTHORIZING ANY SUPPLEMENTAL AGREEMENTS

23-0861 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Kimley-Horn and Associates, Inc. to Provide

Consulting Engineering Services for the TR2314 Downtown Lighting Improvements and Authorizing Any Supplemental Agreements; caption reads as follows:

RESOLUTION NO. 2023-10-140 (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 \$451,000 WITH KIMLEY-HORN AND ASSOCIATES, INC. FOR CONSULTING ENGINEERING SERVICES FOR THE DOWNTOWN LIGHTINGIMPROVEMENTS AND AUTHORIZINGANY SUPPLEMENTAL AGREEMENTS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF SAID SUPPLEMENTAL AGREEMENTS, NOT TO EXCEED \$520,000

- 23-0862** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Alliance Geotechnical Group of Frisco, Texas for Professional Construction Materials Testing (CMT) Services Related to the McKinney Fire Department Headquarters project (FI2111) located at 2100 Taylor Burk Drive, McKinney; caption reads as follows:

RESOLUTION NO. 2023-10-141 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH ALLIANCE GEOTECHNICAL GROUP OF FRISCO, TEXAS FOR CONSTRUCTION MATERIALS OBSERVATION, ENGINEERING AND TESTING SERVICES RELATED TO THE CONSTRUCTION OF THE MCKINNEY FIRE DEPARTMENT HEADQUARTERS PROJECT (FI2111)

- 23-0863** Consider/Discuss/Act on a Resolution Awarding a Contract to Mustang Apparel, Inc. dba Incentive Brands of Plano, TX for the purchase of Uniforms and Recreational Clothing; caption reads as follows:

RESOLUTION NO. 2023-10-142 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE AWARD OF A CONTRACT TO MUSTANG APPAREL, INC. DBA INCENTIVE BRANDS OF PLANO, TX FOR THE PURCHASE OF UNIFORMS AND RECREATIONAL CLOTHING

- 23-0864** Consider/Discuss/Act on a Resolution Confirming City Council Support for the New Location of Spur 399, the Concurrent Designation of Spur 399 and State Highway 5, and the Concurrent Designation of FM 546 and

Spur 399; caption reads as follows:

RESOLUTION NO. 2023-10-143 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, THAT IT IS IN SUPPORT OF THE NEW LOCATION OF SPUR 399, THE CONCURRENT DESIGNATION OF SPUR 399 AND STATE HIGHWAY 5, AND THE CONCURRENT DESIGNATION OF FM 546 AND SPUR 399

Mayor Fuller called for Plat Consideration under Chapter 212 of the Texas Local Government Code.

23-0195FP Consider/Discuss/Act on a Final Plat for Dr Outdoorsman Addition, Located in the City of McKinney Extraterritorial Jurisdiction (ETJ), Located on the South Side of County Road 170 and approximately 2,800 Feet East of Colmena

Council unanimously approved the motion by Council member Feltus, seconded by Council member Jones, to approve a Final Plat for Dr Outdoorsman Addition, Located in the City of McKinney Extraterritorial Jurisdiction (ETJ), Located on the South Side of County Road 170 and approximately 2,800 Feet East of Colmena Road, with conditions in accordance with recommendations provided in the staff report.

Mayor Fuller called for Regular Agenda And Public Hearing Items.

23-0005M Conduct a Public Hearing to Consider/Discuss/Act on Amendments to Certain Provisions of Article 3 (Subdivision Regulations) of Chapter 150, Entitled "Unified Development Code" of the Code of Ordinances Regarding the Required Documents and Process to Receive a Determination on Certain Development Applications to Bring Such Provisions into Conformity with New State Laws Adopted by and through House Bill 3699, and Accompanying Ordinance

Mayor Fuller opened the public hearing for this item, at which time there were no requests to speak.

Council unanimously approved the motion by Mayo Pro Tem Philips, seconded by Council member Feltus, to close the public hearing and to approve Amendments to Certain Provisions of Article 3 (Subdivision Regulations) of Chapter 150, Entitled "Unified Development Code" of the Code of Ordinances Regarding the Required

Documents and Process to Receive a Determination on Certain Development Applications to Bring Such Provisions into Conformity with New State Laws Adopted by and through House Bill 3699, and Accompanying Ordinance; caption reads as follows:

ORDINANCE NO. 2023-10-066

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING ARTICLE 3 (SUBDIVISION REGULATIONS) OF CHAPTER 150, ENTITLED "UNIFIED DEVELOPMENT CODE," OF THE CODE OF ORDINANCES, CITY OF MCKINNEY, TEXAS RELATED TO THE REQUIRED DOCUMENTS AND PROCESSING OF PLATS, PUBLIC IMPROVEMENTS, AND ENGINEERING AND CONSTRUCTION STANDARDS TO BRING SUCH STANDARDS INTO CONFORMITY WITH NEW STATE LAWS ADOPTED BY AND THROUGH HOUSE BILL 3699, ESTABLISHING PRESUMPTIONS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

Council member Franklin recused himself from agenda item 23-0050Z3 and exited the Council Chambers.

23-0050Z3 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 Commercial Uses, Located at 6201 North McDonald Street, and Accompanying Ordinance

Matt Moore (applicant), with Claymoore Engineering, addressed the Council regarding the item.

Sam Franklin, applicant representative, 1650 W. Virginia Pkwy, Ste 110, McKinney, TX, addressed the council and spoke in support of the item.

There were no other requests to make public comments regarding the item.

Council approved the motion made by Mayor Pro Tem Philips, seconded by Council member Jones, to close the public hearing and approve 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 Commercial Uses, Located at 6201 North McDonald Street, and Accompanying Ordinance with a vote of 6 - 0, Council member Franklin recused himself; caption reads as follows:

ORDINANCE NO. 2023-10-067

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 11.65 ACRE PROPERTY, LOCATED AT 6201 NORTH MCDONALD STREET, IS REZONED FROM “PD” – PLANNED DEVELOPMENT DISTRICT TO “PD” – PLANNED DEVELOPMENT DISTRICT, GENERALLY TO MODIFY THE DEVELOPMENT STANDARDS; 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

Council member Franklin returned to the Council Chambers.

23-0054Z5 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 Multi-Family Residential Uses, Located on the Southwest Corner of McKinney Ranch Parkway and Collin McKinney Parkway, and Accompanying Ordinance

Bill Dahlstrom (applicant representative), 2325 Ross Ave, Ste. 600, Dallas, TX 75201, came forward to address the Council regarding this item.

Kevin Kuntz (applicant representative), 8350 N. Central Expy, Dallas, TX 75206, addressed the Council regarding this item.

Martin Sanchez, 2120 Adriatic Pkwy, spoke in support of the request.

Council approved the motion by Council member Franklin, seconded by Council member Feltus, to close the public hearing with a vote of 6 - 1, Council member Jones opposed.

Council approved the motion by Council member Cloutier, seconded by Mayor Pro Tem Philips, to deny 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 Multi-Family Residential Uses, Located on the Southwest Corner of McKinney Ranch Parkway and Collin McKinney Parkway, and Accompanying Ordinance with a vote of 5 – 2. Council members Beller and Franklin opposed.

23-0057Z3 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 2151 North Hardin Boulevard,

and Accompanying Ordinance

Robert Lewis (applicant), 2600 N. Central Expy, Richardson, TX, was present.

There were no additional requests to make public comments.

Council unanimously approved the motion by Council member Jones, seconded by Council member Franklin, to close the public hearing and approve a Request to Rezone the Subject Property from "C2" - Local Commercial District to "C3" - Regional Commercial District, Located at 2151 North Hardin Boulevard, and Accompanying Ordinance; caption reads as follows:

ORDINANCE NO. 2023-10-069

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 4.08 ACRE PROPERTY, LOCATED AT 2151 NORTH HARDIN BOULEVARD, IS REZONED FROM “C2” – LOCAL COMMERCIAL DISTRICT TO “C3” – REGIONAL COMMERCIAL DISTRICT; 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

23-0058Z5 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located at 4050 West University Drive, and Accompanying Ordinance

Robert Lewis (applicant), 2600 N. Central Expy, Richardson, TX was present.

There were no additional requests to make public comments.

Council unanimously approved the motion by Council member Feltus, seconded by Council member Cloutier, to close the public hearing and approve a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located at 4050 West University Drive, and Accompanying Ordinance; caption reads as follows:

ORDINANCE NO. 2023-10-070

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 22.16 ACRE PROPERTY, LOCATED AT 4050 WEST UNIVERSITY DRIVE, IS REZONED FROM “PD” – PLANNED DEVELOPMENT DISTRICT TO “C2” – LOCAL COMMERCIAL DISTRICT, GENERALLY FOR COMMERCIAL 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

23-0061Z3 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow for Multi-Family Residential Uses, Located on the East Side of Custer Road and Approximately 1,400 Feet North of Silverado Trail, and Accompanying Ordinance

Jared Pace (applicant representative) with Abernathy, Roeder, Boyd and Hullett, addressed the Council regarding the request.

There were no additional requests to make public comments.

Council unanimously approved the motion by Mayor Pro Tem Philips, seconded by Council member Cloutier, to close the public hearing and approve a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow for Multi-Family Residential Uses, Located on the East Side of Custer Road and Approximately 1,400 Feet North of Silverado Trail, and Accompanying Ordinance; caption reads as follows:

ORDINANCE NO. 2023-10-071

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 10.87 ACRE PROPERTY, LOCATED ON THE EAST SIDE OF CUSTER ROAD AND APPROXIMATELY 1,400 FEET NORTH OF SILVERADO TRAIL, IS REZONED FROM "PD" – PLANNED DEVELOPMENT DISTRICT AND "REC" - REGIONAL EMPLOYMENT CENTER OVERLAY DISTRICT TO "PD" – PLANNED DEVELOPMENT DISTRICT, GENERALLY TO ALLOW FOR MULTI-FAMILY RESIDENTIAL USES AND TO MODIFY THE DEVELOPMENT STANDARDS; 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

23-0062Z4 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "C3" - Regional Commercial District, Located Approximately 1,750 Feet East of North Lake Forest Drive and on the North Side of US 380 (West University

Drive), and Accompanying Ordinance

Matt Moore (applicant), with Claymoore Engineering was present.

There were no additional requests to make public comments.

Council unanimously approved the motion by Council member Franklin, seconded by Council member Feltus, to close the public hearing and approve a Request to Rezone the Subject Property from "AG" - Agricultural District to "C3" - Regional Commercial District, Located Approximately 1,750 Feet East of North Lake Forest Drive and on the North Side of US 380 (West University Drive), and Accompanying Ordinance; caption reads as follows:

ORDINANCE NO. 2023-10-072

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 5.40 ACRE PROPERTY, LOCATED APPROXIMATELY 1,750 FEET EAST OF NORTH LAKE FOREST DRIVE AND ON THE NORTH SIDE OF WEST UNIVERSITY DRIVE, IS REZONED FROM "AG" – AGRICULTURE DISTRICT TO "C3" – REGIONAL COMMERCIAL DISTRICT, GENERALLY TO ALLOW FOR COMMERCIAL 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

23-0063Z4 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C" - Planned Center District to "I1" - Light Industrial District, Located at 3200 North Central Expressway (REQUEST TO BE TABLED)

Council unanimously approved the motion by Council member Cloutier, seconded by Council member Feltus, to Table Indefinitely a Request to Rezone the Subject Property from "C" - Planned Center District to "I1" - Light Industrial District, Located at 3200 North Central Expressway

23-0074Z2 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 Allow for Single Family Residential Uses and to Modify the Development Standards, Located on the Northwest Corner of Alma Road and Hewitt Drive, and Accompanying Ordinance

Martin Sanchez, 2120 Adriatic Pkwy, addressed the Council regarding the request.

There were no additional requests to make public comments.

