

CITY COUNCIL WORK SESSION

AUGUST 20, 2024

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 Tuesday, August 20, 2024 at 3:00 p.m.

The work session 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 3:02 p.m. upon determining a quorum of the City Council consisting of himself and the following members were present: Mayor Pro Tem Geré Feltus, and Council members Justin Beller and Patrick Cloutier.

Council members Rick Franklin, and Charlie Philips joined the work session shortly after the call to order.

Council member Michael Jones joined the work session at 3:15 p.m. immediately before discussion of agenda item #24-1871 (Budget Update).

These City of McKinney staff were present: City Manager Paul Grimes, Assistant City Manager Kim Flom, Assistant City Manager Steve Tilton, Assistant City Manager Barry Shelton, City Attorney Mark Houser, City Secretary Permit Technician Katelyn Hardaway, Deputy City Secretary Tenitrus Bethel, City Secretary Empress Drane, Director of Organizational Development & Performance Management Joe Mazzola, Director of Strategic Services Trevor Minyard, Director of Public Safety Greg Conley, Information Technology Audio / Visual Technician Joshua Arias, Procurement Services Manager Tracey Epps, Purchasing Buyer Flora Ray, Fire Chief Paul Dow, Assistant Director of Public Works Paul Sparkman, Executive Director of Development Services Michael Quint, Director of McKinney Cultural District Andrew Jones, Police Chief Joe Ellenburg, Assistant Chief of Police Matthew Kasmerski, Deputy Chief of Police Jimmy Thomas, Deputy Chief of Police Ana Navarro, Police Financial Analyst Cammie Martin, Director of Planning Jennifer Arnold, Director of Parks, Recreation & Open Space (PROS) Amy Kinkade, Assistant Director of Engineering Matt Richardson, Director of Engineering

Gary Graham, President & Chief Executive Officer of McKinney Economic Development Corporation (MEDC) Michael Kowski, MEDC Senior Vice President Michael Talley, MEDC Executive Assistant Melanie Molina, MEDC Director of Business Retention & Workforce Development Madison Clark, MEDC Project Manager Caroline Causey, MEDC Project Manager Mike Wilkes, MEDC Marketing Manager Luke Gajary, MEDC Operations Manager Deana Smithee, Police Officer Randy Patton, City Manager's Office IMCA Fellow Larenz Taylor, Director of Finance Trudy Mathis, President of McKinney Community Development Corporation (MCDC) Cindy Schneible, and Chief Financial Officer Mark Holloway.

There were approximately twenty-five (25) members of the public present in the audience, including these appointed officials of the city: Capital Improvements Advisory Committee (CIAC) member Steve Wilson, MCDC Vice Chair David Kelly, MCDC Secretary David Riche, McKinney Main Street Vice Chair AJ Micheletto, MEDC Chair Brian Loughmiller, MEDC Vice Chair Kurt Kuehn, MEDC Secretary-Treasurer Thad Helsley, MEDC member Mark Denissen, MEDC member Julie Williams, MEDC member Matt Hamilton, MEDC member Scott Woodruff, and MEDC alternate member Chantelle Kadala.

Mayor Fuller called for the Information Sharing items:

24-1869 Presentation by City of Allen Police Department

Members of the City of Allen Public Safety recognized the McKinney Police Department for support and assistance in response to the tragic Allen Premium Outlet Mall shooting which occurred on May 6, 2023.

City of Allen Public Safety personnel in attendance were Police Chief Steve Dye, Fire Chief Jonathan Boyd, Police Deputy Chief Ken Myers, Police Assistant Chief Kyle Taliaferro, and Police Deputy Chief Kris Wirstrom. The letter of appreciation is included in these minutes as *Appendix A: 24-1869 Letter of Appreciation*.

24-1870 Police Department Officer Recognition Program

Police Chief Ellenburg recognized the work of the Narcotics Units for recent efforts and success in dealing with crimes related to fentanyl and noted that a McKinney teenager died from fentanyl use.

