

## **CITY COUNCIL REGULAR MEETING**

**DECEMBER 17, 2024**

The City Council of the City of McKinney, Texas met in regular session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, December 17, 2024 at 6:00 p.m.

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

Mayor George Fuller called the regular meeting to order at 6:26 p.m. upon determining a quorum consisting of himself and the following City Councilmembers Mayor Pro Tem Gere Feltus and Councilmembers Justin Beller, Patrick Cloutier, Rick Franklin and Michael Jones.

Councilmember Charlie Philips was absent.

City of McKinney staff present: City Manager Paul Grimes, Assistant City Manager Kim Flom, Assistant City Manager Barry Shelton, Assistant City Manager Steve Tilton, City Attorney Mark Houser, City Secretary Empress Drane, Director of Parks and Recreation Amy Kinkade, Director of Engineering Gary Graham, Director of Public Safety Greg Conley, Director of Housing and Community Development Margaret Li, Deputy City Secretary Tenitrus Bethel Parchman, Assistant Fire Chief James Floyd, Emergency Management Administrator Karen Adkins, Community Services Administrator Shirletta Best, Service Desk Technician II Eric Shirley, IMCA Fellow Larenz Taylor and Police Officer Joseph Spano.

There were approximately fifteen (15) members of the public present including McKinney Community Development Corporation Vice-Chair Daivd Riche, McKinney Community Development Corporation Board members AJ Michelleto and David Kelly, Building and Standards Commissioner Dan Porzio, Community Grants Advisory Commissioner Barbara Kelly and McKinney Housing Authority Executive Director Roslyn Miller.

Mayor Fuller called for the Invocation & Pledge Of Allegiance. The invocation was given by Greg Conley.

Mayor Fuller called for Public Comments On Agenda Items (for Non-Public Hearing Items)

David Craig, expressed support for the Jefferson Wilmeth and Jefferson Terry Apartments.

James Craig, expressed support for the Jefferson Wilmeth and Jefferson Terry Apartments.

Mayor Fuller called for the Consent Agenda.

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Franklin, to approve the Consent Agenda.

#### Consent MINUTES

- 24-2282** Minutes of the City Council Work Session of November 19, 2024
- 24-2283** Minutes of the McKinney City Council Regular Meeting of November 19, 2024
- 24-2284** Minutes of the City Council Work Session of December 3, 2024
- 24-2285** Minutes of the City Council Regular Meeting of December 3, 2024
- 24-2165** Minutes of the Animal Services Facilities Advisory Committee of April 3, 2024
- 24-1848** Minutes of the Library Advisory Board Meeting of July 18, 2024
- 24-1995** Minutes of the Library Advisory Board Meeting of August 15, 2024
- 24-2078** Minutes of the Library Advisory Board Meeting of September 19, 2024
- 24-2160** Minutes of the McKinney Arts Commission Meeting of October 17, 2024
- 24-2148** Minutes of the McKinney Main Street Board Meeting of October 10, 2024
- 24-2208** Minutes of the Visit McKinney Meeting of October 29, 2024
- 23-1050** Minutes of the McKinney Public Facility Corporation Meeting of June 6, 2023
- 24-2221** Minutes of the Tax Increment Reinvestment Zone Number One (TIRZ1) Board Meeting of November 5, 2024

#### 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

Ordinance caption reads as follows:

**ORDINANCE NO. 2024-12-107**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, 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'S EXTRATERRITORIAL JURISDICTION OR OUTSIDE OF THE CITY'S INCORPORATED LIMITS BUT WITHIN THE CITY'S WATER CERTIFICATE OF CONVENIENCE AND NECESSITY OR WASTEWATER CERTIFICATE OF CONVENIENCE AND NECESSITY AREAS TO MAINTAIN THE STATUS QUO BY RECOGNIZING THE RIGHTS OF CERTAIN EXISTING LOTS SITUATED IN A SUBDIVISION THAT WAS PLATTED IN THE CITY'S EXTRATERRITORIAL JURISDICTION BEFORE JUNE 25, 2024; PROVIDING FOR FINDINGS OF FACT, APPLICABILITY, PURPOSE, ENACTMENT, DURATION, EXTENSION, EXCEPTIONS, DETERMINATIONS AND APPEALS; AND PROVIDING FOR ENFORCEMENT, SEVERABILITY, REPEALER, PUBLICATION, AND AN EFFECTIVE DATE**

- 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

Ordinance caption reads as follows:

**ORDINANCE NO. 2024-12-108**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS, RELATING TO FEES, BY AMENDING APPENDIX A SCHEDULE OF FEES, IN PART, BY AMENDING SECTION 86-31; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING FOR PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF**

- 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)

Ordinance caption reads as follows:

**ORDINANCE NO. 2025-12-109**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING A CERTAIN BUDGET AMENDMENT PERTAINING TO THE FISCAL YEAR 2024-2025 BUDGET AND THE 2025–2029 CAPITAL IMPROVEMENTS PROGRAM FOR THE TRINITY FALLS PARKWAY & FM 543 TRAFFIC SIGNAL PROJECT (PROJ TR2551); AND PROVIDING FOR AN EFFECTIVE DATE HEREOF**

- 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

Ordinance caption reads as follows:

**ORDINANCE NO. 2024-12-110**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS AUTHORIZING CERTAIN BUDGET AMENDMENT PERTAINING TO THE FISCAL YEAR 2024-2025 BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF**

- 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

Ordinance caption reads as follows:

**ORDINANCE NO. 2024-12-111**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS AUTHORIZING CERTAIN BUDGET AMENDMENT PERTAINING TO THE FISCAL YEAR 2024-2025 BUDGET FOR MCKINNEY CONVENTION & VISITORS BUREAU (MCVB), MCKINNEY ECONOMIC DEVELOPMENT CORPORATION (MEDC), AND MCKINNEY COMMUNITY DEVELOPMENT CORPORATION (MCDC); AND PROVIDING FOR AN EFFECTIVE DATE HEREOF**

- 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

Ordinance caption reads as follows:

**ORDINANCE NO. 2024-12-112**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS TO MODIFY THE EFFECTIVE REDUCED SPEED SCHOOL ZONE TIMES FOR SCOGGINS MIDDLE SCHOOL AND WORTHAM INTERMEDIATE SCHOOL; AMENDING THE CODE OF ORDINANCES, CITY OF MCKINNEY, TEXAS; PROVIDING FOR PUBLICATION OF THE CAPTION OF THE ORDINANCE, EFFECTIVE DATE HEREOF AND A PENALTY CLAUSE**

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

Resolution caption reads as follows:

**RESOLUTION NO. 2024-12-201 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, APPROVING ROUND II FY 2025 COMMUNITY SUPPORT GRANT FUNDING ALLOCATIONS, AND PROVIDING AN EFFECTIVE DATE**

- 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)

Resolution caption reads as follows:

**RESOLUTION NO. 2024-12-202 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER, OR DESIGNEE, IF AWARDED, TO ACCEPT AND IMPLEMENT AN ASSISTANCE TO FIREFIGHTER GRANT FROM THE DEPARTMENT OF HOMELAND SECURITY THROUGH THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) TO PURCHASE ADDITIONAL AUTOMATIC EXTERNAL DEFIBRILLATORS (AEDs)**

- 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)

Resolution caption reads as follows:

**RESOLUTION NO. 2024-12-203 R**

**AN RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS 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 THE TRAFFIC SIGNAL AT THE INTERSECTION OF TRINITY FALLS PARKWAY AND WESTON ROAD (FM 543)**

- 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

Resolution caption reads as follows:

**RESOLUTION NO. 2024-12-204 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERLOCAL AGREEMENT WITH COLLIN COUNTY FOR REIMBURSEMENT ASSOCIATED WITH THE RELOCATION OF UTILITY LINES DUE TO THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) CONSTRUCTION OF THE U.S. 380 BYPASS AND SPUR 399 EXTENSION**

- 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)

Resolution caption reads as follows:

**RESOLUTION NO. 2024-12-205 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT AND ALL NECESSARY CHANGE ORDERS WITH C. GREEN SCAPING, LP OF FT. WORTH, TEXAS FOR THE CONSTRUCTION OF THE MCKINNEY LIGHT WALK AT TOWNE LAKE PARK**

- 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

Resolution caption reads as follows:

**RESOLUTION NO. 2024-12-206 (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 \$3,495,278.00 WITH EXCEL 4 CONSTRUCTION, LLC, FOR THE CONSTRUCTION OF THE PUBLIC WORKS WATER/WASTEWATER MAIN IMPROVEMENTS (FY24) PROJECT AND AUTHORIZING ALL NECESSARY CHANGE ORDERS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY CHANGE ORDERS, NOT TO EXCEED \$3,845,000.00**

- 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

Resolution caption reads as follows:

**RESOLUTION NO. 2024-12-207 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT NOT TO EXCEED \$100,000 WITH ALL AMERICAN DOGS, INC., TO PROVIDE ON-CALL ANIMAL CONTROL SERVICES**

- 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

Resolution caption reads as follows:

**RESOLUTION NO. 2024-12-208 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH COMPASS GROUP USA, INC. dba CANTEEN VENDING OF CARROLLTON, TEXAS FOR COFFEE SERVICES AND SUPPLIES FOR THE NEW CITY HALL**