Council unanimously approved the motion by Council member Cloutier, seconded by Council member Franklin, to close the public hearing and approve a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Allow for Single Family Residential Uses and to Modify the Development Standards, Located on the Northwest Corner of Alma Road and Hewitt Drive, and Accompanying Ordinance; caption reads as follows:

ORDINANCE NO. 2023-10-073

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 3.6 ACRE PROPERTY, LOCATED ON THE NORTHWEST CORNER OF ALMA ROAD AND HEWITT DRIVE, IS REZONED FROM "PD" – PLANNED DEVELOPMENT DISTRICT TO "PD" – PLANNED DEVELOPMENT DISTRICT, GENERALLY TO ALLOW FOR SINGLE FAMILY RESIDENTIAL USES AND TO MODIFY THE DEVELOPMENT STANDARDS; 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

23-0865 Consider/Discuss/Act on Adoption of a Resolution Determining a Public Necessity to Acquire Property Easement Rights for Public Use by Eminent Domain for a Sanitary Sewer Easement and a Temporary Construction Easement associated with the SH 5 Utility Relocation Project (WA1633 & WW1633) which Property is Located at the Northwest Corner of N. McDonald Street and E. Virginia Street and Authorizing the City Manager to Establish Procedures for Acquiring the Easements on Said Property, and Take All Steps Necessary to Acquire the Needed Property Rights in Compliance with all Applicable Laws and Resolutions

Council unanimously approved the motion by Mayor Pro Tem Philips, seconded by Council member Cloutier, to approve a Resolution Determining a Public Necessity to Acquire Property Easement Rights for Public Use by Eminent Domain for a Sanitary Sewer Easement and a Temporary Construction Easement associated with the SH 5 Utility Relocation Project (WA1633 & WW1633) which Property is Located at the Northwest Corner of N. McDonald Street and E. Virginia Street and Authorizing the City

Manager to Establish Procedures for Acquiring the Easements on Said Property, and
Take All Steps Necessary to Acquire the Needed Property Rights in Compliance with
all Applicable Laws and Resolutions, with the following declaration and roll call vote:

“I move that the City of McKinney, Texas, City Council approve this item as written and adopt the Resolution described in this agenda item and authorize the use of the power of eminent domain to acquire for public use all necessary property interests from Dorsa Properties, LLC, identified as owner of record by the Collin Central Appraisal District, and any other persons or entities claiming an interest to the property depicted on and described by metes and bounds attached to said Resolution, said depictions and descriptions being incorporated in their entirety into this motion for all purposes including the construction, access and maintenance of infrastructure improvements located at the northwest corner of N. McDonald Street and E. Virginia Street associated with the SH 5 Utility Relocation Project (WA1633 & WW1633).”

Mayor Fuller Aye

Mayor Pro Tem Philips Aye

Council member Jones Aye

Council member Feltus Aye

Council member Franklin Aye

Council member Cloutier Aye

Council member Beller Aye

Resolution caption reads as follows:

RESOLUTION NO. 2023-10-144 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, DETERMINING A PUBLIC NECESSITY TO ACQUIRE PROPERTY EASEMENT RIGHTS FOR PUBLIC USE BY EMINENT DOMAIN FOR A SANITARY SEWER EASEMENT AND A TEMPORARY CONSTRUCTION EASEMENT ASSOCIATED WITH THE SH 5 UTILITY RELOCATION PROJECT (WA1633 & WW1633); AUTHORIZING THE CITY MANAGER TO ESTABLISH PROCEDURES FOR ACQUIRING SAID EASEMENTS, AND TAKE ALL STEPS NECESSARY TO ACQUIRE THE NEEDED PROPERTY RIGHTS IN COMPLIANCE WITH ALL APPLICABLE LAWS AND RESOLUTIONS

23-0866 Consider/Discuss/Act on Adoption of a Resolution Determining a Public
Necessity to Acquire Property Easement Rights for Public Use by Eminent
Domain for a Sanitary Sewer Easement and a Temporary Construction
Easement associated with the SH 5 Utility Relocation Project (WA1633 &
WW1633) which Property is Located at the Southwest Corner of N.
McDonald Street and E. Davis Street and Authorizing the City Manager to
Establish Procedures for Acquiring the Easements on Said Property, and

Take All Steps Necessary to Acquire the Needed Property Rights in
Compliance with all Applicable Laws and Resolutions

Council unanimously approved the motion by Mayor Pro Tem Philips, seconded by Council member Jones, to approve 23-0866 a Resolution Determining a Public Necessity to Acquire Property Easement Rights for Public Use by Eminent Domain for a Sanitary Sewer Easement and a Temporary Construction Easement associated with the SH 5 Utility Relocation Project (WA1633 & WW1633) which Property is Located at the Southwest Corner of N. McDonald Street and E. Davis Street and Authorizing the City Manager to Establish Procedures for Acquiring the Easements on Said Property, and Take All Steps Necessary to Acquire the Needed Property Rights in Compliance with all Applicable Laws and Resolutions, with the following declaration and roll call vote:

“I move that the City of McKinney, Texas, City Council approve this item as written and adopt the Resolution described in this agenda item and authorize the use of the power of eminent domain to acquire for public use all necessary property interests from 300 East Davis Owner, LLC, identified as owner of record by the Collin Central Appraisal District, and any other persons or entities claiming an interest to the property depicted on and described by metes and bounds attached to said Resolution, said depictions and descriptions being incorporated in their entirety into this motion for all purposes including the construction, access and maintenance of infrastructure improvements located at the southwest corner of N. McDonald Street and E. Davis Street associated with the SH 5 Utility Relocation Project (WA1633 & WW1633).”

- Mayor Fuller Aye
- Mayor Pro Tem Philips Aye
- Council member Jones Aye
- Council member Feltus Aye
- Council member Franklin Aye
- Council member Cloutier..... Aye
- Council member Beller Aye

Resolution caption reads as follows:

RESOLUTION NO. 2023-10-145 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, DETERMINING A PUBLIC NECESSITY TO ACQUIRE PROPERTY EASEMENT RIGHTS FOR PUBLIC USE BY EMINENT DOMAIN FOR A SANITARY SEWER EASEMENT AND A TEMPORARY CONSTRUCTION EASEMENT ASSOCIATED WITH THE SH 5 UTILITY RELOCATION PROJECT (WA1633 & WW1633); AUTHORIZING THE CITY MANAGER TO ESTABLISH PROCEDURES FOR ACQUIRING SAID EASEMENTS, AND TAKE ALL STEPS NECESSARY TO

ACQUIRE THE NEEDED PROPERTY RIGHTS IN COMPLIANCE WITH ALL APPLICABLE LAWS AND RESOLUTIONS

23-0867 Consider/Discuss/Act on Adoption of a Resolution Determining a Public Necessity to Acquire Property Easement Rights for Public Use by Eminent Domain for a Water Line Easement and a Temporary Construction Easement associated with the SH 5 Utility Relocation Project (WA1633 & WW1633) which Property is Located on the East Side of N. McDonald Street north of its intersection with Spur 399 and Authorizing the City Manager to Establish Procedures for Acquiring the Easements on Said Property, and Take All Steps Necessary to Acquire the Needed Property Rights in Compliance with all Applicable Laws and Resolutions

Council unanimously approved the motion by Mayor Pro Tem Philips, seconded by Council member Feltus, to approve a Resolution Determining a Public Necessity to Acquire Property Easement Rights for Public Use by Eminent Domain for a Water Line Easement and a Temporary Construction Easement associated with the SH 5 Utility Relocation Project (WA1633 & WW1633) which Property is Located on the East Side of N. McDonald Street north of its intersection with Spur 399 and Authorizing the City Manager to Establish Procedures for Acquiring the Easements on Said Property, and Take All Steps Necessary to Acquire the Needed Property Rights in Compliance with all Applicable Laws and Resolutions; with the following declaration and roll call vote:

“I move that the City of McKinney, Texas, City Council approve this item as written and adopt the Resolution described in this agenda item and authorize the use of the power of eminent domain to acquire for public use all necessary property interests from Issam Al Shmaisani, identified as owner of record by the Collin Central Appraisal District, and any other persons or entities claiming an interest to the property depicted on and described by metes and bounds attached to said Resolution, said depictions and descriptions being incorporated in their entirety into this motion for all purposes including the construction, access and maintenance of infrastructure improvements on the east side of N. McDonald Street north of its intersection with Spur 399 associated with the SH 5 Utility Relocation Project (WA1633 & WW1633).”

Mayor Fuller Aye

Mayor Pro Tem Philips..... Aye

Council member Jones Aye

Council member Feltus Aye

Council member Franklin Aye

Council member Cloutier..... Aye

Council member Beller Aye

Resolution caption reads as follows:

RESOLUTION NO. 2023-10-146 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, DETERMINING A PUBLIC NECESSITY TO ACQUIRE PROPERTY EASEMENT RIGHTS FOR PUBLIC USE BY EMINENT DOMAIN FOR A WATER LINE EASEMENT AND A TEMPORARY CONSTRUCTION EASEMENT ASSOCIATED WITH THE SH 5 UTILITY RELOCATION PROJECT (WA1633 & WW1633); AUTHORIZING THE CITY MANAGER TO ESTABLISH PROCEDURES FOR ACQUIRING SAID EASEMENTS, AND TAKE ALL STEPS NECESSARY TO ACQUIRE THE NEEDED PROPERTY RIGHTS IN COMPLIANCE WITH ALL APPLICABLE LAWS AND RESOLUTIONS

23-0868 Consider/Discuss/Act on Adoption of a Resolution Determining a Public Necessity to Acquire Property Easement Rights for Public Use by Eminent Domain for a Water Line Easement and a Temporary Construction Easement associated with the SH 5 Utility Relocation Project (WA1633 & WW1633) which Property is Located at the Northwest Corner of N. McDonald Street and E. Lamar Street and Authorizing the City Manager to Establish Procedures for Acquiring the Easements on Said Property, and Take All Steps Necessary to Acquire the Needed Property Rights in Compliance with all Applicable Laws and Resolutions

Council unanimously approved the motion by Mayor Pro Tem Philips, seconded by Council member Cloutier, to approve a Resolution Determining a Public Necessity to Acquire Property Easement Rights for Public Use by Eminent Domain for a Water Line Easement and a Temporary Construction Easement associated with the SH 5 Utility Relocation Project (WA1633 & WW1633) which Property is Located at the Northwest Corner of N. McDonald Street and E. Lamar Street and Authorizing the City Manager to Establish Procedures for Acquiring the Easements on Said Property, and Take All Steps Necessary to Acquire the Needed Property Rights in Compliance with all Applicable Laws and Resolutions; with the following declaration and roll call vote:

"I move that the City of McKinney, Texas, City Council approve this item as written and adopt the Resolution described in this agenda item and authorize the use of the power of eminent domain to acquire for public use all necessary property interests from Phill Young Properties, LLC, identified as owner of record by the Collin Central Appraisal District, and any other persons or entities claiming an interest to the property depicted on and described by metes and bounds attached to said Resolution, said depictions and descriptions being incorporated in their entirety into

this motion for all purposes including the construction, access and maintenance of infrastructure improvements located at the northwest corner of N. McDonald Street and E. Lamar Street associated with the SH 5 Utility Relocation Project (WA1633 & WW1633).”

Mayor Fuller Aye

Mayor Pro Tem Philips Aye

Council member Jones Aye

Council member Feltus Aye

Council member Franklin Aye

Council member Cloutier..... Aye

Council member Beller Aye

Resolution caption reads as follows:

RESOLUTION NO. 2023-10-147 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, DETERMINING A PUBLIC NECESSITY TO ACQUIRE PROPERTY EASEMENT RIGHTS FOR PUBLIC USE BY EMINENT DOMAIN FOR A WATER LINE EASEMENT AND A TEMPORARY CONSTRUCTION EASEMENT ASSOCIATED WITH THE SH 5 UTILITY RELOCATION PROJECT (WA1633 & WW1633); AUTHORIZING THE CITY MANAGER TO ESTABLISH PROCEDURES FOR ACQUIRING SAID EASEMENTS, AND TAKE ALL STEPS NECESSARY TO ACQUIRE THE NEEDED PROPERTY RIGHTS IN COMPLIANCE WITH ALL APPLICABLE LAWS AND RESOLUTIONS

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

Paul Ballesteros, 6508 Marvins Gardens, McKinney, TX 75070 expressed his thoughts regarding homelessness.