Mayor Fuller called for Public Comments at which time there were none.

Mayor Fuller called for Discussion of Agenda Items of the City Council Regular Meeting to be held on Tuesday, August 20, 2024 at 6:00 p.m. There was no discussion.

Mayor Fuller called for these Work Session items:

24-1871 Update on the Fiscal Year 2024-25 Budget

The presentation for this item was not included on the agenda but is included in these minutes as *Appendix B: 24-1871 Budget Presentation*

24-1872 Consider/Discuss Mayoral Assignments of City Council Liaisons to the various Boards & Commissions of the City.

Mayor Fuller confirmed the 2024-25 Council Liaison assignments as follows:

BOARD NAME	2024-25 COUNCIL LIAISON
McKinney Community Development Corporation	George Fuller, Geré Feltus, Michael Jones
McKinney Economic Development Corporation	George Fuller, Justin Beller, Rick Franklin
McKinney Housing Authority	Justin Beller
McKinney Main Street Board	George Fuller, Patrick Cloutier
Parks, Recreation & Open Space Advisory Board	Patrick Cloutier
Planning & Zoning Commission	Patrick Cloutier, Rick Franklin
Visit McKinney Board	Justin Beller, Patrick Cloutier
Animal Services Facility Advisory Committee	Charlie Philips
McKinney Armed Services Memorial Board	Rick Franklin
McKinney Arts Commission	Charlie Philips
Board of Adjustment	George Fuller
Building & Standards Commission	Geré Feltus, Justin Beller
Community Grants Advisory Commission	Geré Feltus
Historic Preservation Advisory Board	Geré Feltus, Charlie Philips
McKinney Housing Finance Corporation	Michael Jones
Library Advisory Board	Michael Jones

24-1873 Discuss City Council Preferencing for 2024 Boards & Commissions
Appointments

The report for this item was not included on the agenda but is included in these minutes as *Appendix C: 24-1873 Preferencing Report*

Mayor Fuller called for the Executive Session at 3:41 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 551.072. Deliberations about Real Property

- Downtown City-Owned Property Redevelopment

C. Section 551.087. Deliberation Regarding Economic Development Matters

- VENU/Notes Live

Council returned from the Executive Session at 4:30 p.m. taking no action on the items discussed in the Executive Session.

Council unanimously approved the motion by Council member Patrick Cloutier, seconded by Mayor Pro Tem Geré Feltus, to adjourn the work session at 4:30 p.m.

These minutes were approved by the City Council on September 3, 2024

SIGNED:

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

ATTEST:

EMPRESS DRANE, City Secretary
TENITRUS BETHEL, Deputy City Secretary

City of McKinney, Texas

Appendix A: 24-1869 Letter of Appreciation

Appendix B: 24-1871 Budget Presentation

Appendix C: 24-1873 Preferencing Report



August 6, 2024

Mayor
Baine L. Brooks

Mayor Pro Tem
Ben Trahan

Councilmembers
Michael Schaeffer
Tommy Baril
Ken Cook
Chris Schulmeister
Carl Clemencich

City Manager
Eric Ellwanger

The Honorable George Fuller
Mayor
City of McKinney
222 Tennessee Street
McKinney, Texas 75069

Dear Mayor Fuller and Residents of McKinney:

On behalf of the entire Allen community, we extend our deepest gratitude for the invaluable support provided by the City of McKinney during the tragic incident at the Allen Premium Outlet Mall on May 6, 2023. Your City's swift and selfless response truly exemplifies the spirit of solidarity and compassion that defines our neighboring cities.

In times of crisis, the strength of a community is measured by its ability to come together and support one another. Your first responders exhibited remarkable professionalism, courage, and dedication in their efforts to assist Allen's emergency services during this challenging ordeal.

