



CITY OF MCKINNEY, TEXAS

Agenda

City Council Regular Meeting

Tuesday, December 17, 2024

6:00 PM

Council Chambers
222 N. Tennessee Street
McKinney, TX 75069

WATCH THE BROADCAST LIVE

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

Spectrum Channel 16; AT&T U-Verse Channel 99; and online at <https://mckinneytx.new.swagit.com/views/130>

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

INFORMATION SHARING ITEMS

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

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

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

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

CONSENT AGENDA

These items consist of non-controversial or housekeeping items required by law. Items may be considered individually by any Council member making such request prior to a motion and vote on the Consent Items.

Consent MINUTES

- 24-2282 [Minutes of the City Council Work Session of November 19, 2024](#)
Attachments: [Minutes](#)
- 24-2283 [Minutes of the McKinney City Council Regular Meeting of November 19, 2024](#)
Attachments: [Minutes](#)
- 24-2284 [Minutes of the City Council Work Session of December 3, 2024](#)
Attachments: [Minutes](#)
- 24-2285 [Minutes of the City Council Regular Meeting of December 3, 2024](#)
Attachments: [Minutes](#)
- 24-2165 [Minutes of the Animal Services Facilities Advisory Committee of April 3, 2024](#)
Attachments: [04032024 ASFC Minutes](#)
- 24-1848 [Minutes of the Library Advisory Board Meeting of July 18, 2024](#)
Attachments: [Minutes](#)
- 24-1995 [Minutes of the Library Advisory Board Meeting of August 15, 2024](#)
Attachments: [Minutes](#)
- 24-2078 [Minutes of the Library Advisory Board Meeting of September 19, 2024](#)
Attachments: [Minutes](#)
- 24-2160 [Minutes of the McKinney Arts Commission Meeting of October 17, 2024](#)
Attachments: [101724 MAC Minutes.pdf](#)

- 24-2148** [Minutes of the McKinney Main Street Board Meeting of October 10, 2024](#)
Attachments: [Minutes](#)
- 24-2208** [Minutes of the Visit McKinney Meeting of October 29, 2024](#)
Attachments: [Minutes](#)
- 23-1050** [Minutes of the McKinney Public Facility Corporation Meeting of June 6, 2023](#)
Attachments: [Minutes](#)
- 24-2221** [Minutes of the Tax Increment Reinvestment Zone Number One \(TIRZ1\) Board Meeting of November 5, 2024](#)
Attachments: [Minutes](#)

Consent ORDINANCES

- 24-2286** [Consider/Discuss/Act on an Ordinance Amending and Restating Ordinance No. 2024-06-046 that Enacted a Temporary Cessation on Any New Water or Wastewater Utility Line Connections, the Approval or Issuance of Any New Water Meters, or the Creation of Any New Retail Utility Service Accounts for Properties Located Outside the City's Incorporated Limits but Within the City of McKinney's Extraterritorial Jurisdiction and/or Certificates of Convenience and Necessity Areas](#)
Attachments: [Ordinance](#)
 [Ordinance-redline](#)
- 24-2287** [Consider/Discuss/Act on an Ordinance Amending Appendix A - Schedule of Fees of the Code of Ordinances of the City of McKinney with Amended Fees for Section 86-31 Collection and Disposal of Commercial Garbage and Recycling Material in the Central Business District; Providing for the Repeal of Conflicting Ordinances; Providing for a Severability Clause; and Providing for an Effective Date](#)

Attachments: [Ordinance](#)
[Ordinance - \(Redline\)](#)

24-2288 [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2024-2025 Annual Budget and Amending the 2025-2029 Capital Improvement Program to Provide Funds for the Trinity Falls Parkway & FM 543 Traffic Signal Project \(TR2551\)](#)

Attachments: [Ordinance](#)

24-2289 [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2024-2025 Budget to Re-appropriate Projects/Items Carried from Last Fiscal Year](#)

Attachments: [Ordinance](#)
[Reappropriations List](#)