Vedika Chamaria, 10804 Casmir Dr, McKinney, TX 75072, expressed her thoughts related to Sangeet Bharathi.

Raj Govindan, 925 Boyd Creek Rd, McKinney, TX 75071, expressed his thoughts related to the Sewa Diwali food distribution.

Mayor Fuller called for Council and Manager comments.

Mayor Pro Tem Philips acknowledged his support for the McKinney North High School football team on a great season.

Council member Cloutier attended Fire Safety Day and the Fire Department Headquarters Groundbreaking, and he stated the Merit Ossian will be conducting classes to train babysitters in first aid.

Council member Feltus attended the TML Conference in Dallas and discussed the experience; she thanked the Police Department for the success of National Night Out; she attended the McKinney STEAMS Mercenary Robotics Grand Opening and stated this is a wonderful program for students interested in robotics and technology; she attended the Masonic Lodge Solid Rock #149 fish fry and thanked them; and she attended the Boys and Girls Club Gala over the weekend and expressed that it was a great event. On a personal note, she shared her heartfelt thoughts regarding her grandmother, Hazel Luter Feltus born May 20, 1928, born in Kokomo, MS., who passed away recently at the age of 95.

City Manager Grimes encouraged the public to the Trick or Treat Trail event, taking place at Towne Lake on Saturday, October 21.

Mayor Fuller expressed his appreciation to the Parks Department for the execution of the Wine Festival held at Towne Lake; he attended the Builders for Justice Awards Dinner on Sunday, and stated this organization is a wonderful resource for those in need of legal resources who may not otherwise be able to afford them.

Council unanimously approved the motion by Council member Feltus, seconded by Council member Cloutier, to adjourn the meeting at 8:18 p.m.

These minutes were approved by the City Council on November 7, 2023.

SIGNED:

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

ATTEST:

EMPRESS DRANE, City Secretary
TENITRUS BETHEL, Deputy City Secretary

City of McKinney, Texas

Appendices:

A: 23-0792 Presentation - County Bond Update

B: Written Public Comments

C: 23-0857 Minutes City Council - Work Session of October 2, 2023

D: 23-0858 Minutes - City Council Regular Meeting of October 2, 2023



**ROADS
PARKS
COURTHOUSE
and JAIL
EXPANSION
ANIMAL
SHELTER
MEDICAL
EXAMINER**

**COLLIN COUNTY BOND ELECTION
VOTE “FOR” ON NOV 7th**

NOTICE: IT IS A VIOLATION OF STATE LAW (CHAPTERS 392 and 393
TRANSPORTATION CODE) TO PLACE THIS SIGN IN THE RIGHT-OF-WAY OF A HIGHWAY

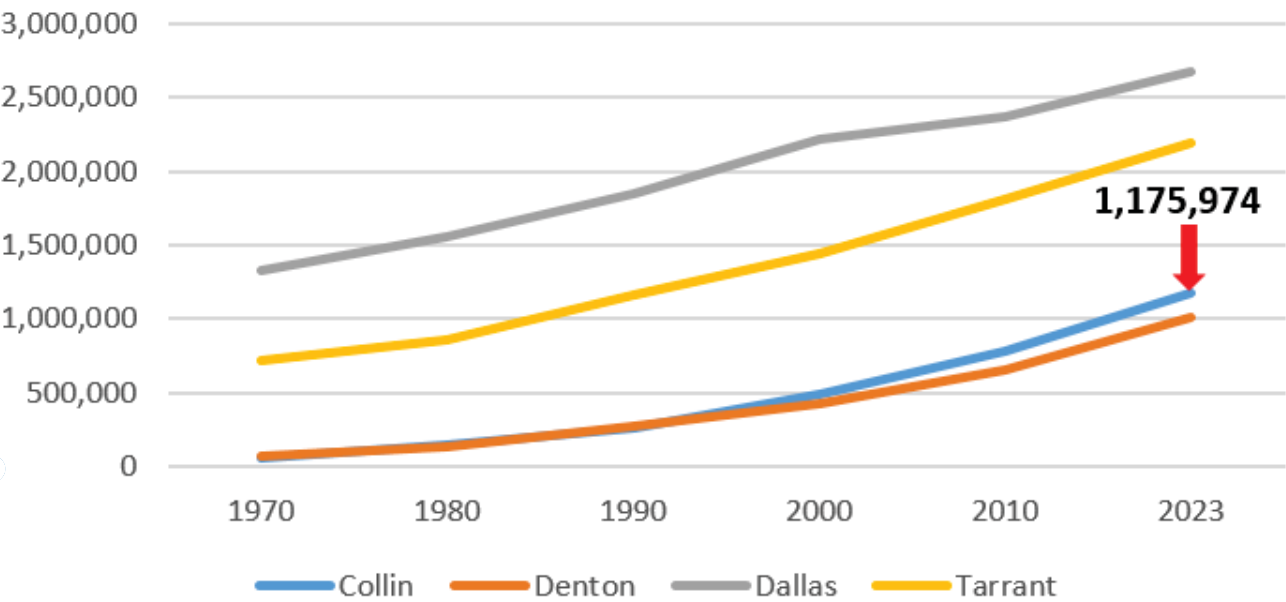
POLITICAL ADVERTISING PAID FOR BY COLLIN
COUNTY ON THE MOVE PAC 2023

WHY?

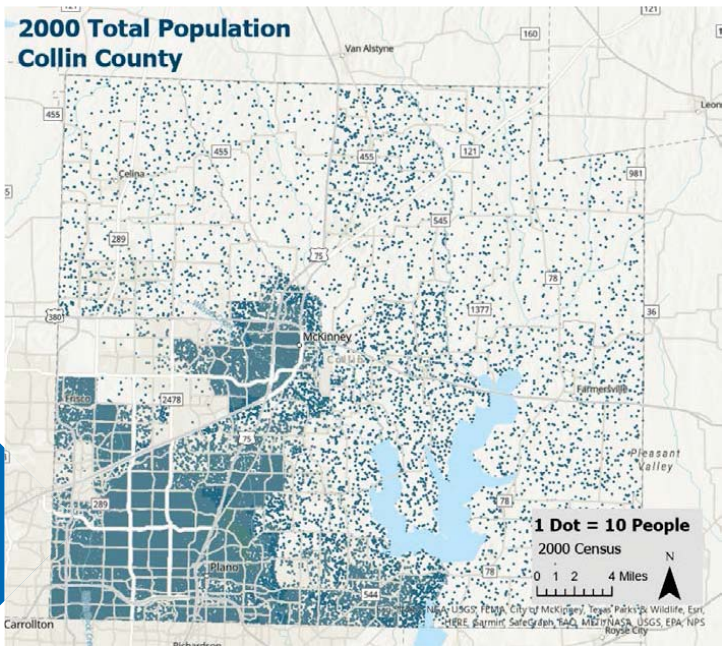
- County is the **third fastest growing** in U.S.
- Population **doubled** since 2000
- Projected to **double again** over next 30 years
- **112 new residents every day** - 40,000 in 2022

HISTORIC GROWTH

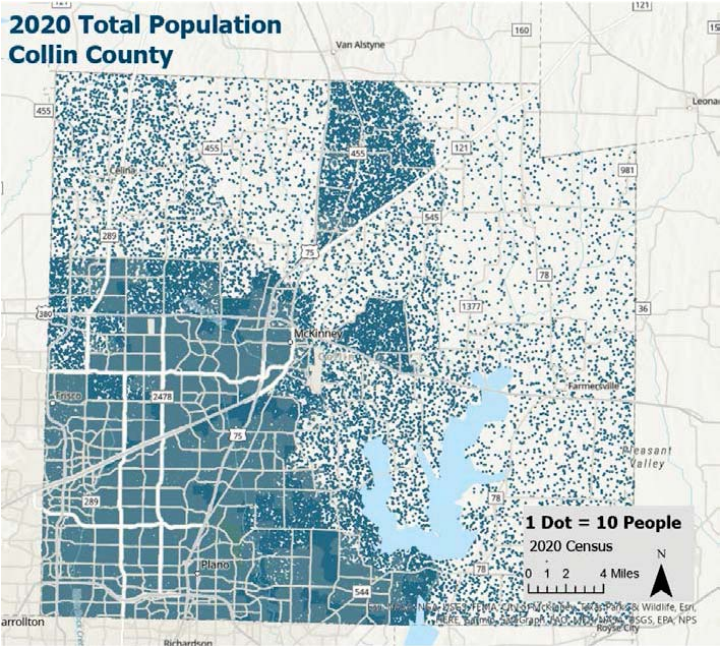
Population Metroplex Counties, 1970 to Present



HISTORIC GROWTH



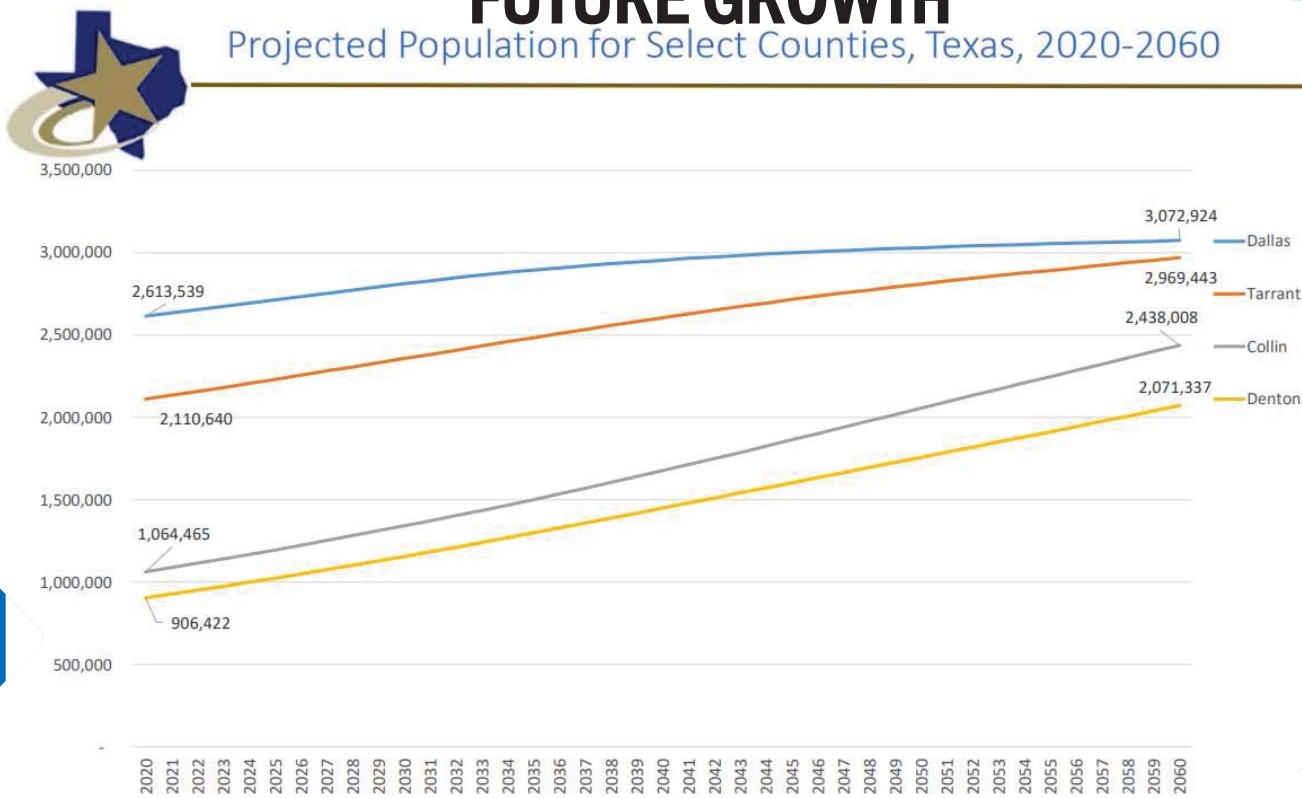
2000



2020

FUTURE GROWTH

Projected Population for Select Counties, Texas, 2020-2060



46

PROPOSALS

\$683.37 million bond package that includes five propositions

JUSTICE

PROPOSITION A
\$261.86M

ANIMAL
SHELTER

PROPOSITION B
\$5.70M

HEALTH

PROPOSITION C
\$13.36M

PARKS

PROPOSITION D
\$22.45M

ROADS

PROPOSITION E
\$380.00M

PROPOSITION A **JUSTICE FACILITIES**

- **Russell A. Steindam Courts Building and Parking** now at capacity
- Needs:
 - Courtroom expansion due to caseload growth
 - Additional District Attorney and District Clerk offices
 - Planned parking garage for additional staff, visitors and larger jury pools



JUSTICE FACILITIES CONT.

