

CITY COUNCIL REGULAR MEETING

FEBRUARY 20, 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, February 20, 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 C. Fuller called the meeting to order at 6:00 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, Charlie Philips, and Michael Jones.

These City of McKinney staff: City Manager Paul Grimes, Assistant City Manager Kim Flom, Assistant City Manager Barry Shelton, Assistant City Manager Steve Tilton, City Attorney Mark Houser, Assistant City Attorney Alan Lathrom, Police Chief Joe Ellenburg, Police Sergeant Joseph Spano, Municipal Courts Administrator April Morman, Development Review Planning Manager Caitlyn Strickland, President of McKinney Community Development Corporation (MCDC) Cindy Schneible, Fire Chief Paul Dow, Interim Director of Parks, Recreation & Open Space Ryan Mullins, Parks Planning & Development Manager Jenny Baker, Director of Engineering Gary Graham, Deputy City Secretary Tenitrus Bethel, and City Secretary Empress Drane

There were approximately forty (40) members of the public in attendance including these boards and commissions members: Capital Improvements Advisory (CIAC) Committee member Steve Wilson, MCDC Treasurer Deborah Bradford, MCDC Secretary David Riche, Planning & Zoning Commission member Charles Wattley, and Collin Central Appraisal District (CCAD) Board member Brian Mantzey.

Mayor Fuller called for the Invocation and Pledge of Allegiance. The invocation was given by Reverend Charles Wattley of Saint Mark Baptist Church. Mayor Fuller and Council members recognized and thanked Reverend Wattley for the work of Saint Mark

Baptist Church and others to present the 2024 College Megafest event which had an attendance of more than fifteen hundred high school students from the local area.

Mayor Fuller called for the Information Sharing item:

24-1258 Recognition of Support for Public Safety Active Attacker Response Training

Mayor Fuller called for Public Comments.

Julie Luton, 1516 Timber Edge, McKinney TX 75072, spoke regarding her relocation to another state and acknowledged the Mayor, Council members, and City Manager Grimes for their respective service to the city.

Cris Trevino, 903 N Church St, McKinney TX 75069 spoke expressed concern about new construction in east McKinney and mentioned his candidacy in the Collin County elections.

The following individuals called for an end to the conflict in Palestine:

Alan Shebaro, 550 N Central Expwy #3765, McKinney TX 75070

Samar Waqar, 5025 Geranium Ct, McKinney TX 75070

Lilia Barakat, 5221 Spicewood Dr, McKinney TX 75070

Raheem Amer, (no street address provided) McKinney TX

Mousa Abudaabes, 2221 Fleming Dr, McKinney TX 75072

The following individuals regarding agenda item #24-1072:

Paul Miles, 260 E Davis St #2118, McKinney TX 75069

Pamela Sailor, 199 Newchester Dr, Fairview TX 75069

Lee Moore, 1840 Hammerly Dr, Fairview TX 75069

Tom Michero, 1108 Tucker St, McKinney TX 75069

The following two (2) written comments were submitted at the meeting, and Mayor Fuller read them aloud:

Request to Speak Before McKinney City Council Date _____

(Print) Full Name Margaret Korensky Phone _____

Address _____ City Fairview 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 # _____

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 # 23-1072

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: McKinney Airport Development - Noise, water, pollution, traffic congestion, Air pollution, Decrease in Quality of life for residents + neighbors. Decrease in property home values due to disruption + noise. Who really benefits? Not the people. Only special interest groups + adjoining land owners. Corruption at its finest.

Request to Speak Before McKinney City Council Date 2/20/24

(Print) Full Name Michelle Christyman Phone _____

Address _____ City Fairview 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 # _____

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: Agenda item # 23-1072. This will severely & negatively impact our community with noise congestion, traffic, & will cause our property values to decrease. I ask you this, would you want an airport in your backyard??

Mayor Fuller called for the Consent Agenda. At the request of Council member Feltus, agenda item #24-1266 (Airport Project AI2455) was pulled from the Consent agenda for individual consideration.