The revised text file for this item was not included in the posted agenda

but has been included in these minutes as *Appendix A: 24-2299 Revised*

*Text File*

- 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

Resolution caption reads as follows:

**RESOLUTION NO. 2024-12-209 (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 \$1,365,948 WITH CP&Y INC. DBA STV INFRASTRUCTURE FOR ENGINEERING DESIGN SERVICES FOR THE EAST VIRGINIA STREET EXTENSION (MURRAY STREET TO AIRPORT DRIVE) PROJECT AND AUTHORIZING ANY SUPPLEMENTAL AGREEMENTS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF SAID SUPPLEMENTAL AGREEMENTS, OF \$1,575,000**

- 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

Resolution caption reads as follows:

**RESOLUTION NO. 2024-12-210 (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 \$303,232 WITH LOCKWOOD, ANDREWS & NEWNAM, INC. FOR ENGINEERING DESIGN SERVICES FOR THE WHITE AVENUE SIDEWALK AND ACCESSIBILITY IMPROVEMENTS (REDBUD BOULEVARD TO TENNESSEE STREET) PROJECT AND AUTHORIZING ANY SUPPLEMENTAL AGREEMENTS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF SAID SUPPLEMENTAL AGREEMENTS, OF \$350,000**

- 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



Resolution caption reads as follows:

**RESOLUTION NO. 2024-12-211 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A WATER IMPACT FEE CREDIT AGREEMENT WITH HRC WCD PARTNERS, LP, FOR THE CONSTRUCTION OF A MASTER PLANNED WATER LINE, 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**

- 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

Resolution caption reads as follows:

**RESOLUTION NO. 2024-12-212**

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

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

Resolution caption reads as follows:

**RESOLUTION NO. 2024-12-213 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE FORMAL REJECTION OF ALL BIDS RECEIVED UNDER SOLICATION 25-05FP FOR CONCRETE READY MIX**

Mayor Fuller called for Regular Agenda And Public Hearing Items.

- 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
- 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

Council approved the motion by Councilmember Franklin, seconded by Councilmember Jones, to approve 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 with a vote of 5 - 1 – 0. Councilmember Cloutier voting no.

Resolution caption reads as follows:

**RESOLUTION NO. 2024-12-014 (R)**

**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**

**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

Council approved the motion by Councilmember Franklin, seconded by Councilmember Jones, to approve 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 with a vote of 5 - 1 – 0. Councilmember Cloutier voting no.

Resolution caption reads as follows:

**RESOLUTION NO. 2024-12- 215 (R)**

**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**

Councilmember Franklin exited the chambers.

**24-0007A/** Conduct a Public Hearing to Consider/Discuss/Act on a Petition to Annex

**24-0073Z** (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)

The motion by Councilmember Beller, seconded by Councilmember Cloutier, to approve 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 carried with a vote of 5-0. Councilmember Franklin recused himself.

Ordinance captions read as follows:

**ORDINANCE NO. 2024-12-113**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ANNEXING CERTAIN TERRITORIES TO THE CITY OF MCKINNEY; PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE THEREOF**

**ORDINANCE NO. 2024-12-114**

**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 ACRE PROPERTY, LOCATED AT 4225 COUNTY ROAD 1006, IS ZONED TO "R43" – RESIDENTIAL ESTATE 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**

Councilmember Franklin returned to the dais.

**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

Council unanimously approved the motion by Councilmember Cloutier, seconded by Councilmember Franklin, to approve 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

Ordinance caption reads as follows:

**ORDINANCE NO. 2024-12-115**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY,**

**TEXAS; PROVIDING FOR A SPECIFIC USE PERMIT FOR A AUTO, MOTORCYCLE, TRUCK, OR BOAT, RENTAL OR SALES FACILITY (HUFFINES KIA MCKINNEY), LOCATED AT THE SOUTHWEST CORNER OF NORTH CENTRAL EXPRESSWAY AND WEST WHITE AVENUE; PROVIDING REGULATIONS; 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**

The revised exhibits were not included in the posted agenda but have been included in these minutes as *Appendix B: 24-0016SUP2 Exhibits A-D*

Mayor Fuller called for Citizen Comments on Matters not on the Agenda

Lee Moore, 1840 Hammerly Dr, Fairview, TX 75069 expressed her thoughts related to the McKinney National Airport.

Toby Knighton, 2412 Highgate, McKinney 75070 expressed his thoughts related to overgrown greenery near Valley Creek Elementary School.

Mayor Fuller called for Council And Manager Comments.