- **Adult Detention Infirmary** over capacity
- Needs:
 - Renovation of infirmary
 - Expansion of medical and mental health bed capacity



JUSTICE FACILITIES CONT.

- **Juvenile Facilities** nearing capacity
- Needs:
 - Addition of planned **Detention** cluster
 - Addition of space for **Juvenile Probation in the Plano facility**

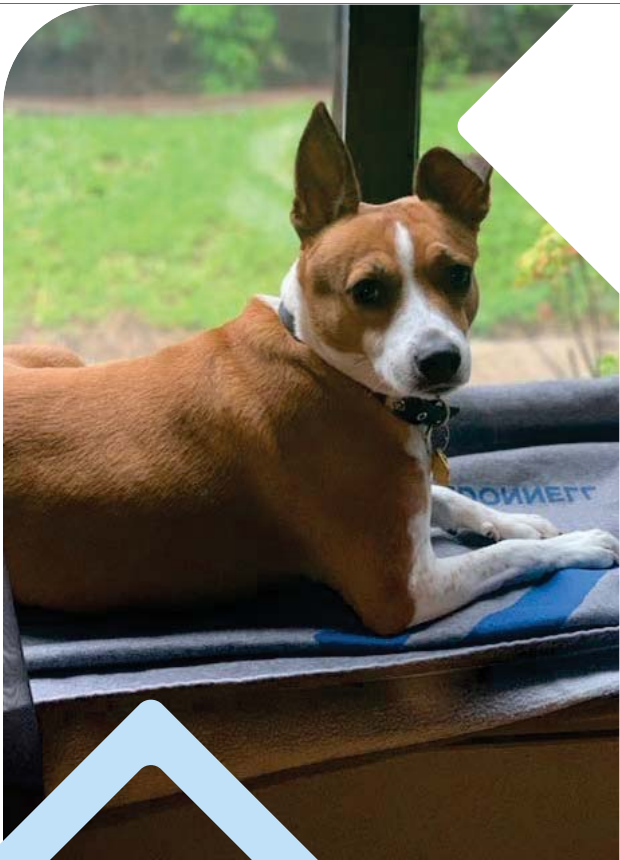


Proposition A
Justice System Facility Additions
\$261,864,179

PROPOSITION B

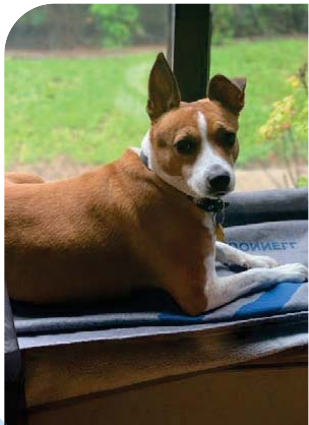
ANIMAL SHELTER

- **Shelter** consistently over capacity
- Number of adoptions much lower than before COVID
- Original facility built in 2006; no expansion since



ANIMAL SHELTER, CONT.

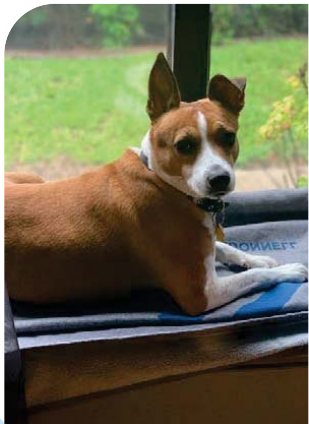
- Needs:
 - Shelter expansion including:
 - Additional 60 kennels for adoptable dogs
 - Additional 40 kennels for adoptable cats
 - Additional rooms for adoption and fostering



ANIMAL SHELTER, CONT.

- Shared Cost
 - Facilities and operations financially shared by *18 cities and municipal utility districts*
 - Majority of costs reimbursed by other entities

Proposition B
Animal Shelter Improvements
\$5,700,000



PROPOSITION C

PUBLIC HEALTH

- **Medical Examiner's Facility** built in 1988 (700 Wilmeth Rd.)
- Over capacity
- Outdated for current needs
- No room in current location for expansion for today and future



PUBLIC HEALTH, CONT.

- Need new building to increase autopsy, storage and administrative capacity
- Federal COVID funds not adequate for Medical Examiner's Facility improvements; need bonds to supplement

Proposition C
Medical Examiner's Facility
\$13,360,685



PROPOSITION D

PARKS AND OPEN SPACE

- More **Parks and Open Space** to meet the needs for a growing County population
- Original buildings at **Myers Park and Event Center** need structural upgrades



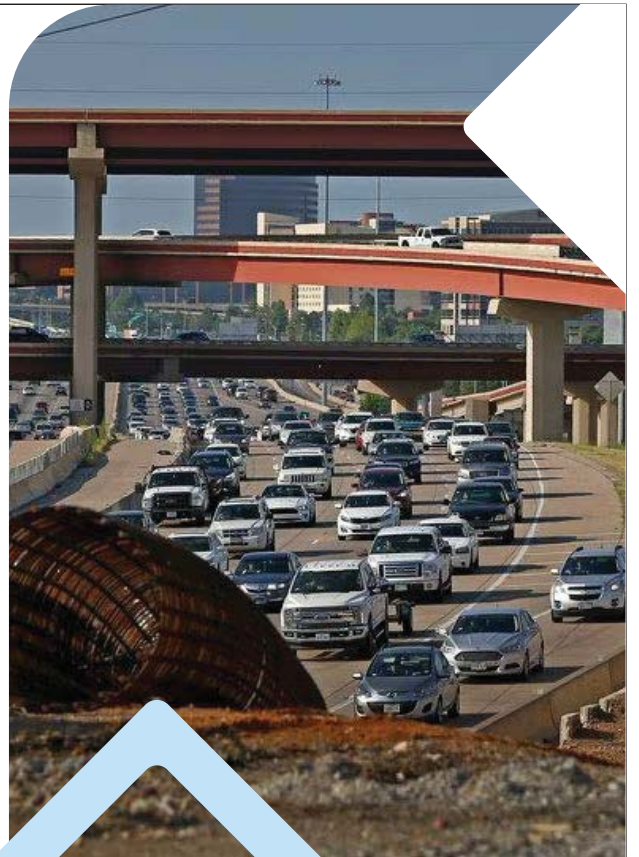
PARKS AND OPEN SPACE, CONT.

- Needs:
 - Partnering with cities for development of parks and open space
 - Reconstruction and renovation of aging facilities at Myers Park and Event Center

Proposition D
Parks & Open Space
\$22,450,000

PROPOSITION E ROADS

- Inadequate **Countywide Road Capacity** to sustain the local economy through the efficient movement of people and goods
- Deteriorating **Road Conditions** due to dramatic increase in development inside and outside of cities



ROADWAYS, CONT.

- Needs:
 - Capacity and structural improvements to county roads
 - Development of new regional thoroughfares and freeways
 - Partnerships with other transportation agencies for improvements to regional corridors

Proposition E – Roads
\$380,000,000



2023 Collin County Bond Program

SUMMARY

▪ Prop A	Justice Facilities	\$261,864,179
▪ Prop B	Animal Shelter	\$ 5,700,000
▪ Prop C	Medical Examiner	\$ 13,360,685
▪ Prop D	Parks & Open Space	\$ 22,450,000
▪ Prop E	Roads	<u>\$ 380,000,000</u>
Total		\$ 683,374,864

2023 Collin County Bond Program

Tax Impact

- NO TAX RATE INCREASE; actually 5.5% lower than previous year
- 2023 average home value 13.8% higher than 2022
- Max 10% per year increase in home assessed value with homestead exemption
- Collin County taxes frozen for everyone age 65 and over and cannot increase

Collin County Tax Rate	
Tax Year	Rate
2020	\$0.174951
2021	\$0.172531
2022	\$0.168087
2023	\$0.152443
2024	\$0.149343

Election Day
November 7, 2023

Early Voting
October 23 to November 3

**Polling Locations and
More Information**

www.collincountytexas.gov

For Questions

Contact

CC2023BondProgram@gmail.com

(End of Appendix A: 23-0792 Presentation - County Bond Update)

Appendix B – Written Public Comments

Request to Speak Before McKinney City Council

Date 10/17/23

(Print) Full Name Bill Foster Phone 469-678-9618

Address 613 Pemberton Dr City Anna Zip 75409

Email Billfosterbill@gmail.com

Public Comments for ITEMS ON THE AGENDA

☐ I wish to speak in SUPPORT / OPPOSITION of **Consent Agenda** Item # _____

☒ I wish to speak in (SUPPORT) / OPPOSITION of **Regular Agenda** Item # 23-0741

☐ I wish to speak in SUPPORT / OPPOSITION of **Public Hearing** Item # _____

*Those wishing to speak on Public Hearing items will be called at the time of the Public Hearing.

Public Comments for ITEMS NOT ON THE AGENDA

☐ I wish to speak regarding this issue: _____

Submit Comment without Speaking

☐ I do not wish to speak; however, please record my ☐ SUPPORT ☐ OPPOSITION

*At the Mayor's discretion, speakers for non-agenda topics may be called at either the beginning or end of the meeting.

Topic of Discussion: _____

Request to Speak Before McKinney City Council

Date 10/17/23

(Print) Full Name Lawrence H. Ringley Phone 214-697-5029

Address 313 N. Benge City McKinney Zip 75069

Email LHR@Ringley.com

Public Comments for ITEMS ON THE AGENDA

☐ I wish to speak in SUPPORT / OPPOSITION of **Consent Agenda** Item # _____

☐ I wish to speak in SUPPORT / OPPOSITION of **Regular Agenda** Item # _____

☐ I wish to speak in SUPPORT / OPPOSITION of **Public Hearing** Item # _____

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Public Comments for ITEMS NOT ON THE AGENDA

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Submit Comment without Speaking

☒ I do not wish to speak; however, please record my ☒ SUPPORT ☐ OPPOSITION

Topic of Discussion: 23-0741

Request to Speak Before McKinney City Council

Date 10/17/2023

(Print) Full Name Angie A Rasor Phone (214) 236-7290

Address 5533 CR 134 City Celina TX Zip 75009

Email Angie@rasorinsurance.com

Public Comments for ITEMS ON THE AGENDA

☐ I wish to speak in SUPPORT / OPPOSITION of **Consent Agenda** Item # _____

☐ I wish to speak in SUPPORT / OPPOSITION of **Regular Agenda** Item # _____

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Submit Comment without Speaking

☒ I do not wish to speak; however, please record my ☒ SUPPORT ☐ OPPOSITION

Topic of Discussion: 23-0741

Request to Speak Before McKinney City Council

Date 10/17/23

(Print) Full Name CAROL GRIMES Phone 972-948-8741

Address 506 JONES ST City McKINNEY Zip 75069

Email carolagrimes@att.net

Public Comments for ITEMS ON THE AGENDA

☐ I wish to speak in SUPPORT / OPPOSITION of **Consent Agenda** Item # _____

☐ I wish to speak in SUPPORT / OPPOSITION of **Regular Agenda** Item # _____

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Public Comments for ITEMS NOT ON THE AGENDA

