

CITY COUNCIL REGULAR MEETING

APRIL 2, 2024

The City Council of the City of McKinney, Texas met in regular session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, April 2, 2024, at 6:00 p.m.

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

Mayor George Fuller called the regular meeting to order at 6:03 p.m. upon determining a quorum consisting of himself and the following members were present. Mayor Pro Tem Charlie Philips and Councilmembers Justin Beller, Geré Feltus and Michael Jones.

Councilmembers Patrick Cloutier and Rick Franklin were absent.

The following City of McKinney staff were present: City Manager Paul Grimes; Assistant City Managers Kim Flom, Barry Shelton and Steve Tilton; Director of Strategic Services Trevor Minyard; City Secretary Empress Drane; City Attorney Mark Houser; Director of Planning Jennifer Arnold; Director of Parks and Recreation Amy Kinkade; Police Chief Joe Ellenburg; Assistant Director of Engineering Matt Richardson; Deputy City Secretary Tenitrus Bethel; Planning Manager Caitlyn Strickland; Planner II Jacob Bennett; Community Services Administrator Shirletta Best; Accountant Tia York; Police Department Financial Analyst Cammie Martin; Police Officers Joeseph Spano and Albert Briseno.

There were approximately 28 members of the public present including McKinney CDC Chair Angela Richardson-Woods and MCDC members David Kelly, Deborah Bradley and David Riche; Board of Adjustment member Deanna Kuykendall; Community Grants Advisory Commission member Silvia Escamilla; and Historic Preservation Advisory Board Member Maegan Escamilla. While a quorum of the McKinney Community Development Corporation was present no action on behalf of the corporation was taken.

Mayor Fuller called for the invocation given by Rev. Bruce Miller, of Christ Fellowship. Following the invocation, those in attendance recite the Pledge of Allegiance.

Mayor Fuller called for Information Sharing Items.

24-1393 Proclamation for National Community Development Week, Featuring the Community Development Block Grant (CDBG) 50th Anniversary Kick-Off

24-1394 Proclamation for Autism Acceptance Month

24-1395 Proclamation for Child Abuse Prevention Month

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

The following individuals expressed their opposition to agenda item 22-0020SP3, Tivona Event Center.

Tom Gibson, 5125 Sandy Ct, McKinney, TX

Patrick Jackson, 5120 Sandy Ct, McKinney, TX.

Mayor Fuller called for the Consent Agenda. Councilmember Feltus requested to pull agenda item 22-0020SP3 for discussion.

Council unanimously approved the motion by Mayor Pro Tem Philips, seconded by Councilmember Jones, to approved the consent agenda, excluding item 23-0020SP3.

Consent MINUTES

24-1396 Minutes of the City Council Work Session of March 19, 2024

24-1397 Minutes of the City Council Regular Meeting of March 19, 2024

24-1287 Minutes of the Historic Preservation and Advisory Board Regular Meeting of February 1, 2024

24-1320 Minutes of the McKinney Armed Services Memorial Board Meeting of February 14, 2024

24-1220 Minutes of the McKinney Arts Commission Meeting of January 18, 2024

24-1384 Minutes of the Planning and Zoning Commission Regular Meeting of March 12, 2024

24-1275 Minutes of the Visit McKinney Board Meeting of December 6, 2023

24-1276 Minutes of the Visit McKinney Board Meeting of January 30, 2024

Consent ORDINANCES

24-1398 Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2023-2024 Annual Budget and Amending the 2024-2028 Capital Improvements Program to Provide Funds for the Police Department Command Post Vehicle.

Consent RESOLUTIONS

24-1399 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Binkley & Barfield Inc. for the FY23 Combined Infrastructure Reconstruction Project and Authorizing Any Necessary Supplemental Agreements

24-1400 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Gresham Smith for the Gerrish Pump Station Sewer Improvements Project and Authorizing Any Necessary Supplemental Agreements

24-1401 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a First Amendment to Facilities Agreement for Lot 1, Block A, George Addition, Located in the ETJ of McKinney on the South Side of CR 341 and 2,500 Feet West of CR 409

24-1402 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Supplemental Agreement with CBRE, Inc. for Appraisal Services for the SH 5 Utility Relocations Project (WA1633/WW1633)

Consent MISCELLANEOUS

Mayor Fuller called for discussion on agenda item 22-0020SP3.

- 22-** Consider/Discuss/Act on a Site Plan for Indoor Commercial Amusement
0020SP3 (Tivona Event Center), Located at the Southwest Corner of South Lake Forest Drive and Virginia Parkway

Council unanimously approved the motion by Mayor Pro Tem Philips, seconded by Councilmember Feltus, to approve 22-0020SP3 a Site Plan for Indoor Commercial Amusement (Tivona Event Center), Located at the Southwest Corner of South Lake Forest Drive and Virginia Parkway

Mayor Fuller called for Regular Agenda and Public Hearing Items.