Councilmember Beller attended the Mock Council Meeting at Faubion Middle School today; he attended the Collin County History Museum Kickoff of the Third printing of *The Way It All Began* by Helen Hall and he acknowledged Historical Preservation Advisory Board Chair Betty Petkovsek for honoring the outgoing board members; the East McKinney Learning Garden had a ribbon cutting and he acknowledged the Parks Foundation and Bruce Mead for bringing the project to fruition so quickly; he attended the Rotary Club Parade of Lights on Saturday and he thanked the Rotary Club, McKinney Main Street and Andrew Jones for all of their hard work; he reminded everyone of the upcoming NCAA Division II Football Championship being held at the MISD stadium on Saturday; he attended the McKinney Housing Authority Christmas Carnival hosted by S. Andrew's Episcopal and Trinity Presbyterian; this Saturday at Woodside Village there will be a toy and gift card donation event hosted by Deboarh Bradford; and he acknowledged Ronnie Thompson, Mary Davis and Jay Crum McKinney residents who have recently passed away.

Councilmember Franklin participated in the Christmas Parade last Saturday and he stated it was wonderful event and he commended staff and everyone involved for putting it together.

Councilmember Cloutier attended the East McKinney Learning Garden ribbon cutting and he stated that La Tiendita will be one of the beneficiaries of the produce grown in the gardens; he attended the Rotary Christmas parade and expressed his thanks for the hard work in producing the event; and he attended the Mock Council Meeting at Faubion Middle School.

Councilmember Jones attended the Rotary Christmas parade and expressed how great the event was; he attended the Mock City Council Meeting at Faubion Middle School and he discussed his experience with the students in understanding how council works; and he thanked Shelby with Community Impact for a recent article she wrote regarding the new surf beach club project.

Mayor Pro Tem Feltus attended the Mock City Council Meeting at Faubion Middle School and expressed her gratitude for being part of the event; she attended the East McKinney Learning Garden ribbon cutting and she stated there was a great community turn out for the event and she thanked Bruce Mead and the Parks Foundation for their work on the project; she congratulated the Skyline 14 Royal volleyball team on getting third place in their first tournament of the season; and she acknowledged her nephew Cameron Hunter who attends Crowley High School who recently underwent ACL surgery and he is now helping to lead his football team to the state championship this Saturday.

City Manager Grimes, along with Aaron Werner and Dana Stillwell, attended the groundbreaking of the new LaQuinta Inn/Hawthorne Suites located at McKinney Ranch and Hardin; he stated the NCAA Division II National Championship will be Saturday at 1:00 p.m. and tickets are available at [visitmckinney.com/D2McKinney](https://visitmckinney.com/D2McKinney) and if you miss the football game you can attend the Fan Fest event this Friday evening at TUPPS at 6:00 p.m.; he mentioned the new City Hall will be opening soon and there may be minor delays in responses as we transition to the new location; and lastly he wished everyone a Merry Christmas.

Mayor Fuller stated the Christmas parade was fantastic and the attendance grows year after year; he attended the Mock City Council Meeting at Faubion Middle School and he expressed his gratitude for being a part of the event and the enthusiasm of the students; he also acknowledged the passing of McKinney resident Dottie Stephens; and

he acknowledged the Fire Department and Police Department for their dedication as they increase the survivorability rates.

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Cloutier, to adjourn the regular meeting at 7:21 p.m.

The ordinance caption(s) approved in this meeting were scheduled for publication in the Sunday, December 22, 2024, edition of the McKinney Courier-Gazette newspaper and the Monday, December 23, 2024, edition of the Celina Record newspaper.

These minutes were approved by the City Council on January 7, 2025.

SIGNED:

---

GEORGE C. FULLER, Mayor  
GERÉ FELTUS, Mayor Pro Tem

ATTEST:

---

EMPRESS DRANE, City Secretary  
TENITRUS BETHEL PARCHMAN, Deputy City Secretary

City of McKinney, Texas

*Appendix A: 24-2299 Revised Text File*  
*Appendix B: 24-0016SUP2 Exhibits A-D*

**..Title**

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

**..Summary**

**COUNCIL GOAL:** Operational Excellence  
(2A: Balance available resources to accommodate the growth and maintenance needs of the city)

**MEETING DATE:** December 17, 2024

**DEPARTMENT:** City Manager's Office  
Procurement Services

**CONTACT:** Trevor Minyard, Director of Strategic Services  
Lauren Richards, Buyer II

**RECOMMENDED CITY COUNCIL ACTION:**

- Approval of Resolution

**ITEM SUMMARY:**

- This Resolution authorizes an award of contract and allows for the City Manager to enter into a contract with Compass Group USA, Inc. dba Canteen Vending to provide coffee services and supplies for the new City Hall.