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**At the Mayor's discretion, speakers for non-agenda topics may be called at either the beginning or end of the meeting.*

Topic of Discussion: 23-0741

Request to Speak Before McKinney City Council

Date 10-17-23

(Print) Full Name TS GRANT Phone 469 925 7454

Address 2725 LOOKOUT DR City Portland Zip 75044

Email travisgrant1122@gmail.com

Public Comments for ITEMS ON THE AGENDA

☐ I wish to speak in SUPPORT / OPPOSITION of **Consent Agenda** Item # _____

☐ I wish to speak in SUPPORT / OPPOSITION of **Regular Agenda** Item # _____

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Public Comments for ITEMS NOT ON THE AGENDA

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Submit Comment without Speaking

☒ I do not wish to speak; however, please record my ☒ **SUPPORT** ☐ **OPPOSITION**

Topic of Discussion: 23-0741

Request to Speak Before McKinney City Council

Date 10/17/23

(Print) Full Name Lynne Hascal Phone 214-215-3869

Address 1892 Peacock Tr City McKinney Zip 75071

Email lynnehascal@yahoo.com

Public Comments for ITEMS ON THE AGENDA

☐ I wish to speak in SUPPORT / OPPOSITION of **Consent Agenda** Item # _____

☐ I wish to speak in SUPPORT / OPPOSITION of **Regular Agenda** Item # _____

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Public Comments for ITEMS NOT ON THE AGENDA

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Submit Comment without Speaking

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**At the Mayor's discretion, speakers for non-agenda topics may be called at either the beginning or end of the meeting.*

Topic of Discussion: 23-0741

Request to Speak Before McKinney City Council

Date Oct-17-2023

(Print) Full Name DIANE CRAIG Phone 972-333-0091

Address 309 N BENCE City MCK Zip 75069

Email _____

Public Comments for **ITEMS ON THE AGENDA**

- ☐ I wish to speak in SUPPORT / OPPOSITION of **Consent Agenda** Item # _____
☐ I wish to speak in SUPPORT / OPPOSITION of **Regular Agenda** Item # _____
☐ I wish to speak in SUPPORT / OPPOSITION of **Public Hearing** Item # _____

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Public Comments for **ITEMS NOT ON THE AGENDA**

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**At the Mayor's discretion, speakers for non-agenda topics may be called at either the beginning or end of the meeting.*

Topic of Discussion: 23-0741

Request to Speak Before McKinney City Council

Date 10-17-2023

(Print) Full Name Robert Perry Phone 972-816-3318

Address 3015. Dhir St. City Celina Zip 75009

Email Robpgr@yahoo.com

Public Comments for **ITEMS ON THE AGENDA**

- ☐ I wish to speak in SUPPORT / OPPOSITION of **Consent Agenda** Item # _____
☐ I wish to speak in SUPPORT / OPPOSITION of **Regular Agenda** Item # _____
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Public Comments for **ITEMS NOT ON THE AGENDA**

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Submit Comment without Speaking

☒ I do not wish to speak; however, please record my ☒ **SUPPORT** ☐ **OPPOSITION**

Topic of Discussion: 23-0741

Request to Speak Before McKinney City Council

Date Oct. 17, 2023

(Print) Full Name Guy Green Phone _____

Address 6400 Arroyo Grande Ave City McKinney Zip 75070

Email Guy 9127@gmail.com

Public Comments for **ITEMS ON THE AGENDA**

- ☐ I wish to speak in SUPPORT / OPPOSITION of **Consent Agenda** Item # _____
☐ I wish to speak in SUPPORT / OPPOSITION of **Regular Agenda** Item # 23-0741
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Public Comments for **ITEMS NOT ON THE AGENDA**

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**At the Mayor's discretion, speakers for non-agenda topics may be called at either the beginning or end of the meeting.*

Topic of Discussion: 23-0741

Request to Speak Before McKinney City Council

Date 10/17/23

(Print) Full Name Charles McKissick Phone 972-562-9090

Address _____ City _____ Zip _____

Email _____

Public Comments for ITEMS ON THE AGENDA

☐ I wish to speak in SUPPORT / OPPOSITION of **Consent Agenda** Item # _____

☐ I wish to speak in SUPPORT / OPPOSITION of **Regular Agenda** Item # _____

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Topic of Discussion: 23-0741

Request to Speak Before McKinney City Council

Date Oct 17, 2023

(Print) Full Name GERHARD JEFFNER Phone 972 894 3746

Address 108 1/2 W. VIRGINIA City McKinney Zip 75069

Email _____

Public Comments for ITEMS ON THE AGENDA

☐ I wish to speak in SUPPORT / OPPOSITION of **Consent Agenda** Item # _____

☐ I wish to speak in SUPPORT / OPPOSITION of **Regular Agenda** Item # 23-0741

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Submit Comment without Speaking

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*At the Mayor's discretion, speakers for non-agenda topics may be called at either the beginning or end of the meeting.

Topic of Discussion: 23-0741

Request to Speak Before McKinney City Council

Date Oct. 17, 2023

(Print) Full Name RUDY LITRELL Phone 972-837-2653

Address 405 W. HUNT City McKINNEY Zip 75069

Email RUDY.LITRELL@GMAIL.COM

Public Comments for ITEMS ON THE AGENDA

☐ I wish to speak in SUPPORT / OPPOSITION of **Consent Agenda** Item # _____

☐ I wish to speak in SUPPORT / OPPOSITION of **Regular Agenda** Item # _____

☐ I wish to speak in SUPPORT / OPPOSITION of **Public Hearing** Item # _____

*Those wishing to speak on Public Hearing items will be called at the time of the Public Hearing.

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Submit Comment without Speaking

☒ I do not wish to speak; however, please record my ☒ **SUPPORT** ☐ **OPPOSITION**
*At the Mayor's discretion, speakers for non-agenda topics may be called at either the beginning or end of the meeting.

Topic of Discussion: 23-0741

Request to Speak Before McKinney City Council

Date 10-17-2023

(Print) Full Name JACKIE H. MACK Phone 214-310-3456

Address 3201 W. VALLEY CIR City McKINNEY Zip 75071

Email RPMANDJIM@YAHOO.COM

Public Comments for ITEMS ON THE AGENDA

☐ I wish to speak in SUPPORT / OPPOSITION of **Consent Agenda** Item # _____

☐ I wish to speak in SUPPORT / OPPOSITION of **Regular Agenda** Item # 23-0741

☐ I wish to speak in SUPPORT / OPPOSITION of **Public Hearing** Item # _____

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Submit Comment without Speaking

☒ I do not wish to speak; however, please record my ☒ SUPPORT ☐ OPPOSITION

Topic of Discussion: R.D. FOSTER

Request to Speak Before McKinney City Council

Date Oct 17 2023

(Print) Full Name Barbara Bridges Phone 972 641-0200

Address 1601 Howell St City McKinney Zip 75069

Email barb.bridges@gmail.com

Public Comments for ITEMS ON THE AGENDA

☐ I wish to speak in SUPPORT / OPPOSITION of **Consent Agenda** Item # _____

☒ I wish to speak in SUPPORT / OPPOSITION of **Regular Agenda** Item # 23-0741

☐ I wish to speak in SUPPORT / OPPOSITION of **Public Hearing** Item # _____

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Public Comments for ITEMS NOT ON THE AGENDA

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Submit Comment without Speaking

☒ I do not wish to speak; however, please record my ☒ SUPPORT ☐ OPPOSITION

*At the Mayor's discretion, speakers for non-agenda topics may be called at either the beginning or end of the meeting.

Topic of Discussion: RD. FOSTER

Request to Speak Before McKinney City Council

Date 10/17/2023

(Print) Full Name JAMES A NICHOLS Phone 214-642-3045

Address 1710 N Church St City McKinney Zip 75069

Email Nick 0317 nichols@yahoo.com

Public Comments for ITEMS ON THE AGENDA

☐ I wish to speak in SUPPORT / OPPOSITION of **Consent Agenda** Item # _____

☐ I wish to speak in SUPPORT / OPPOSITION of **Regular Agenda** Item # _____

☐ I wish to speak in SUPPORT / OPPOSITION of **Public Hearing** Item # _____

*Those wishing to speak on Public Hearing items will be called at the time of the Public Hearing.

Public Comments for ITEMS NOT ON THE AGENDA

☐ I wish to speak regarding this issue: _____

Submit Comment without Speaking

☒ I do not wish to speak; however, please record my ☒ SUPPORT ☐ OPPOSITION

*At the Mayor's discretion, speakers for non-agenda topics may be called at either the beginning or end of the meeting.

Topic of Discussion: R.D. FOSTER MEMORIAL

Request to Speak Before McKinney City Council

Date 10/17/2023

(Print) Full Name Dave Hoch Phone 214-454-5932

Address 7308 Oak Valley Ct City McKinney, TX Zip 75071

Email davehoch2150@gmail.com

Public Comments for ITEMS ON THE AGENDA

☐ I wish to speak in SUPPORT / OPPOSITION of **Consent Agenda** Item # 8

☐ I wish to speak in SUPPORT / OPPOSITION of **Regular Agenda** Item # 23-0741

☐ I wish to speak in SUPPORT / OPPOSITION of **Public Hearing** Item # _____

*Those wishing to speak on Public Hearing items will be called at the time of the Public Hearing.

Public Comments for ITEMS NOT ON THE AGENDA

☐ I wish to speak regarding this issue: _____

Submit Comment without Speaking

☒ I do not wish to speak; however, please record my ☒ **SUPPORT** ☐ **OPPOSITION**

*At the Mayor's discretion, speakers for non-agenda topics may be called at either the beginning or end of the meeting.

Topic of Discussion: RD Foster

Request to Speak Before McKinney City Council

Date 10/17/2023

(Print) Full Name Judy Cantrell Phone 214 364 3154

Address 206 S. College St City McKinney Zip 75069

Email judycant@live.com

Public Comments for ITEMS ON THE AGENDA

☐ I wish to speak in SUPPORT / OPPOSITION of **Consent Agenda** Item # _____

☐ I wish to speak in SUPPORT / OPPOSITION of **Regular Agenda** Item # _____

☐ I wish to speak in SUPPORT / OPPOSITION of **Public Hearing** Item # _____

*Those wishing to speak on Public Hearing items will be called at the time of the Public Hearing.

Public Comments for ITEMS NOT ON THE AGENDA

☒ I wish to speak regarding this issue: _____

Submit Comment without Speaking

☒ I do not wish to speak; however, please record my ☒ **SUPPORT** ☐ **OPPOSITION**

*At the Mayor's discretion, speakers for non-agenda topics may be called at either the beginning or end of the meeting.

Topic of Discussion: R.D. Foster Memorial

Request to Speak Before McKinney City Council

Date Oct. 17, 2023

(Print) Full Name Linda Chapman Phone 214-726-5858

Address 2506 Peachtree Lane City McKinney Zip 75072

Email lchapman73@gmail.com

Public Comments for ITEMS ON THE AGENDA

☐ I wish to speak in SUPPORT / OPPOSITION of **Consent Agenda** Item # _____

☐ I wish to speak in SUPPORT / OPPOSITION of **Regular Agenda** Item # _____

☐ I wish to speak in SUPPORT / OPPOSITION of **Public Hearing** Item # _____

*Those wishing to speak on Public Hearing items will be called at the time of the Public Hearing.

Public Comments for ITEMS NOT ON THE AGENDA

☐ I wish to speak regarding this issue: _____

*At the Mayor's discretion, speakers for non-agenda topics may be called at either the beginning or end of the meeting.