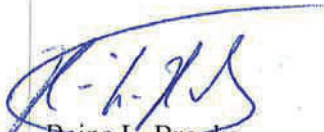
We are profoundly grateful for the seamless coordination and collaboration between our organizations' emergency response teams. Your assistance played a crucial role in ensuring the safety and well-being of our residents, visitors, and businesses affected by the tragic events that unfolded that day.

Moreover, your unwavering support has been a source of comfort and reassurance for our community as we continue to heal from this traumatic experience. The solidarity demonstrated by McKinney's first responders serves as a shining example of the resilience and compassion that unites us in times of adversity.

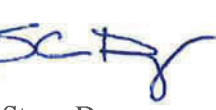
On behalf of the City of Allen, we extend our heartfelt appreciation to Mayor Fuller, the McKinney City Council, and every individual who contributed to the relief effort. Your kindness, generosity, and unwavering commitment to serving others embody the true spirit of community.

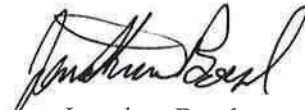
As we move forward, let us continue to stand together as neighbors, supporting and uplifting one another in the face of adversity. Together, we are stronger, and together, we will overcome any challenge that comes our way.

With sincere gratitude and warm regards,


Baine L. Brooks
Mayor


Eric Ellwanger
City Manager


Steve Dye
Chief of Police


Jonathan Boyd
Fire Chief

Update on FY 2025 Budget

City of McKinney
Budget Department



FY25 Budget Workshop

- August 9th
 - Reviewed AV & Proposed Rate
 - GF Revenues
 - GF Expenditures
 - Review of Utility Fund Rates
- Today’s Presentation
 - Outstanding Items
 - Additions or Deletions
- Adoption September 3rd
 - Budget
 - Tax Rate
 - Fees and Rates



FY25 Proposed Budget Highlights

- **Decrease property tax rate by 1.2 cents to \$0.415513**
- Sales Tax remains strong
- Provide market adjustments for all non-sworn personnel
 - Allowance for Market Study
 - Step Increases for FY25
- Planned step increases for sworn personnel
- Continued funding for Street Maintenance
- Staffing
 - Public Safety/Police & Fire
 - Development Services
 - Parks and Recreation
 - Public Works
 - Water/Wastewater



Liquor Sales Tax

- Liquor sales
 - \$245K YTD
 - Currently less than one percent of GF sales tax revenue
 - Strong Growth Potential

Tax Paid	
Sum of Oct FY24	\$ 12,143.36
Sum of Nov FY24	\$ 14,276.56
Sum of Dec FY24	\$ 15,006.74
Sum of Jan FY24	\$ 19,930.74
Sum of Feb FY24	\$ 28,569.43
Sum of Mar FY24	\$ 20,936.37
Sum of Apr FY24	\$ 22,931.59
Sum of May FY24	\$ 28,911.80
Sum of Jun FY24	\$ 27,981.05
Sum of Jul FY24	\$ 33,766.20
Sum of Aug FY24	\$ 21,488.57
Sum of Sep FY24	\$ -
Sum of FY24 Total	\$ 245,942.40



FY25 Proposed Grants to Community

- Adopted annually as part of General Fund appropriations
- Organizations do not reapply annually (\$3.43 per capita)

Arts Commission*	200,000
Community Support Grants	300,000
Downtown Security	75,000
Volunteer McKinney	75,000
Pecan Grove Memorial Service	950
Boys and Girls Club	15,000
One Heart McKinney	15,000
Downtown Holiday Decorations	50,000
Unassigned Assistance	20,000
	750,950

*Arts Commission funded by an additional \$80,000 from Hotel Motel Tax Fund in FY25



Upcoming Events

Sept. 3

- Budget – Public Hearing
- Ratification of Property Tax Revenue Increase
- Tax Rate – Public Hearing
- Adopt Budget, Tax Rate, and Fee/Rate Ordinance