**BACKGROUND INFORMATION:**

- The City issued Request for Proposals, 25-10RFP to solicit proposals from respondents capable of providing coffee services.
- The RFP was issued on October 13, 2024
  - Advertised in the McKinney Courier-Gazette
  - Posted on McKinney TV
  - 88 Bonfire supplier notifications which included 4 Historically Underutilized Business (HUB) suppliers
- Out of 88 supplier notifications, three (3) proposals were received on November 14, 2024.
  - Compass Group USA, Inc. dba Canteen Vending
  - Abaca Lab LLC
  - Yates Family Group dba Yangua Wellness
- An evaluation team comprised of City staff reviewed and ranked the proposal on the following criteria:
  - 35 Points – Cost Proposal
  - 30 Points – Implementation Plan

- 32 Points - Company Profile, Experience, and References
- 3 Points - Local Presence
- The evaluation team recommends awarding a contract to the highest ranked respondent, Compass Group USA, Inc. dba Canteen Vending.
- The contract shall commence on the date of award for a period of one (1) year with an option for four (4) one-year renewals.

**FINANCIAL SUMMARY:**

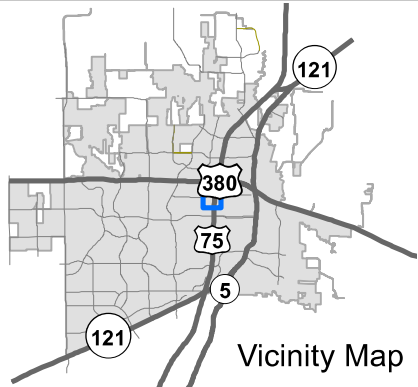
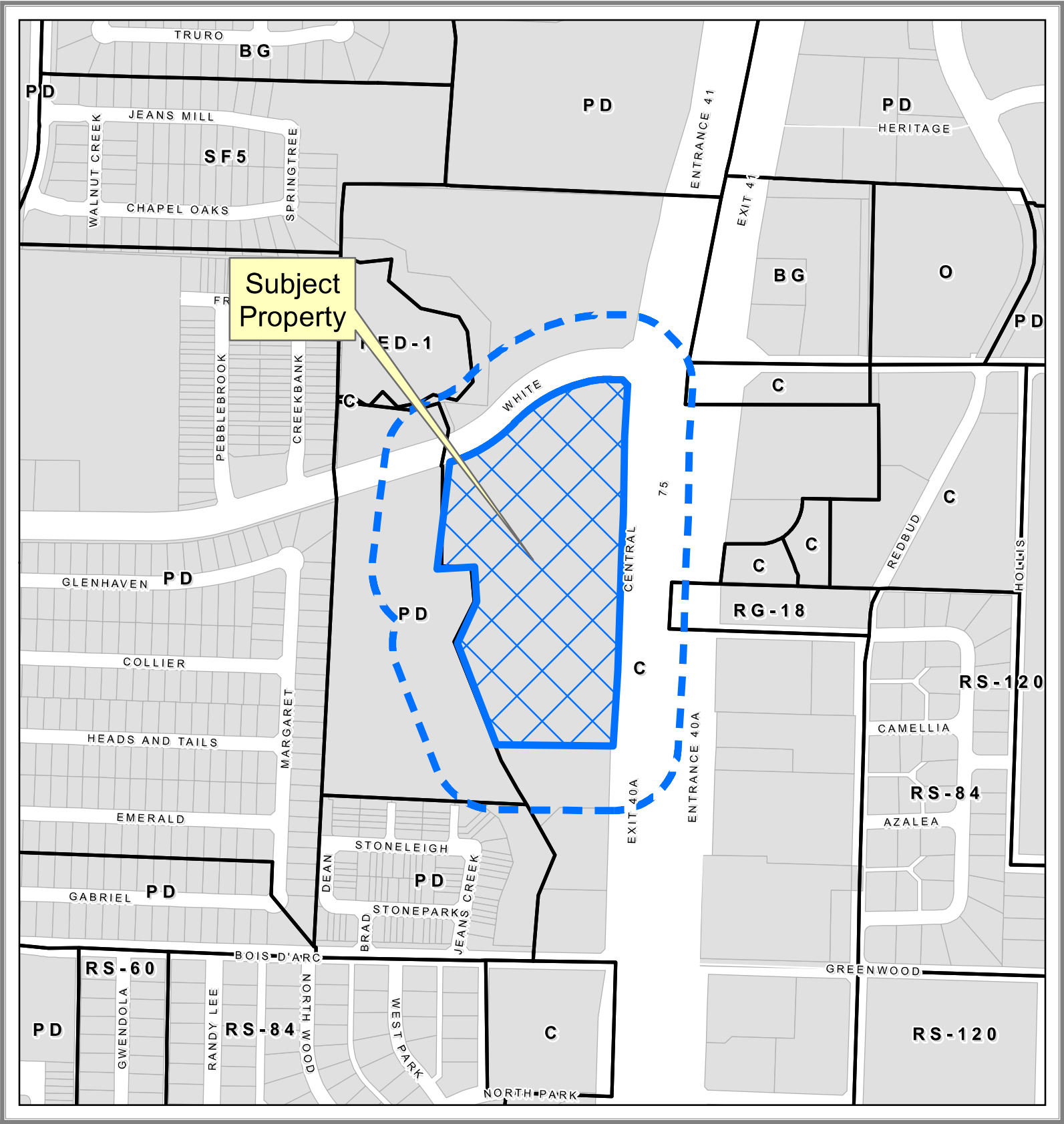
- Anticipated annual expenditure is ~~\$30,000~~\$54,000 and funding for these services is available in account 001-9999-403-8516.