24-2290 [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2024-2025 Budget for McKinney Convention & Visitors Bureau \(MCVB\), McKinney Economic Development Corporation \(MEDC\), and McKinney Community Development Corporation \(MCDC\) to Re-appropriate Projects/Items Carried from Last Fiscal Year](#)

Attachments: [Ordinance](#)
[Reappropriations List](#)

24-2291 [Consider/Discuss/Act on an Ordinance to Modify the Effective Reduced Speed School Zone Times for Scoggins Middle School and Wortham Intermediate School](#)

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

Consent RESOLUTIONS

24-2292 [Consider/Discuss/Act on a Resolution Approving Fiscal Year 2024-2025 Round II Funding Amounts for Community Support Grants as Recommended by the Community Grants Advisory Commission](#)

Attachments: [Resolution](#)

24-2293 [Consider/Discuss/Act on a Resolution Authorizing the City Manager, or Designee, to Apply for, Accept, and Implement, if awarded, an Assistance to Firefighter Grant Program \(AFG\) from the Department of Homeland Security, Federal Emergency Management Agency \(FEMA\), to provide Financial Assistance for the Purchase of Automatic External Defibrillators \(AEDs\)](#)

Attachments: [Resolution](#)

24-2294 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Enter into an Interlocal Agreement with McKinney Municipal Utility District \(MUD\) No 1 and McKinney Municipal Utility District \(MUD\) No. 2 for the Installation of a Traffic Signal at the intersection of Trinity Falls Parkway and Weston Road \(FM 543\).](#)

Attachments: [Resolution](#)

24-2295 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Enter Into an Interlocal Agreement with the County of Collin, Texas, for Reimbursement for Costs Relating to the Relocation of the Utility Lines due to the Texas Department of Transportation \(“TxDOT”\) Construction of the U.S. 380 Bypass and Spur 399 Extension](#)

Attachments: [Resolution](#)

24-2296 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Construction Contract and All Necessary Change Orders with C. Green Scaping, LP of Ft. Worth, Texas for Construction of the McKinney Light Walk at Towne Lake Park \(PK 4393\)](#)

Attachments: [Resolution](#)

24-2297 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Excel 4 Construction, LLC, for the Construction](#)

of the Public Works Water/Wastewater Main Improvements (FY24) Project

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

24-2298 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with All American Dogs to Provide Animal Services On-Call Services](#)

Attachments: [Resolution](#)
[Scope of Work](#)

24-2299 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Compass Group USA, Inc. dba Canteen Vending of Carrollton, Texas for Refreshment Service and Supplies for the New City Hall](#)

Attachments: [Resolution](#)
[Scoring Summary](#)

24-2300 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with CP&Y Inc. dba STV Infrastructure for Professional Engineering Design Services for the East Virginia Street Extension \(Murray Street to Airport Drive\) Project and Authorizing Any Necessary Supplemental Agreements](#)

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

24-2301 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Lockwood, Andrews & Newnam, Inc. for Professional Engineering Design Services for the White Avenue Sidewalk and Accessibility Improvements \(Redbud Boulevard to Tennessee Street\) Project and Authorizing Any Necessary Supplemental Agreements](#)

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

24-2302 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Water Impact Fee Credit Agreement with HRC WCD Partners, LP, for the Construction of Master Planned Water Lines, Serving an Approximately 477.87 Acre Development \(Highland Lakes Phases 1, 2, 3, and 5\), Generally Located North of Bloomdale Road and West of Ridge Road](#)

Attachments: [Proposed Resolution](#)
[Proposed Agreement](#)
[Aerial Exhibit and Location Map](#)
[Form 1295](#)

24-2303 [Consider/Discuss/Act on a Resolution Extending the Term Sheet Negotiation Period with the Preferred Development Team \(M2G Ventures, LLC.\) for the Redevelopment of Approximately 4.75 Acres of City-Owned Property in the Historic Downtown](#)

Attachments: [Resolution](#)

24-2304 [Consider/Discuss/Act on a Resolution Authorizing the Formal Rejection of all bids received under Solicitation 25-05FP for Concrete Ready Mix](#)

Attachments: [Resolution](#)