2023-24
Boards & Commissions

**PREFERENCING
COMPOSITE
NOMINATIONS**

RECOMMENDATION STANDARDS

The nominations provided in this packet are the result of City Council preferencing and these scoring elements:

- For each board, candidates score 1 point for each Council preference received
- An incumbent scores 1 point if their name (or no other name) was listed for their replacement
- Candidates scoring at least 4 points were placed as the leading nominees for positions
- Incumbents receiving at least 4 points were prioritized over non-incumbents receiving more votes, for retaining a Regular seat and / or being promoted from Alternate to Regular
- Incumbents listed in red are members who have exceeded term limits
- Points for members who have resigned were not counted

These nominations are for informational purposes to assist the City Council with the Boards & Commissions Appointments Process.

Council action is required to confirm all appointments.

ANIMAL SERVICES FACILITY ADVISORY COMMITTEE

Incumbent Name	Expiration Year	Recommendation	Additional Preferences
VACANT (City Staff) Regular Member	2026		Jeanne Kelly (3) Jo Gonzalez Tiffany Bellino
Moka Anderson	2026	Cheryl Darveaux	
Mary Alice Ketchum	2025		
Misty Brown	2025		
Ewa Cissik	2025		
Maredith Brennan	2025		
Annette Miller	2025		
Cheryl Darveaux, Alternate	2025		

BOARD OF ADJUSTMENT

Incumbent Name	Expiration Year	Recommendation	Additional Preferences
Jon Prevost	2026	Jon Prevost	James Jenkins (2) Ernest Lynch (2)
Tonya Dangerfield	2026	Tonya Dangerfield	
Deanna Kuykendall	2026	Deanna Kuykendall	
Randall Wilder, Alternate	2026	Randall Wilder	
Eric Roberts	2025		
Larry Jagours	2025		
James Jenkins, Alternate	2025		

BUILDING & STANDARDS COMMISSION

Incumbent Name	Expiration Year	Recommendation	Additional Preferences
Chantel Bailey	2026	Chantel Bailey	Dan Porzio (3 Regular / 2 Alternate) Jim Garrison (3 Regular) Thomas Steele (2 Regular) Eniola Campbell (2 Alternate) Brett Amundson Mark Cervantes
Greg Booth	2026	Greg Booth	
Daniel Porzio, Alternate	2026	Dan Porzio	
Greg Adams	2025		
Russ Colburn	2025		
Michael Onuoha	2025		
Jim Garrison, Alternate	2025		

COMMUNITY GRANTS ADVISORY COMMISSION

Incumbent Name	Expiration Year	Recommendation	Additional Preferences
DeAndre Hinton	2026		Chris Thorton (3) Bridgette Wallace (3) Darrell Barnes (2) Andrea Harvey-Rogers (2) DeAndre Hinton (2) Dwan Marshall (2) Sally Riche (2) Eniola Campbell Staci Heuvel Barbara Kelly Heather Lowry Derrick Tarver Kurt Wiest Reginald Wilcox
Dwan Marshall	2026		
Chris Thornton	2026		
Silvia Escamilla	2025		
Tammy Chewe	2025		
Nicholas Dangerfield	2025		
Aaron Schmitz	2025		
Kim Black, Alternate	2025		

HISTORIC PRESERVATION ADVISORY BOARD

Incumbent Name	Expiration Year	Recommendation	Additional Preferences
Betty Petkovsek	2026	Betty Petkovsek	Marsha Prior-Robertson (2 Regular) Kari Kennedy (1 Regular / 2 Alternate)
Thomas Pence	2026	Thomas Pence	
James West	2026	James West	
Maegan Escamilla	2025		
Jimmy Don Burris	2025		
Johanna Friedel	2025		
Tim McWilliams	2025		
Marsha Prior-Robertson, Alternate	2025		