Submit Comment without Speaking

☒ I do not wish to speak; however, please record my ☒ **SUPPORT** ☐ **OPPOSITION**

Topic of Discussion: R.D. Foster Memorial

Request to Speak Before McKinney City Council Date Oct 17, 2023

(Print) Full Name Paulette Foster Phone 409-952-7256

Address 301 ~~Celina~~ S. Ohio St. City Celina Zip 75009

Email miamaffioli@yahoo.com

Public Comments for **ITEMS ON THE AGENDA**

☐ I wish to speak in SUPPORT / OPPOSITION of **Consent Agenda** Item # _____

☐ I wish to speak in SUPPORT / OPPOSITION of **Regular Agenda** Item # 23-0741

☐ I wish to speak in SUPPORT / OPPOSITION of **Public Hearing** Item # _____

*Those wishing to speak on Public Hearing items will be called at the time of the Public Hearing.

Public Comments for **ITEMS NOT ON THE AGENDA**

☐ I wish to speak regarding this issue: _____

Submit Comment without Speaking

☒ I do not wish to speak; however, please record my ☒ **SUPPORT** ☐ **OPPOSITION**

*At the Mayor's discretion, speakers for non-agenda topics may be called at either the beginning or end of the meeting.

Topic of Discussion: 23-0741

Request to Speak Before McKinney City Council Date 10-17-23

(Print) Full Name TRINA FOSTER Phone _____

Address PO BOX 3111 City ANNA Zip 75409

Email trina.louisef@msn.com

Public Comments for **ITEMS ON THE AGENDA**

☐ I wish to speak in SUPPORT / OPPOSITION of **Consent Agenda** Item # _____

☐ I wish to speak in SUPPORT / OPPOSITION of **Regular Agenda** Item # _____

☐ I wish to speak in SUPPORT / OPPOSITION of **Public Hearing** Item # _____

*Those wishing to speak on Public Hearing items will be called at the time of the Public Hearing.

Public Comments for **ITEMS NOT ON THE AGENDA**

☐ I wish to speak regarding this issue: _____

*At the Mayor's discretion, speakers for non-agenda topics may be called at either the beginning or end of the meeting.

Submit Comment without Speaking

☒ I do not wish to speak; however, please record my ☒ **SUPPORT** ☐ **OPPOSITION**

Topic of Discussion: 23-0741

(End of Appendix B – Written Public Comments)

CITY COUNCIL WORK SESSION

OCTOBER 2, 2023

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 Monday, October 2, 2023 at 3:00 p.m. The work session was held on Monday instead of the normal day of Tuesday due to City Council and city staff participation in the National Night Out program on Tuesday, October 3, 2023.

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 work session to order at 3:00 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: City Manager Paul Grimes, City Attorney Mark Houser, Assistant City Attorney Alan Lathrom, City Secretary Empress Drane, City Secretary Accreditation & Reporting Specialist Edith Ruiz, City Secretary Administrative Assistant Charlene Johnson, Director of Public Safety Greg Conley, Chief Financial Officer Mark Holloway, Executive Director of Development Services Michael Quint, Director of Planning Jennifer Arnold, Director of Engineering Gary Graham, Police Chief Joe Ellenburg, Fire Chief Paul Dow, Assistant Fire Chief James Floyd, Assistant Director of Parks, Recreation & Open Space Ryan Mullins, Parks Planning & Development Manager Jenny Baker, Parks Planning Manager Jill Yount, Director of Housing & Community Development Janay Ticken, Affordable Housing Administrator Cristel Todd, Director of McKinney National Airport Kenneth Carley, President of McKinney Community Development Corporation (MCDC) Cindy Schneible, Director of Emergency Management Karen Adkins, Assistant Director of Public Works Paul Sparkman, Human Resources Manager Olivia Nahas, Director of Cultural District Andrew Jones, Procurement Services Manager Lisa Littrell, Purchasing Buyer Flora Ray,

CITY COUNCIL MINUTES
OCTOBER 2, 2023
PAGE 2

Purchasing Buyer Sean Fu, Code Compliance Manager John Christophe, Video Producer Joey Barr and Video Producer Michael Johnson.

There were approximately twenty (20) members of the public in attendance including Visit McKinney Board member Katie Scott.

Mayor Fuller called for Public Comments regarding Work Session agenda items as well as matters not on the agenda.

The following individuals spoke regarding the issue of homelessness and its impact on the downtown area:

Kerry Hand, 310 N. Chestnut, McKinney TX 75069

Jim Schwalls, 905 W. Hunt, McKinney TX 75069

Katie Scott, 2929 Dog Leg Tr, McKinney TX 75069

Mayor Fuller called for discussion of Regular Meeting agenda items for the City Council Regular Meeting to be held on Monday, October 2, 2023 at 6:00 p.m. There was no discussion of those items.

Mayor Fuller called for the Work Session agenda as follows:

23-0789 Update on Homelessness Response

Council reached consensus on requesting staff to investigate potential ordinance amendments and additional police staffing to address how the Downtown area has been impacted by homelessness. Mayor Fuller supported Council member Beller's recommendation for a future meeting item to discuss how the city might assist with housing those experiencing homelessness.

23-0790 Consider/Discuss Affordable Housing Development Goals for FY24

Council member Beller announced that the McKinney Housing Authority will accept housing applications beginning October 18 at 11:00 a.m. Applications will be accepted online only, and the application period will remain open until five hundred (500) applications are received. It is anticipated that the program will reach that total within a few hours. The revised presentation for this item is included as *Appendix A: Presentation on Affordable Housing Development Goals (revised)*.

In consideration of time, Mayor Fuller requested that additional Council comments regarding city boards and commissions be shared during the Council and Manager Comments portion of the Regular Meeting.

CITY COUNCIL MINUTES
OCTOBER 2, 2023
PAGE 3

Mayor Fuller called for the Executive Session at 5:04 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

- Master Services Agreement by and between City of McKinney, Texas and Sierra-Cedar, LLC dated January 25, 2021

C. Section 551.072. Deliberations about Real Property

- Abstract A0085, Tract 18 of the Ed Bradley Survey, an addition to the City of McKinney, Texas, totaling approximately 14.810 acres, and Abstract A0085, Tract 26 of the Ed Bradley Survey, an addition to the City of McKinney, Texas, totaling approximately 5.000 acres

The open work session resumed at 6:00 p.m.

Mayor Fuller called for Action on Executive Session items.

Council unanimously approved the motion by Mayor Pro Tem Charlie Philips, seconded by Council member Michael Jones, to ratify the agreement as discussed in Executive Session regarding the Ed Bradley Survey property as indicated on the Executive Session.

Council unanimously approved the motion by Council member Geré Feltus, seconded by Council member Patrick Cloutier, to adjourn the work session at 6:00 p.m.

These minutes were approved by the City Council on October 17, 2023.

SIGNED:



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

ATTEST:



EMPRESS DRANE, City Secretary
TENITRUS BETHEL, Deputy City Secretary

City of McKinney, Texas

Next page –
Appendix A: Presentation on Affordable Housing Development Goals (revised)

Attainable Housing Initiatives

Update and Initiatives

October 2, 2023 - Council Work Session

Janay Tieken - Housing & Community Development Director

FY23 Accomplishments

- Added 506 new affordable housing units for 2023
- Implemented recommendations of the Neighborhood Preservation Plan: Accessory Dwelling Unit (ADU) cross departmental team; “Clear Title” legal assistance for homeowners to get property tax exemptions
- Updated Root Policy data
- Participate in MCDC Affordable Housing Workgroup

FY24 Proposed Initiatives

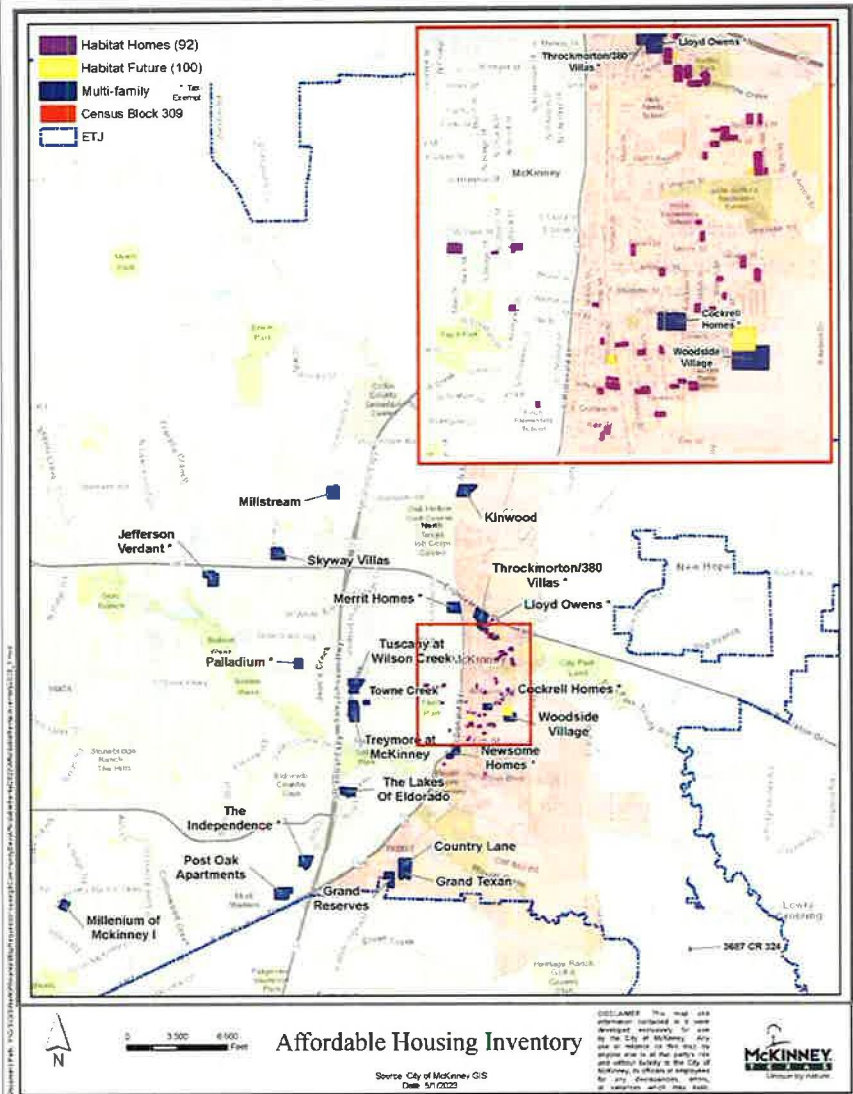
- Low Income Housing Tax Credit Developments for 2024
- MHFC as Community Land Trust Partner
- Tax Exemption for Housing Policy
- Locally Funded and Managed Voucher Program

Low
Income
Housing Tax
Credit
(LIHTC) 9%
and 4%

- What is a LIHTC?
 - Tax credits are awarded to eligible participants to offset a portion of their federal tax liability in exchange for the production or preservation of affordable rental housing. The value associated with the tax credits allows residences in HTC developments to be leased to qualified households at below market rate rents.
 - Two types: 9% and 4%
 - 9% tax credits are competitive and will be received in January and will require a Resolution of Support from City Council by March 1, 2024 to move forward in the process
 - 4% tax credits are “non-competitive” and may be applied for at any time during the year but must apply for and receive an allocation from the state tax-exempt multifamily housing bond program.
 - 4% tax credits = MHFC Co-development – receives 4% tax credits AND receives tax exemption from partnership. MHFC Corporation receives developer fee and cash flow from project which can be used to “further affordable housing”
 - 9% require a Resolution of Support from City Council
 - 4% require a Resolution of No Objection from City Council