- 24-0001A3** Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Enlarge and Extend the Boundary Limits of the City and to Annex (Case No. 24-0001A) the Subject Property, Located from the Road Centerline of Farm to Market Road 2478 (Custer Road) Right-of-Way to the Eastern Right-of-Way Boundary, from the North Side of State Highway 121 to the South Side of Westridge Boulevard into the City of McKinney's Corporate Limits, and Accompanying Ordinance

Council unanimously approved the motion by Mayor Pro Tem Philips, seconded by Councilmember Feltus, to approve 24-0001A3 a Request by the City of McKinney to Enlarge and Extend the Boundary Limits of the City and to Annex (Case No. 24-0001A) the Subject Property, Located from the Road Centerline of Farm to Market Road 2478 (Custer Road) Right-of-Way to the Eastern Right-of-Way Boundary, from the North Side of State Highway 121 to the South Side of Westridge Boulevard into the City of McKinney's Corporate Limits, and Accompanying Ordinance.

- 24-0011Z2** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agriculture District and "HC" - Highway Commercial Overlay District to "C3" - Regional Commercial District, "MF30" - Multi-Family Residential District, and "HC" - Highway Commercial Overlay District, Located Approximately 450 Feet East of Terry Lane and on the South Side of West University Drive, and Accompanying Ordinance

Council unanimously approved the motion by Councilmember Feltus, seconded by Councilmember Jones, to table action to the April 16 Regular City Council Meeting, on 24-0011Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agriculture District and "HC" - Highway Commercial Overlay District to "C3" - Regional Commercial District, "MF30" - Multi-Family Residential District, and "HC" - Highway Commercial Overlay District, Located Approximately 450 Feet East of Terry Lane and on the South Side of West University Drive, and Accompanying Ordinance.

22-0004A/ 22-0119Z Conduct a Public Hearing to Consider/Discuss/Act on a Petition to Annex (Case No. 22-0004A) and a Request to Zone (Case No. 22-0119Z) the Subject Property to "PD" - Planned Development District, Generally to Allow for Multi-Family Residential and Single Family Attached Residential Uses, and to Modify the Development Standards, Located on the North Side of FM 1461 and Approximately 3,700 Feet East of FM 2478, and Accompanying Ordinances

Council unanimously approved the motion by Councilmember Feltus, seconded by Councilmember Jones, to approve 22-0004A/22-0119Z a Petition to Annex (Case No. 22-0004A) and a Request to Zone (Case No. 22-0119Z) the Subject Property to "PD" - Planned Development District, Generally to Allow for Multi-Family Residential and Single Family Attached Residential Uses, and to Modify the Development Standards, Located on the North Side of FM 1461 and Approximately 3,700 Feet East of FM 2478, and Accompanying Ordinances

24-1403 Consider/Discuss/Act on a Resolution Appointing a Member to the 9-1-1 Emergency Communications District Board of Managers within the North Central Texas Council of Governments (NCTCOG)

Council unanimously approved the motion by Councilmember Feltus, seconded by Mayor Pro Tem Philips, to table to another meeting Appointing a Member to the 9-1-1 Emergency Communications District Board of Managers within the North Central Texas Council of Governments (NCTCOG)

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

Leslie Cunningham 7101 Virginia Pkwy, McKinney, TX, spoke regarding her support for the people of Palestine and Gaza.

Angela Woods, 2301 Spruce Meadow, McKinney, TX, expressed recognition to the city on behalf of the Zeta Phi Beta Sorority.

Michael Schwerin, 1601 N. Waddill St, McKinney, TX, spoke regarding flexible funding to help with unhoused neighbors.

Bryan Daplug, 5936 Weston Dr, expressed his thoughts regarding the City Council and reparations.

Mayor Fuller called for Council And Manager Comments.

Council unanimously approved the motion by Councilmember Gere Feltus, seconded by Councilmember Charlie Philips, to Adjourn

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 551.072. 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

C. Section 551.087. Deliberation Regarding Economic Development Matters - Chapter 380 Development Program and Agreement with Raytheon Company - Development Agreement and Chapter 380 Grant by and between with Raytheon Company and McKinney SH II, Ltd. - Project Vibes

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

Council unanimously approved the motion by Councilmember Feltus, seconded by Mayor Pro Tem Philips, to adjourn the meeting at 7:25 p.m.

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

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

SIGNED:

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

ATTEST:

EMPRESS DRANE, City Secretary
TENITRUS BETHEL, Deputy City Secretary

City of McKinney, Texas