LIBRARY ADVISORY BOARD

Incumbent Name	Expiration Year	Recommendation	Additional Preferences
VACANT Regular Member	2026	Beth Beck	Beth Beck (2 Regular) Catherine Kelly (2 Regular) Jonathan Sims (2 Regular) Euphemia Gans (1 Reg / 2 Alt) Lisa Emery
Kelly Juntunen	2026	Kelly Juntunen	
Elizabeth Michel	2026	Elizabeth Michel	
Lisa Harris	2025		
Courtney Huggins	2025		
Stacy Ridenour	2025		
Connie Gibson	2025		
Beth Beck, Alternate	2025	TBD	

MCKINNEY ARMED SERVICES MEMORIAL BOARD

Incumbent Name	Expiration Year	Recommendation	Additional Preferences
Tammy Warren	2026	TBD	Tammy Warren (3 Regular) Carly McCall (2 Regular) Paul Hoch (2) Mark Newgent (1 Reg / 2 Alt)
Guy Green	2026	Guy Green	
Gary Townsend	2026	Gary Townsend	
Shane Ousey	2025		
Mark Hunt	2025		
Collin Kimball	2025		
Seth Norton	2025		
Carly McCall, Alternate	2025		

MCKINNEY ARTS COMMISSION

Incumbent Name	Expiration Year	Recommendation	Additional Preferences
Amber Douzart	2026	Amber Douzart	Matt Anderson (2 Regular) Barbara Kelly (1 Regular / 2 Alternate)
Tamara Mader	2026	Tamara Mader	
Kathryn Waite	2026	Kathryn Waite	
Brian Magnuson	2025		
Ava Daley	2025		
Kimberlie Page	2025		
Jackie Brewer	2025		
Matt Anderson, Alternate	2025		

MCKINNEY COMMUNITY DEVELOPMENT CORPORATION

Incumbent Name	Expiration Year	Recommendation	Additional Preferences
VACANT Regular Member	2025	TBD	AJ Micheletto (3) Markus Lloyd (1 Regular) Thomas Steele (1 Regular) Darrell Barnes (1 Alternate) Ernest Lynch (1 Alternate)
Angela Richardson-Woods	2026	Angela Richardson-Woods	
Joy Booth	2026	Joy Booth	
David Riche	2026	David Riche	
Chris Wilkes	2026	Chris Wilkes	
David Kelly	2025		
Deborah Bradford	2025		
Markus Lloyd, Alternate	2025		

MCKINNEY ECONOMIC DEVELOPMENT CORPORATION

Incumbent Name	Expiration Year	Recommendation	Additional Preferences
Brian Loughmiller	2026	Brian Loughmiller	Deanna Kuykendall Tood Brown
Kurt Kuehn	2026	Kurt Kuehn	
Mark Denissen	2026	Mark Denissen	
Scott Woodruff	2025		
Thad Helsley	2025		
Robert “Matt” Hamilton	2025		
Julie Williams	2025		
Chantelle Kadala, Alternate	2025		

MCKINNEY HOUSING AUTHORITY

Incumbent Name	Expiration Year	Recommendation	Additional Preferences
Naomi Hodges	2026	Allison Monroe	Melissa Willmarth (3 Reg) Sam Lawrence (2 Alt)
Bob Fisher	2026	Bob Fisher	
Vincent Vittatoe	2025		
Logan Gill	2025		
Mikhail Tutson (Resident Representative)	2025		

MCKINNEY HOUSING FINANCE CORPORATION

Incumbent Name	Expiration Year	Recommendation	Additional Preferences
Osiola Henderson	2026	Mohamed Kacem	Osiola Henderson (3) Ranjith Ranghunath (3) Lisa Emery (2) Cam McCall (2) Kimberly Wolfe (2) Jean Michel Bamuinikile Mikki Gaddis Sam Lawrence Kurt Wiest
Ranjith Ranghunath	2026	TBD	
Tyler Underwood	2026	Tyler Underwood	
Jared Helmberger	2025		
Gwendolyn “Wendi” Brannon	2025		
John Reidy	2025		
Paul Shirar	2025		
Mohamed Kacem, Alternate	2025		