END OF CONSENT AGENDA

REGULAR AGENDA AND PUBLIC HEARING ITEMS

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

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

24-2305 [Conduct a Public Hearing to Consider/Discuss an Update of the Community Development Block Grant \(CDBG\) Consolidated Annual Performance Evaluation Report \(CAPER\), Program Year 2023-2024](#)

Attachments: [Summary](#)

24-2306 [Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, Showing Support for the Efforts of the McKinney Housing Authority to Partner with SFA JPI Services Holdings, LLC to Construct a New Affordable Housing Development to be known as the Jefferson Terry Apartments](#)

Attachments: [Terry Request](#)
 [Presentation](#)
 [Resolution](#)

24-2307 [Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, Showing Support for the Efforts of the McKinney Housing Authority to Partner with SFA JPI Services Holdings, LLC to Construct a New Affordable Housing Development to be known as the Jefferson Wilmeth Apartments](#)

Attachments: [Wilmeth Request](#)
 [Presentation](#)
 [Resolution](#)

24-0007A/24-0073Z [Conduct a Public Hearing to Consider/Discuss/Act on a Petition to Annex \(Case No. 24-0007A\) and Request to Zone \(Case No. 2024-0073Z\) the Subject Property to "R43" - Residential Estate District, Located at 4225 County Road 1006, and Accompanying Ordinance\(s\)](#)

Attachments: [12.10.2024 P&Z Draft Minutes](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Annexation Petition](#)
[1295 Certificate](#)
[Proposed Annexation Ordinance](#)
[Annexation Exhibits A-D](#)
[Proposed Annexation Agreement](#)
[24-0073Z - Zoning Request Information](#)
[Proposed Zoning Ordinance](#)
[Zoning Exhibits A-C](#)
[Presentation](#)

24-0016SUP2 [Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for Auto, Motorcycle, Truck, or Boat, Rental or Sales \(Huffines Kia McKinney\), Located at the Southwest Corner of North Central Expressway and West White Avenue](#)

Attachments: [PZ Minutes 12.10.2024](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)
[Applicant Presentation](#)

END OF REGULAR AGENDA AND PUBLIC HEARING ITEMS

CITIZEN COMMENTS on Matters not on the Agenda

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

COUNCIL AND MANAGER COMMENTS

Council and Manager Comments relating to items of public interest: Announcements regarding local or regional civic and charitable events, staff recognition, commendation of citizens, traffic issues, upcoming meetings, informational update on City projects, awards, acknowledgement of meeting attendees, birthdays, requests of the City Manager for items to be placed on upcoming agendas, and condolences.

EXECUTIVE SESSION

In Accordance with the Texas Government Code:

A. Section 551.071(2) Consultations with Attorney on any Work Session, Special Session, or Regular Session agenda item requiring confidential attorney/client advice necessitated by the deliberation or discussion of said items (as needed)

B. Section 551.071 (A) Pending or contemplated litigation

- City of McKinney, Texas v. Bloomdale, LLC, Owner; and NEXBANK, Note Holder

- City of McKinney, Texas v. Oncor Electric Delivery Company, LLC (as the successor in title to Bloomdale, LLC)

C. Section 551.072. Deliberations about Real Property

- Downtown City-Owned Property Redevelopment

D. Section 551.087. Deliberation Regarding Economic Development Matters

- Project Hemispheres

E. Section 551.089. Deliberation Regarding Security Devices or Security Audits

- Security assessments and network security information

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.002, A QUORUM OF VARIOUS CITY BOARDS OR COMMISSIONS MAY BE PRESENT. NO BOARD OR COMMISSION ACTION WILL BE TAKEN.

Posted in accordance with Texas Government Code, Chapter 551, on December 13, 2024.

EMPRESS DRANE

City Secretary

TENITRUS BETHEL PARCHMAN

Deputy City Secretary

In accordance with the Americans with Disabilities Act, it is the policy of the City of McKinney to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 hours in advance of the event. Email contact-adacompliance@mckinneytexas.org. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at <http://www.mckinneytexas.org/ada>.