**BOARD OR COMMISSION RECOMMENDATION:**

- N/A

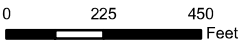


EXHIBIT A



Property Owner Notification Map

SUP2024-0016



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.

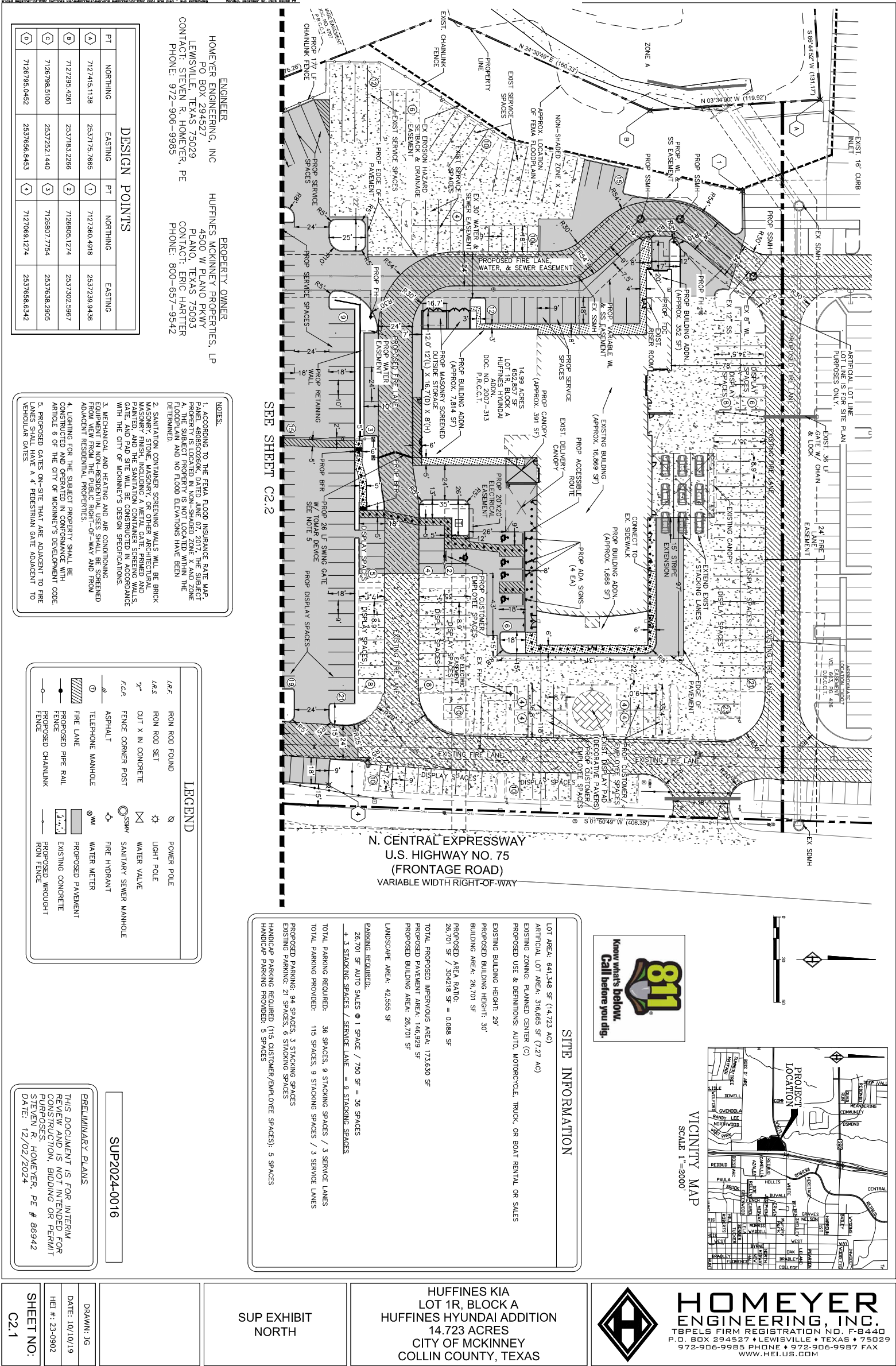


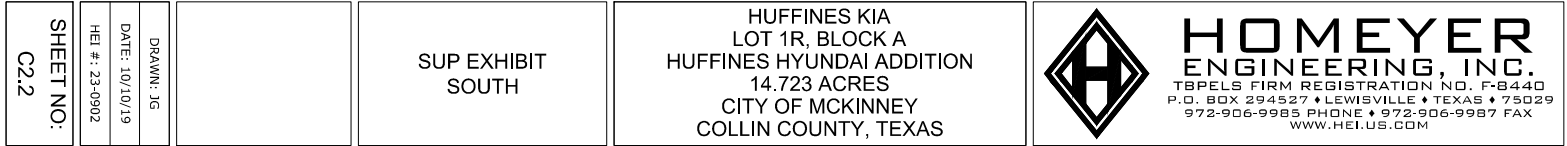






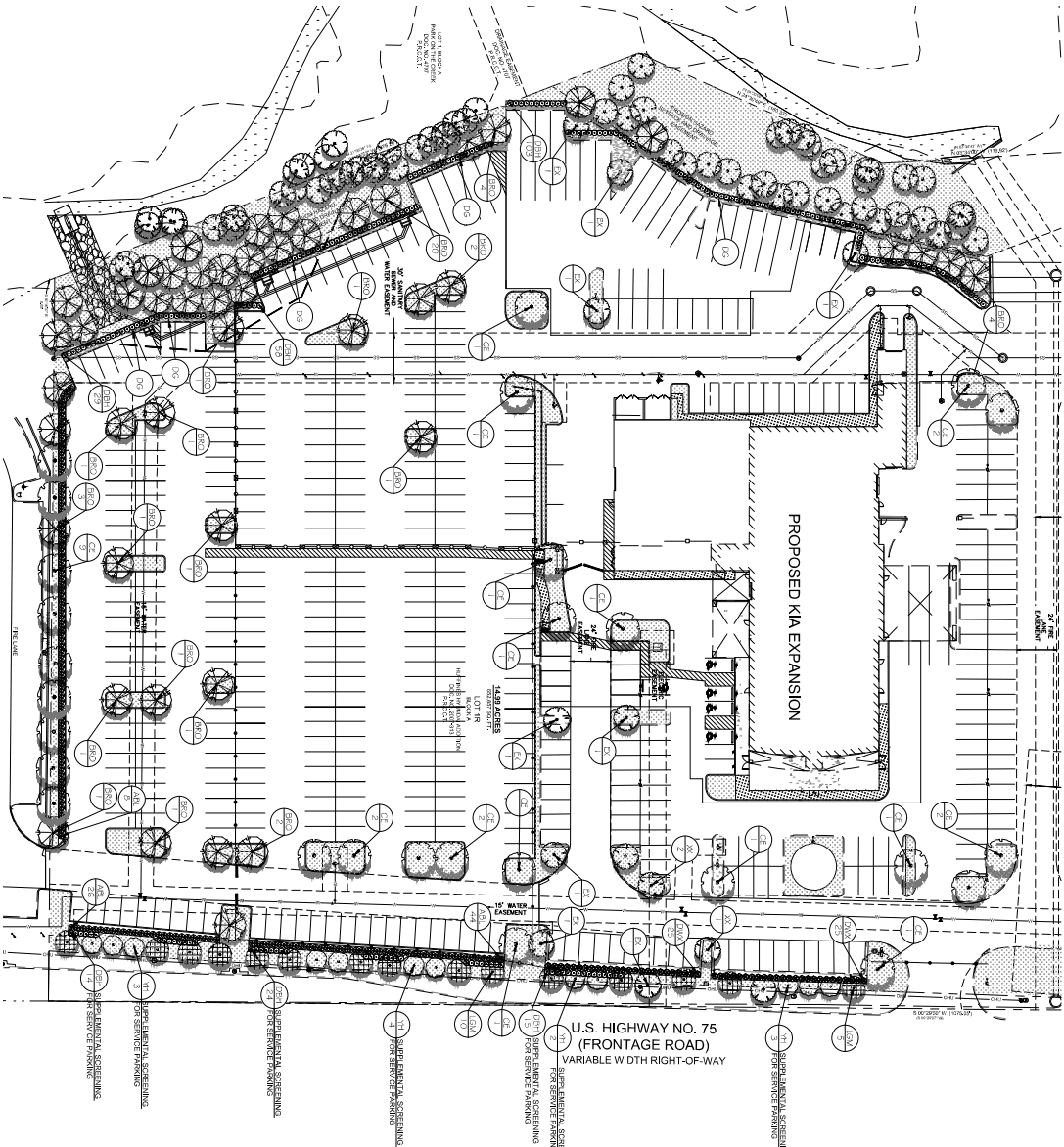
EXHIBIT C


















# EXHIBIT D

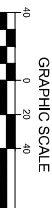


## PLANT SCHEDULE

TREES		CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY
	EX	Deadling Tree to Kenan reference TD-1 / TD-2	ex.	ex.		
	BNO	Lute Oak / Quercus virginiana mm, 1.4 ft. parking lot tree	CONT.	4'Cal	48	
	LOM	Lilac Gem Magnolia / Magnolia grandiflora mm, 1.4 ft. street tree; 4'ft. grom	CONT.	3'Cal	15	
	CE	Cedar Elm / Ulmus crinitella mm, 1.4 ft. parking lot tree	CONT.	4'Cal	27	
	YH	Yarrow Holly / Ilex verticillata mm, 1.2 ft. multi-trunk	CONT.	3' Cal	12	
SHRUBS		CODE	COMMON / BOTANICAL NAME	SIZE	QTY	
	ADL	Golden Aesculus / Aesculus grandiflora 58" 6'x6"	5 gal		151	
	DMX	Doyle Oak Myrtle / Myrica pubula 58" 6'x6"	5 gal		50	
	DBH	Doyle Baccata Holly / Ilex biflorula 58" 6'x6"	5 gal.		243	
GROUND COVERS		CODE	COMMON / BOTANICAL NAME	SIZE	QTY	