McKinney Affordable Developments by Type/Income

Development	Address	Total	LIHTC	PHA	PFC	Type	Column I
Grand Texas Seniors Community, The	2491 Country View Ln, McKinney, 75068	230	54			Elderly	30%-60%
Skylark Villas	2000 Skyline Drive, McKinney, 75070	340	240			General	60%
The Grand Reserve Seniors Community	150 Enterprise Dr., McKinney, 75069	180	180			Elderly	60%
Woodside Village Apts	703 Bumpas St., McKinney, 75069	100	100			General	30%-60%
Post Oak	2601 McKinney Ranch Pkwy., McKinney, 75070	182	130			General	30% - 60%
Lakes of El Dorado Apartments	1400 Eldorado Pkwy, McKinney, 75069	220	220			General	60%
Heavenly Homes	1450 Amcott St, McKinney, 75069	180	112	68		Elderly	60%
Merritt McGowan Manor	1200 N. Tennessee, McKinney, 75069	136	50	86		General	30% - 60%
The Independence	2150 Collin McKinney Pkwy, McKinney, 75070	205	205			General	60%
Kinwood Apartments	3300 N. McDonald St., McKinney, 75071	200	200			General	60%
Traymore at McKinney	901 Wilson Creek Pkwy, McKinney, 75069	192	144			General	30%- 60%
Tuscany at Wilson Creek	451 Wilson Creek Blvd, McKinney, 75069	215	161			General	60%
Country Lane Seniors Community	2401 Country View Ln, McKinney, 75068	230	207			Elderly	60%
Millennium	6551 McKinney Ranch Pkwy, McKinney, 75070	164	130			General	30% - 60%
Towne Creek	506 Graves, McKinney, 75069		46			General	30%
Lloyd Owens	1001A Throckmorton Street, McKinney, TX 75069	50	24	26		General	60%
Cookrell Homes	800 Murray Place, McKinney, TX 75069	48	22	24			60%
Throckmorton/360 Villas	1003 Throckmorton St., McKinney, 75069	220	216			General	60%
Pedcor-Millstream	2300 Wilmett Road, McKinney, TX 75071	240	240			General	60%
Palladium McKinney	2656 Virginia Parkway, McKinney, TX 75071	170	170			General	60%
Jefferson Verdant	5549 Bliss D Arc, McKinney, 75071	384	0		192	General	80%
Totals		3784	2651	204	192		



500+

LIHTC units under construction or in final entitlement since the publication of the Root Policy Housing Needs Assessment.

Low Income Housing Tax Credits

2022

	Est. 1/1/2022 Population	# of LIHTC Units	# of LIHTC Units per capita
Farmersville	3,659	85	1 for 43
McKinney	206,654	2,549	1 for 81
Melissa	16,137	175	1 for 92
Anna	16,876	108	1 for 156
Princeton	18,554	107	1 for 173
Plano	294,658	1,550	1 for 190
Frisco	218,735	404	1 for 541

2023

	Est. 1/1/2023 Population NCTCOG	# of LIHTC Units	# of LIHTC Units per capita
Anna	23,690	832	1 for 29
Farmersville	4,288	85	1 for 50
McKinney	209,626	3,055*	1 for 69
Melissa	20,359	175	1 for 116
Plano	292,066	1,918	1 for 147
Princeton	26,914	107	1 for 251
Frisco	225,072	404	1 for 557
Allen	105,900	94	1 for 1,127

RFQ 22-35 – Next Steps

Atlantic Pacific Companies (APC) was the successful respondent for the McKinney Housing Finance Corporation (MHFC) co-development partnership in 2022.

Staff recently contacted APC and they have not moved forward with securing a bond allocation or purchasing land.

Staff will give APC until December 31, 2023 to show progress on meeting the terms of the RFQ before seeking Council approval to issue another MHFC co-development partnership RFQ in summer 2024.

Desired Policy Direction

- No new MHFC 4% Co-development deals for FY24 unless Atlantic Pacific Housing moves forward with development by January 1, 2024
- New MHFC 4% Co-development RFQ issued in Summer 2024 for FY25 bond allocation



Property Tax Exemption for Affordability

What Factors are Important to City Council?







MHFC, Property Tax Exemption and Affordability

Property Value	\$100,000,000	Tax Payment
Tax Rates per \$100		
• City of McKinney	0.457485	\$ 457,485
• McKinney ISD	1.312900	\$1,312,900
• Collin County	0.152443	\$ 152,443
• Collin College	0.081220	\$ 81,220

Developer partnership with MHFC brings automatic tax exemption outside of Public Facility Corporation or Tax Credit oversight under Chapter 394 of Texas Local Government Code

Tax Exemption for Attainable Housing:

Factors to consider....

	Location	
	Existing or New Construction	Existing construction would require per unit minimum of rehabilitation
	Minimum # of units in development	
	% of units at 30% or 50% AMI	
	Term of tax exemption? 10 – 12 years is common.	
	Affordability + Resale provisions = 80% or greater return of exemption	



Tax Exemption for Attainable Housing:

Policy to ensure projects are meeting goals and reviewed in a consistent manner

- Used to house persons or families whose annual income is greater than 30% but no more than 60% of AMI.
- Must contain more than 50 residential units of which at least 20% will be used to provide affordable housing
- Units must be rented for an amount that does not exceed the amounts specified by the most recent multifamily rental program income and rental limit chart posted on TDHCA website
- On existing properties, 15% of the purchase price must be used to rehabilitate the property
- Tax exemption for a minimum period of 12 years
- PILOT payment and affordable unit mix structure to be negotiated



Community Land Trust

Purposes of a Community Land Trust



Community Land Trust

Background and Status

City Council approved the application process for the formation of a Community Land Trust on June 21, 2022

City Council allocated \$1,000,000 in "seed" money for the Community Land Trust

No Community Land Trust partners have applied

Community Land Trust

Utilize MHFC as the CLT partner to being acquiring properties and homes

Sec. 373B.002. CREATION OR DESIGNATION. The governing body of a municipality or county by ordinance or order may create or designate one or more community land trusts, including a housing finance corporation established under Chapter 394 or a land trust operated by a community housing development organization certified by the municipality or county, to operate in the municipality or county.

Community Land Trust may be a subsidiary corporatiob of the McKinney Housing Finance Corporation (MHFC) or the MHFC By-laws may be modified to say: "When feasible, the Corporation will use long-term land use restrictions and long-term ground leases as a tool to provide and preserve affordable rental and ownership housing to create homeownership opportunities for low and moderate-income families who might otherwise not be able to own a home."

Ratified by City Council Resolution

Community Land Trust - Considerations

Legal liability for the MHFC?

Structure of the CLT?

- *A subsidiary corporation of MHFC*
- *Update MHFC Bylaws to allow*

The MHFC Community Land Trust can initially be implemented with existing staff. Housing Administrator has bandwidth to implement with no new MHFC co-development partnerships for FY24. As MHFC initiatives grow, a staff person devoted to activities of MHFC, funded by MHFC, may be needed.

Goal for FY24 is to establish MHFC Community Land Trust.

- *Three (3) homes added to CLT through infill development or market buydown purchase.*

Community Land Trust

Next Steps

Meet with Legal to determine best legal structure of MHFC Community Land Trust

Develop guidelines for annual home value appreciation formula and other requirements of home ownership

Meet with Collin County Appraisal District to agree on valuation formula based on value appreciation formula

Local Gap Voucher Program:

Provide rental assistance to eligible individuals. The primary target populations for this program include households that are low-income and highly cost-burdened.

Seniors and persons with disabilities who participate in the 24-month Tenant Based Rental Assistance program are not always able to secure housing vouchers. Their income is static and without continued assistance, they are at high risk of homelessness

- *Household 30-50% AMI*
- *Seniors 62+ and persons with disabilities*
- *Households already living in tax credit apartments that are no longer affordable*
- *Participants will pay up to 30% of their income toward rent*
- *Average \$10,000 per year per household*

Current Clients:



Elderly



Grandparents raising grandchildren



Anticipated Cost – approximately \$10,000 per year per household.

Pilot program with 20 individuals who were previously enrolled in Tenant Based Rental Assistance program.

Participants pay no more than 30% of their income toward rent. The remainder is made up by the program.

- Rent for one bedroom at Newsome Homes is approx. \$1,100 per month
- The individual would pay up to 30% of their income toward rent
- Rental subsidy program would follow the same guidelines as the TDHCA Tenant Based Rental Assistance (TBRA) program



Next Steps

- If City Council agrees that no more 60% AMI rental units are needed in the next three years, staff will direct developers seeking **MFHC 4% partnerships** that there will be an RFQ in summer FY24 for FY25 bond allocation
- If so directed, staff will draft a policy with criteria to evaluate **tax exemption for housing affordability**
- If directed to move forward with establishing the **MHFC as a Community Land Trust**, staff will consult with legal counsel on structure and will develop guidelines for the Community Land Trust
- If directed to move forward with the **Rental Voucher program**, staff will bring draft guidelines application to City Council for adoption



(End of Appendix A; End of Minutes Document)

End of Appendix C: 23-0857 Minutes - City Council Work Session of October 2, 2023

CITY COUNCIL REGULAR MEETING

OCTOBER 2, 2023

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, October 2, 2023 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 Fuller called the meeting to order at 6:07 p.m. upon determining a quorum consisting of himself and the following City Council members were present: Mayor Pro Tem Charlie Philips, City Council members Justin Beller, Patrick Cloutier, Geré Feltus, Rick Franklin, and Michael Jones.

These City of McKinney Staff were present: City Manager Paul Grimes, City Attorney Mark Houser, City Secretary Empress Drane, Director of Public Safety Greg Conely, Police Chief Joe Ellenburg, Police Sergeant Joseph Spano, Fire Chief Paul Dow, Assistant Fire Chief Chris Lowry, Assistant Fire Chief James Floyd, Fire Public Information & Education Coordinator Merit Ossian, Firefighter Zack Costa, Fire Captain Joel Boyd, Fire Driver Joe Patton, Firefighter Wyatt Beezley, Firefighter Bryan Soboleski, Fire Driver Dean Crane, Fire Battalion Chief Jason Hockett, Human Resources Manager Olivia Nahas, Assistant Director of Parks, Recreation & Open Space Ryan Mullins, Information Technology Service Technician Matt Record, Information Technology Service Technician Collin Wallick, Executive Director of Development Services Michael Quint, Director of Planning Jennifer Arnold, and Chief Financial Officer Mark Holloway.

There were approximately fifteen (15) members of the public in the audience.

Mayor Fuller called for the Invocation and Pledge of Allegiance. The Invocation was given by Sentinel David Renard of the York Rite of Freemasonry, McKinney Commandery No. 34. Sentinel Renard was accompanied by fellow Commandery Officers Commander Lewis Bell and Senior Warden Cedric Cascio.

Mayor Fuller called for the Information Sharing items:

23-0791 Proclamation for Fire Prevention Week

23-0792 County Bond Update Presented by Former McKinney City Mayor Brian Loughmiller

Former Mayor Loughmiller was unable to attend the meeting, and this item will be presented at the City Council Regular Meeting of October 17, 2023.

Mayor Fuller called for Public Comments.

Paul Ballesteros, 6508 Marvin Gardens, McKinney TX 75070, spoke regarding the condition of homelessness in the city and thanked the City Council for its interest in learning about the issue.