VISIT MCKINNEY BOARD

Incumbent Name	Expiration Year	Recommendation	Additional Preferences
VACANT Regular Member	2026	TBD	Brian Medina (3 Regular) Betsabe Coston (2 Alternate) Vivian Chen Heather Lowry Sally Riche
Juanita (Janie) Peña	2026	Janie Peña	
Keith Gall	2026	Keith Gall	
Efrem Windom	2025		
Patrick McGuire	2025		
Whitney Nash	2025		
Katie Scott	2025		
Brian Medina, Alternate	2025		

PARKS, RECREATION & OPEN SPACE

Incumbent Name	Expiration Year	Recommendation	Additional Preferences
VACANT Regular Member	2026	Mohamed Elhindi	Osiola Henderson (3) Todd Royal (3) George Laffin Thomas Steele Reginald Wilcox
Samuel Franklin	2026	Todd Burton	
Bruce Mead	2026	Bruce Mead	
Leslie Warren	2026	Leslie Warren	
Todd Burton, Alternate	2026	TBD	
David Clarke	2025		
Monica Escamilla	2025		
Luanne Malnory	2025		
Mohammed Elhindi, Alternate	2025		

PLANNING & ZONING COMMISSION

Incumbent Name	Expiration Year	Recommendation	Additional Preferences
VACANT Regular Member	2026	TBD	Gina Hammack (3 Reg / 1 Alt) James Craig (3 Reg / 1 Alt) Aaron Urias (1 Reg)
Russell Buettner	2026	Russell Buettner	
Steve Lebo	2026	Steve Lebo	
Gina Hammack, Alternate	2026	TBD	
Bill Cox	2025		
Jesserend Conrad	2025		
Charles Wattley	2025		
Deidre Woodard	2025		
Aaron Urias, Alternate	2025		

MCKINNEY MAIN STREET BOARD

Name	Expiration Year	Recommendation	Additional Preferences
Taylor Phelan	2026	Michael Buchanan	Karina Velez (3) Daniel Stampfel (3) Heather Lowry (2) Jill Thompson (Barnes)
*Chris Wilkes, Alternate	2026	Kate McAnally	
Lauren Smith	2026	Lauren Smith	
Kim Black	2026	Kim Black	
Ginger Hayes	2026	Ginger Hayes	
Onel Perez	2025		
Preston Schwalls	2025		
Von Daniel	2025		
Amy Pyeatt	2025		
AJ Micheletto	2025		
Michael Buchanan, Alternate	2025	TBD	

*Chris Wilkes – current MCDC Regular member; 2023 appointed Main Street Alternate one (1) year only for board continuity

CAPITAL IMPROVEMENT ADVISORY COMMITTEE

Incumbent Name	Expiration Year	Recommendation	Additional Preferences
Steve Wilson	2026	Steve Wilson	
Planning & Zoning Commission	n/a		

TAX INCREMENT REINVESTMENT ZONE #1 (TIRZ1) BOARD – TOWN CENTER

**Appointee must be a member of the Planning & Zoning Commission

Incumbent Name	Expiration Year	Recommendation	Additional Preferences
VACANT Regular Member**	2026		Steve Lebo (3) Bill Cox
McKinney City Council and Darrell Hale (Collin County)	n/a		

TAX INCREMENT REINVESTMENT ZONE #2 (TIRZ2) BOARD – AIRPORT ZONE

***Jon Dell’Antonia requested to be removed from this board

Incumbent Name	Expiration Year	Recommendation	Additional Preferences
Jon Dell’Antonia***	2025	Jon Dell’Antonia	Cam McCall (2) Dinesh Hooda
McKinney City Council and Darrell Hale (Collin County)	n/a		