Council unanimously approved the motion by Mayor Pro Tem Charlie Philips, seconded by Council member Rick Franklin, to approve the remaining Consent items as follows:

- 24-1259** Minutes of the City Council Work Session of February 6, 2024
- 24-1260** Minutes of the City Council Regular Meeting of February 6, 2024
- 24-1098** Minutes of the Board of Adjustment Regular Meeting of August 24, 2022
(AMENDED)
- 24-1178** Minutes of the Visit McKinney Board Meeting of November 28, 2023
- 24-1097** Minutes of the Board of Adjustment Regular Meeting of December 13,
2023
- 24-1174** Minutes of the Historic Preservation Advisory Board Regular Meeting of
January 4, 2024
- 24-1129** Minutes of the McKinney Arts Commission Meeting of October 19, 2023
- 24-1092** Minutes of the McKinney Main Street Board Meeting of December 14,
2023
- 24-1113** Minutes of the Tax Increment Reinvestment Zone (TIRZ1) Board Meeting
of June 6, 2023
- 24-1261** Consider/Discuss/Act on an Ordinance Amending Chapter 66, "Municipal
Court of Record," Article VII, "Costs and Fees," To Modify the Fines, Fees
and Court Costs Collected by the Municipal Court; Amending Appendix A,
"Schedule of Fees"; Repealing Conflicting Ordinances; Providing a
Savings Clause; Providing a Severability Clause; Providing For
Publication of the Caption of this Ordinance

Ordinance caption reads as follows:

ORDINANCE NO. 2024-02-012

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING CHAPTER 66, "MUNICIPAL COURT OF RECORD," ARTICLE VII, "COSTS AND FEES," TO MODIFY THE FINES, FEES AND COURT COSTS COLLECTED BY THE MUNICIPAL COURT; AMENDING APPENDIX A, "SCHEDULE OF FEES"; REPEALING CONFLICTING ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION OF THE CAPTION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE

- 24-1262** Consider/Discuss/Act on a Resolution Adopting the Budget Policies and
Guidelines for Fiscal Year 2024-25

Resolution caption reads as follows:

RESOLUTION NO. 2024-02-025 R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS,
AUTHORIZING THE ADOPTION OF BUDGET GUIDELINES FOR FISCAL YEAR
2024-25**

- 24-1215** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Cobb, Fendley & Associates, Inc. for Professional Engineering Design Services for the Intersection Capacity Improvements (FY23) Project (ST2303) and Authorizing Any Necessary Supplemental Agreements

Resolution caption reads as follows:

RESOLUTION NO. 2024-02-026 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 \$516,340 WITH COBB, FENDLEY & ASSOCIATES, INC. FOR ENGINEERING
DESIGN SERVICES FOR THE INTERSECTION CAPACITY IMPROVEMENTS
PROJECT (ST2303) AND AUTHORIZING ANY SUPPLEMENTAL AGREEMENTS
UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT,
INCLUSIVE OF SAID SUPPLEMENTAL AGREEMENTS, OF \$600,000**

- 24-1263** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Collin County Elections Administration to Conduct the May 4, 2024 Special Bond Election and Authorizing a Joint Election Agreement with the Various Joint Participants of the May 4, 2024 Election

Resolution caption reads as follows:

RESOLUTION NO. 2024-02-027 R

**A RESOLUTION AUTHORIZING A CONTRACT WITH THE COLLIN COUNTY
ELECTIONS ADMINISTRATOR TO CONDUCT THE MAY 4, 2024, CITY OF
MCKINNEY GENERAL AND SPECIAL ELECTIONS AND AUTHORIZING A JOINT
ELECTION AGREEMENT BETWEEN THE CITY OF MCKINNEY VARIOUS OTHER
JOINT ELECTION PARTICIPANTS UNDER CONTRACT WITH THE COLLIN
COUNTY ELECTIONS ADMINSTRATOR**

- 24-1264** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Freese and Nichols, Inc. to Provide Consulting Engineering Services for the Update of the Water Master Plan, Wastewater Master Plan and Utility Impact Fee Project and Any Necessary Supplemental Agreements