	CD	Tidal Bermuda Grass / Cynodon dactylon varieties	soil		23,800 yd	
	D6	Decomposed Granite Gravel 6" depth compacted to 3" 6" depth compacted to 3" x 2"	n/a		1,155 sf	



**GRAPHIC SCALE**



1 inch = 40 ft.

## GENERAL LANDSCAPE NOTES

- [illegible]

## LANDSCAPE CALCULATIONS

SITE	PERMANENT LANDSCAPE REQUIRED	PERMANENT LANDSCAPE PROVIDED
1. ON-LOT SITE AREA	316,695 SF (100%)	42,595 SF (13%)
2. OFF-LOT SITE AREA	0 SF (0%)	0 SF (0%)
3. TOTAL SITE AREA	316,695 SF (100%)	42,595 SF (13%)
4. STREET YARD	121,202 SF (38%)	18,180 SF (15%)
5. FRONT YARD	18,180 SF (15%)	18,180 SF (15%)
6. REAR YARD	76,792 SF (24%)	76,792 SF (24%)
7. SIDE YARD	10,321 SF (3%)	10,321 SF (3%)
8. TOTAL PERMANENT LANDSCAPE REQUIRED	316,695 SF (100%)	121,202 SF (38%)
9. PERMANENT LANDSCAPE PROVIDED	121,202 SF (38%)	121,202 SF (38%)
10. PARKING LOT TREES	75 TREES*	75 TREES*
11. TOTAL TREES PROVIDED	75 TREES*	75 TREES*

\*Indicates a existing trees + 57 proposed trees

## LANDSCAPE NOTES

1. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SADD IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY 12 STREET TREES REQUIRED. A LICENSED IRRIGATOR.
2. THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCCLINTOCK AT THE TIME OF BIDDING. IF THERE ARE ANY WATER RESTRICTIONS, THE CONTRACTOR SHALL ADVISE THE OWNER OF ANY CHANGES (STAGE 1 AND STAGE 2 WATER RESTRICTIONS). AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

## ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOF BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOF BARRIERS SHALL BE 100% RYOLITE OR "DEEP-ROOT 2" DEEP PANELS (OR EQUAL), BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDCAPE. INSTALL PANELS PER MANUFACTURERS RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOF BARRIERS OF A TYPE THAT COMPLETELY ENCLOSE THE ROOTBALL.

## MULCHES

AFTER ALL PLANTINGS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1/2" SHREDDED WOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

## PLANTING AND IRRIGATION GUARANTEE

THE LANDPAC CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

## HEI #: 23-0902

DRAWN: JG  
DATE: 10/10/19

## LANDSCAPE PLANTING

HUFFINES KIA  
LOT 1R, BLOCK A  
14.99 ACRES  
CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS



**HOMEYER**  
**ENGINEERING, INC.**  
TBPELS FIRM REGISTRATION NO. F-8440  
P.O. BOX 294527 ♦ LEWISVILLE ♦ TEXAS ♦ 75029  
972-906-9985 PHONE ♦ 972-906-9987 FAX  
[WWW.HEI.US.COM](http://WWW.HEI.US.COM)