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 Agenda:

23-0793 Minutes of the City Council Special Meeting of May 16, 2023 Canvassing the Results of the May 6, 2023 General Election for City Council Members and Special Bond Election

23-0794 Minutes of the City Council Work Session of May 16, 2023

23-0795 Minutes of the City Council Regular Meeting of May 16, 2023

23-0796 Minutes of the City Council Regular Meeting of June 6, 2023

23-0797 Minutes of the City Council Budget Work Session of August 11, 2023

23-0798 Minutes of the City Council Work Session of September 5, 2023

23-0799 Minutes of the City Council Regular Meeting of September 5, 2023

23-0800 Minutes of the City Council Work Session of September 19, 2023

23-0801 Meeting Minutes of the City Council Regular Meeting of September 19, 2023

23-0697 Minutes of the Historic Preservation Advisory Board Meeting of July 6, 2023

23-0732 Minutes of the McKinney Armed Services Memorial Board Meeting of December 14, 2022

23-0733 Minutes of the McKinney Armed Service Memorial Board Meeting of August 9, 2023

23-0374 Minutes of the McKinney Urban Transit District Board Meeting of March 21, 2023

23-0731 Minutes of the Planning and Zoning Commission Regular Meeting of August 22, 2023

23-0802 Consider/Discuss/Act on an Ordinance Amending Chapter 70 "Offenses and Miscellaneous Provisions" by Repealing Article VIII, "Curfew Hours for Minors" in its Entirety; Repealing Conflicting Ordinances, Providing a Savings Clause; Providing a Severability Clause; and Providing an Effective Date; Ordinance caption reads as follows:

ORDINANCE NO. 2023-10-065

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY THROUGH THE AMENDMENT OF CHAPTER 70, "OFFENSES AND MISCELLANEOUS PROVISIONS," BY REPEALING ARTICLE VIII, "CURFEW HOURS FOR MINORS" IN ITS ENTIRETY; REPEALING CONFLICTING ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

23-0803 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Apply for, Accept, and Implement a Firehouse Subs Public Safety Foundation Grant, if Awarded, to Purchase a Trailer for Storage and Transport of the McKinney Fire Department's All-Terrain Vehicle (ATV); Resolution caption reads as follows:

RESOLUTION NO. 2023-10-128 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO ACCEPT AND IMPLEMENT A GRANT AWARD FROM THE FIREHOUSE SUBS PUBLIC SAFETY FOUNDATION TO ENHANCE A SAFE AND SECURE COMMUNITY AND OPERATIONAL EXCELLENCE

23-0804 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Amend the Predevelopment Agreement and the Reimbursement Agreement with Griffin/Swinerton, LLC (Developer) for the Performance and Purchase of Phase 1 Services for Multiple Facilities at McKinney National Airport; Resolution caption reads as follows:

RESOLUTION NO. 2023-10- 129(R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO AMEND THE

PREDEVELOPMENT AGREEMENT AND THE REIMBURSEMENT AGREEMENT WITH GRIFFIN/SWINERTON, LLC (DEVELOPER) FOR THE PERFORMANCE AND PURCHASE OF PHASE 1 SERVICES FOR MULTIPLE FACILITIES AT MCKINNEY NATIONAL AIRPORT

- 23-0805** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with AndCo Consulting, LLC of Winter Park, Florida to Provide Advisory and Consulting Services for 457 Deferred Compensation Plan; Resolution caption reads as follows:

RESOLUTION NO. 2023-10-130 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH ANDCO CONSULTING, LLC OF WINTER PARK, FLORIDA FOR ADVISORY AND CONSULTING SERVICES FOR 457 DEFERRED COMPENSATION PLAN

- 23-0806** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with The Equestrian Center at Whispering Farms, LLC, of Prosper, Texas for Equine (Horse) Boarding of the McKinney Police Mounted Unit; Resolution caption reads as follows:

RESOLUTION NO. 2023-10-131 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH THE EQUESTRIAN CENTER AT WHISPERING FARMS, LLC, OF PROSPER TEXAS FOR EQUINE (HORSE) BOARDING FOR THE MCKINNEY POLICE MOUNTED UNIT

- 23-0807** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Contract with Kimley - Horn and Associates, Inc. of McKinney, Texas for Landscape Architectural Services Related to the Al Ruschhaupt Connector Road Project PK2345; Resolution caption reads as follows:

RESOLUTION NO. 2023-10-132 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES CONTRACT WITH KIMLEY – HORN AND ASSOCIATES, INC. OF MCKINNEY, TEXAS FOR LANDSCAPE ARCHITECTURAL SERVICES RELATED TO THE DESIGN OF THE AL RUSCHHAUPT CONNECTOR ROAD PROJECT, LOCATED AT 1986 PARK VIEW AVE

- 23-0808** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Supplemental Agreement with Kimley-Horn and Associates,

Inc. for Professional Engineering Design Services for the Collin McKinney Parkway (Lake Forest Drive to Hardin Boulevard) Project; Resolution caption reads as follows:

RESOLUTION NO. 2023-10-133 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A SUPPLEMENTAL AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. FOR ADDITIONAL ENGINEERING DESIGN SERVICES FOR THE COLLIN MCKINNEY PARKWAY (LAKE FOREST DRIVE TO TINA DRIVE) PROJECT FOR AN INCREASE IN THE NOT TO EXCEED FEE FROM \$995,000 TO A TOTAL AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY ADDITIONAL SUPPLEMENTAL AGREEMENTS, NOT TO EXCEED \$1,075,000

23-0809 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Supplemental Agreement with Parkhill, Smith & Cooper, Inc. for Professional Architectural and Engineering Design Services for Old Settler's Park Improvements Located at 1201 East Louisiana St; Resolution caption reads as follows:

RESOLUTION NO. 2023-10-134 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN SUPPLEMENTAL AGREEMENT WITH PARKHILL, SMITH & COOPER, INC. (PARKHILL) FOR PROFESSIONAL ARCHITECTURAL AND ENGINEERING SERVICES FOR OLD SETTLER'S PARK IMPROVEMENTS PROJECT FOR AN INCREASE IN THE NOT TO EXCEED FEE FROM \$76,700 TO A TOTAL AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY ADDITIONAL SUPPLEMENTAL AGREEMENTS, NOT TO EXCEED \$890,000

23-0810 Consider/Discuss/Act on a Resolution Authorizing a Third Amendment to Consent Agreements Regarding Bond Authority for Two (2) Existing Municipal Utility Districts: Municipal Utility District No. 1 and Municipal Utility District No. 2 - Trinity Falls; Resolution caption reads as follows:

RESOLUTION NO. 2023-10-135 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, APPROVING THE THIRD AMENDMENT TO 2012 AGREEMENT CONCERNING CREATION AND OPERATION OF MCKINNEY MUNICIPAL UTILITY DISTRICT NO. 1 OF COLLIN COUNTY AND THE THRID AMENDMENT TO 2012 AGREEMENT CONCERNING CREATION AND OPERATION OF MCKINNEY MUNICIPAL UTILITY DISTRICT NO. 2 OF COLLIN COUNTY; CONSENTING TO THE ANNEXATION OF 42.60 ACRES INTO MCKINNEY MUNICIPAL UTILITY DISTRICT NO. 1 OF COLLIN COUNTY; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE IMMEDIATELY FROM AND AFTER ITS PASSAGE AND ADOPTION

- 23-0811** Consider/Discuss/Act on a First Amendment to 2022 Amended and Restated Development Agreement and a related First Amendment to 2022 Amended and Restated Park Development and Disbursement Agreement with Trinity Falls Holdings, LP

Mayor Fuller called for Plat Consideration under Chapter 212 of the Texas Local Government Code.

Council unanimously approved the motion by Council member Patrick Cloutier, seconded by Council member Michael Jones, to approve the staff recommendation for all items listed under Plat Consideration, as follows:

- 22-0228PF2** Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1 and 2, Block A, of the Cottages of McKinney Addition, Located in the McKinney Extraterritorial Jurisdiction (ETJ), and Located on the East Side of County Road 166 and Approximately 2,644 Feet South of County Road 168

RESULT: approved with conditions as provided in the staff report on the posted agenda.

- 23-0176FP** Consider/Discuss/Act on a Final Plat for the Sunshine Addition, Lots 1 & 2 Block A, Located in the City of McKinney Extraterritorial Jurisdiction (ETJ), Located at 6143 County Road 408

RESULT: approved with conditions as provided in the staff report on the posted agenda.

- 23-0183FP** Consider/Discuss/Act on a Final Plat for JMT Academy at Custer Addition, Located in the City of McKinney Extraterritorial Jurisdiction (ETJ), Located East of Farm to Market 2478 and approximately 300 feet South of County Road 126

RESULT: approved with conditions as provided in the staff report on the posted agenda.

Mayor Fuller called for the Regular Agenda and Public Hearing Items.

- 23-0058Z4** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located at 4050 West University Drive,

and Accompanying Ordinance

Director of Planning Jennifer Arnold stated the applicant requested to table the request until the City Council Regular Meeting of October 17, 2023, due to failure to maintain zoning signs. There were no requests to make public comments regarding the item.

Council unanimously approved the motion by Council member Patrick Cloutier, seconded by Council member Geré Feltus, to table the item until the City Council Regular Meeting of October 17, 2023.

Director of Planning Jennifer Arnold requested to table remaining Public Hearing items due to legal noticing issues. There were no requests to make public comments regarding the items.

Council unanimously approved the motion by Council member Patrick Cloutier, seconded by Council member Geré Feltus, to table these Public Hearing items until the City Council Regular Meeting of October 17, 2023:

23-0050Z2 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 Commercial Uses, Located at 6201 North McDonald Street, and Accompanying Ordinance

23-0054Z3 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 Multi-Family Residential Uses, Located on the Southwest Corner of McKinney Ranch Parkway and Collin McKinney Parkway

23-0061Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District, Generally to Modify the Development Standards and to Allow for Multi-Family Residential Uses, Located on the East Side of Custer Road and Approximately 1,400 Feet North of

Silverado Trail, and Accompanying Ordinance

23-0062Z3 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agriculture District to "C3" - Regional Commercial District, Located Approximately 1,750 Feet East of North Lake Forest Drive and on the North Side of West University Drive, and Accompanying Ordinance

23-0063Z3 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C" - Planned Center District to "I1" - Light Industrial District, Located at 3200 North Central Expressway

Mayor Fuller called for the final Regular Agenda item:

23-0812 Consider/Discuss/Act on a Resolution Nominating Member(s) to the Collin Central Appraisal District Board of Directors

Council unanimously approved the motion by Mayor Pro Tem Charlie Philips, seconded by Council member Patrick Cloutier, to approve the nomination of Brian Mantzey for the election of CCAD Board of Directors.

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

Mayor Fuller called for Council & Manager Comments.

Council member Patrick Cloutier announced that he was recently in the state of Colorado attending his youngest daughter's wedding.

Council member Michael Jones announced the official grand opening of La Tiendita store in east McKinney, encouraging residents to contribute to the store's afterschool free healthy snack program for children in need. Council member Jones recognized the Kurt Thomas youth gymnastics program, the Burress Law Family Practice Foundation, and Love Life Foundation fundraising events, and mentioned that he recently attended a Beyonce concert and a Dallas Cowboys football game.

Council member Geré Feltus announced the groundbreaking ceremony for the Palladium development site near Virginia Parkway and Highway 75, which will offer workforce housing in the city. Council member Feltus acknowledged efforts of the development team, city staff and the McKinney Community Development Corporation on the Palladium project. Council member Feltus commended the city Library staff for

the recent golf activity at John & Judy Gay, supported in part by the Byron Nelson Tournament and Oak Hollow Golf Course, which she and Mayor Fuller attended along with numerous families and children. Council member Feltus encouraged the residents to volunteer at the Dawoodi Bohra Community "Rise Against Hunger" meal packing event this coming Saturday (2:00 p.m. to 4:00 p.m. at 1410 South Tennessee Street). The group's goal is to pack ten thousand (10,000) meals.

Mayor Pro Tem Charlie Philips commended Director of the Cultural District Andrew Jones and his staff for the success of the recent Oktoberfest event downtown which attracted an estimated seventy thousand (70,000) attendees. Mayor Pro Tem encouraged residents to attend local high school football games. McKinney North High School is currently ranked #15 among Dallas-area 5A schools. McKinney is ranked #5 among 6A schools. Several senior players have already committed to college teams.


City Manager Paul Grimes encouraged residents to attend and participate in National Night Out activities on Tuesday, October 3, as City Manager Grimes, City Council members, and Public Safety and other city personnel will travel throughout the city to visit with participating groups. Information about National Night Out is provided on the city website www.mckinneytexas.org/NNO.

Mayor Fuller recognized and thanked Officer Tony Spano for his work at various McKinney schools.

Council unanimously approved the motion by Council member Feltus, seconded by Mayor Pro Tem Philips to adjourn the meeting at 6:33 p.m.


These minutes were approved by the City Council on October 17, 2023.

SIGNED:



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

ATTEST:



EMPRESS DRANE, City Secretary
TENITRUS BETHEL, Deputy City Secretary

City of McKinney, Texas