Resolution caption reads as follows:

RESOLUTION NO. 2024-02-028 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 \$980,600 WITH FREESE & NICHOLS, INC. FOR CONSULTING ENGINEERING SERVICES FOR THE UPDATE OF THE WATER MASTER PLAN, WASTEWATER MASTER PLAN AND THE UTILITY IMPACT FEE PROJECT (WA2214 and WW2214) AND ANY NECESSARY SUPPLEMENTAL AGREEMENTS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF SAID SUPPLEMENTAL AGREEMENTS, OF \$1,225,000

24-1265 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with WSB, LLC for the James Pitts Drive Realignment Project and Authorizing Any Necessary Supplemental Agreements

Resolution caption reads:

RESOLUTION NO. 2024-02-029 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 \$563,604 WITH WSB, LLC FOR ENGINEERING DESIGN SERVICES FOR THE JAMES PITTS DRIVE REALIGNMENT PROJECT AND AUTHORIZING ANY SUPPLEMENTAL AGREEMENTS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF SAID SUPPLEMENTAL AGREEMENTS, OF \$650,000

24-1267 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Agreement with the Texas Department of Transportation for the Temporary Closure of the State Right-of-Way for the Purpose of a Special Event

Resolution caption reads as follows:

RESOLUTION NO. 2024-02-031 R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) FOR THE TEMPORARY CLOSURE OF STATE RIGHT OF WAY

24-1268 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Request, Accept, and Implement a Residential Curbside Recycling Cart Grant from The Recycling Partnership, Inc.

Resolution caption reads as follows:

RESOLUTION NO. 2024-02-032 R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER REQUEST AND ENTER INTO A GRANT AGREEMENT WITH THE RECYCLING PARTNERSHIP, INC. TO IMPROVE ACCESS AND PARTICIPATION TO RESIDENTIAL RECYCLING; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

24-1269 Consider/Discuss/Act on a Resolution Awarding a Fixed Price Contract to

Diversified Power Systems, Inc. of Mansfield, Texas for Generator
Maintenance

Resolution caption reads as follows:

RESOLUTION NO. 2024-02-033 R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS,
AUTHORIZING THE AWARD OF A FIXED PRICE CONTRACT TO DIVERSIFIED
POWER SYSTEMS, INC. OF MANSFIELD, TEXAS FOR GENERATOR
MAINTENANCE**

24-1270 Consider/Discuss/Act on a Resolution Awarding a Fixed Price Contract to
Schneider Siltation, LLC of Fairview, Texas for Inlet Filters Installation &
Trash Abatement Program

Resolution caption reads as follows:

RESOLUTION NO. 2024-02-034 R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS,
AUTHORIZING THE AWARD OF A FIXED PRICE CONTRACT TO SCHNEIDER
SILTATION, LLC OF FAIRVIEW, TEXAS FOR INLET FILTERS INSTALLATION &
TRASH ABATEMENT PROGRAM**

24-1271 Consider/Discuss/Act on Accepting the Annual Comprehensive Financial
Report (ACFR) and the Federal/State Single Audit Reports for the Fiscal
Year Ended September 30, 2023

Mayor Fuller called for agenda item #24-1266 for individual consideration.

24-1266 Consider/Discuss/Act on a Resolution Authorizing the City Manager to
Execute an Agreement with Garver, LLC for McKinney National Airport
Project AI2455, Access Taxilane A4

Council unanimously approved the motion by Council member Geré Feltus,
seconded by Council member Patrick Cloutier, approve the resolution, caption reading
as follows:

RESOLUTION NO. 2024-02-030 R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS,
AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH
GARVER, LLC FOR MCKINNEY NATIONAL AIRPORT PROJECT AI2455, ACCESS
TAXILANE A4; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF**

Mayor Fuller called for the Regular Agenda and Public Hearing items:

24-1272 Consider/Discuss/Act on a Parkland Dedication Appeal for City Park Place

Townhomes, Located Generally at the Northwest Corner of Ridge Road and Stacy Road

The appeal applicant could not attend the meeting due to unforeseen circumstances. Council unanimously approved the motion by Mayor Pro Tem Charlie Philips, seconded by Council member Michael Jones, to table the item to the City Council Regular Meeting of March 5, 2024.

The applicant presentation not included on the posted agenda and the revised staff presentation are included in these minutes as *Appendix A: 24-1272 Parkland Dedication Appeal (Applicant Presentation)*, and *Appendix B: 24-1272 Parkland Dedication Appeal (Staff Presentation – Revised)*

23-1072 Consider/Discuss/Act on a Resolution Directing the City Manager to Request Grant Funding from the McKinney Economic Development Corporation and the McKinney Community Development Corporation for Planning and Design of the East Side of McKinney National Airport

Council approved the motion by Mayor Pro Tem Charlie Philips, seconded by Council member Rick Franklin, to approve the resolution with a vote of 6 - 1, Council member Justin Beller voting no.

Resolution caption reads as follows:

RESOLUTION NO. 2024-02-035 R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, DIRECTING THE CITY MANAGER TO REQUEST GRANT FUNDING FROM THE MCKINNEY ECONOMIC DEVELOPMENT CORPORATION AND THE MCKINNEY COMMUNITY DEVELOPMENT CORPORATION FOR PLANNING AND DESIGN OF THE EAST SIDE OF MCKINNEY NATIONAL AIRPORT; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

23-0069Z4 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "C" - Planned Center District to "PD" - Planned Development District to Allow for Multi-Family Residential Uses and to Modify the Development Standards, Located on the Southeast Corner of Wilmeth Road and Community Avenue, and Accompanying Ordinance

Development Review Planning Manager Caitlyn Strickland stated the applicant requested to table the item indefinitely. There were no requests to make public comments regarding this item.

Council unanimously approved the motion by Mayor Pro Tem Charlie Philips, seconded by Council member Geré Feltus, to close the public hearing and table the request indefinitely.

24-1273 Consider/Discuss/Act on Adoption of a Resolution Determining a Public Necessity to Acquire Certain Property for Public Use by Eminent Domain for Right-of-Way (in Fee Simple) Associated with the Virginia and Throckmorton Streets Infrastructure Improvements Project (CO2235) which Property is Located on the Northeast Corner of Virginia and Throckmorton Streets and Authorizing the City Manager to Establish Procedures for Acquiring the Right-of-Way (in Fee Simple) of Said Property, and Take All Steps Necessary to Acquire the Needed Property Rights in Compliance with all Applicable Laws and Resolutions

Council approved by roll call vote the motion by Mayor Pro Tem Charlie Philips, seconded by Council member Patrick Cloutier, “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 right-of-way (in fee simple) from Southwestern Bell Telephone Company, 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 depiction and description being incorporated in their entirety into this motion for all purposes including the construction, access and maintenance of infrastructure improvements located on the northeast corner of Virginia and Throckmorton Streets associated with the Virginia and Throckmorton Streets Infrastructure Improvements Project (CO2235).”

City Secretary Empress Drane conducted the roll call vote resulting as follows:

Mayor George FullerAYE
Mayor Pro Tem Charlie PhilipsAYE
Council Member Justin BellerAYE

Council Member Patrick CloutierAYE
Council Member Geré FeltusAYE
Council Member Rick FranklinAYE
Council Member Michael JonesAYE

Resolution caption reads as follows:

RESOLUTION NO. 2024-02-036 R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, DETERMINING A PUBLIC NECESSITY TO ACQUIRE CERTAIN PROPERTY FOR PUBLIC USE BY EMINENT DOMAIN FOR RIGHT-OF WAY (IN FEE SIMPLE) ASSOCIATED WITH THE VIRGINIA AND THROCKMORTON STREETS INFRASTRUCTURE IMPROVEMENTS PROJECT (CO2235); AUTHORIZING THE CITY MANAGER TO ESTABLISH PROCEDURES FOR ACQUIRING SAID RIGHT-OF-WAY (IN FEE SIMPLE), AND TAKE ALL STEPS NECESSARY TO ACQUIRE THE NEEDED PROPERTY RIGHTS IN COMPLIANCE WITH ALL APPLICABLE LAWS AND RESOLUTIONS

24-1274 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 on the Southeast Corner of S. McDonald Street and Franklin Avenue 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 approved by roll call vote the motion by Mayor Pro Tem Charlie Philips, seconded by Council member Rick Franklin, “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 A&D Sweet Buffalo 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 depiction and description being incorporated in their entirety into this motion for all purposes including the construction, access and maintenance of infrastructure improvements located on the southeast corner of S.

McDonald Street and Franklin Avenue associated with the SH 5 Utility Relocation Project (WA1633 & WW1633).”

City Secretary Empress Drane conducted the roll call vote resulting as follows:

Mayor George FullerAYE
Mayor Pro Tem Charlie PhilipsAYE
Council Member Justin BellerAYE
Council Member Patrick CloutierAYE
Council Member Geré FeltusAYE
Council Member Rick FranklinAYE
Council Member Michael JonesAYE

Resolution caption reads as follows:

RESOLUTION NO. 2027-02-037 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

Mayor Fuller called for Council and Manager Comments

Council member Beller thanked Deborah Bradford (New Jerusalem Baptist Church), Charles Wattley (Saint Mark Baptist Church), Melvin Crosby (Good Hope Baptist Church), Carol Wood (Citychurch McKinney), Kenneth James (Saint James CME Church), Redemption Point Alliance Church, Angela Richardson-Woods, Community Lifeline, Council member Michael Jones, for participating in activities to support residents of the Woodside Village Apartments, as well as Woodside staff, event volunteers, vendors, and city staff Revathi Vaidyanathan (Librarian) and Tammy Tervooren and (Neighborhood Engagement Administrator). Council member Beller recognized Jaymie Pedigo Chestnut Square Executive Director congratulating her on her retirement from the position and congratulated Jason Hernandez for receiving the Collin County Dr. Martin Luther King Day Committee Drum Major Award.

Council member Franklin recognized Ruth Thompson Hugs Café for its work in the city and wished them continued success.

Council member Cloutier spoke regarding the topic of the conflict between Israel and Palestine and expressed concern for and desire to protect McKinney residents impacted by the conflict.

Council member Jones thanked Charles Wattley for his engagement in the community and expressed intent to continue supporting positive programs on east McKinney. Council member Jones also celebrated his basketball team championship.

Council member Feltus celebrated the success of recent Black History Month gospel and college events, announced upcoming events (February 25 Harmony Unity Choir featuring Karen Clark Sheard, March 1 Hip-Hop House Party featuring DJ Spinderalla; March 2 He Heard My Cry stage play presented by Rolanda Macharia) ; and thanked the many contributors to the month-long programming.

Mayor Pro Tem Charlie Philips recognized Charles Wattley and the legacy of Saint Mark Church, thanked Julie Luton and bid her a happy farewell, encouraged the public to use their communication platform to speak constructively and avoid speaking negatively about the family members of elected officials, encouraged the public to support city basketball teams still participating in the State tournaments (McKinney High School boys and McKinney North High School girls).

City Manager Grimes announced the city Parks & Recreation hiring event on Saturday February 24 at the city Public Works North Campus, and youth spring camps are open for registration.

Mayor Fuller recognized Charles Wattley for the College Megafest event; recognized Council member Feltus for her leadership for the Black History Month programming and her overall city leadership; and expressed gratitude toward Julie Luton wishing her future success.

Council unanimously approved the motion by Council member George Fuller, seconded by Mayor Pro Tem Charlie Philips, to adjourn the meeting at 7:56 p.m.

The ordinance caption approved in this meeting were scheduled for publication in the Sunday, February 25, 2024, edition of the McKinney Courier-Gazette newspaper and the Monday, February 26, 2024, edition of the Celina Record newspaper.

These minutes were approved by the City Council on March 1, 2024.

SIGNED:

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

ATTEST:

EMPRESS DRANE, City Secretary
TENITRUS BETHEL, Deputy City Secretary

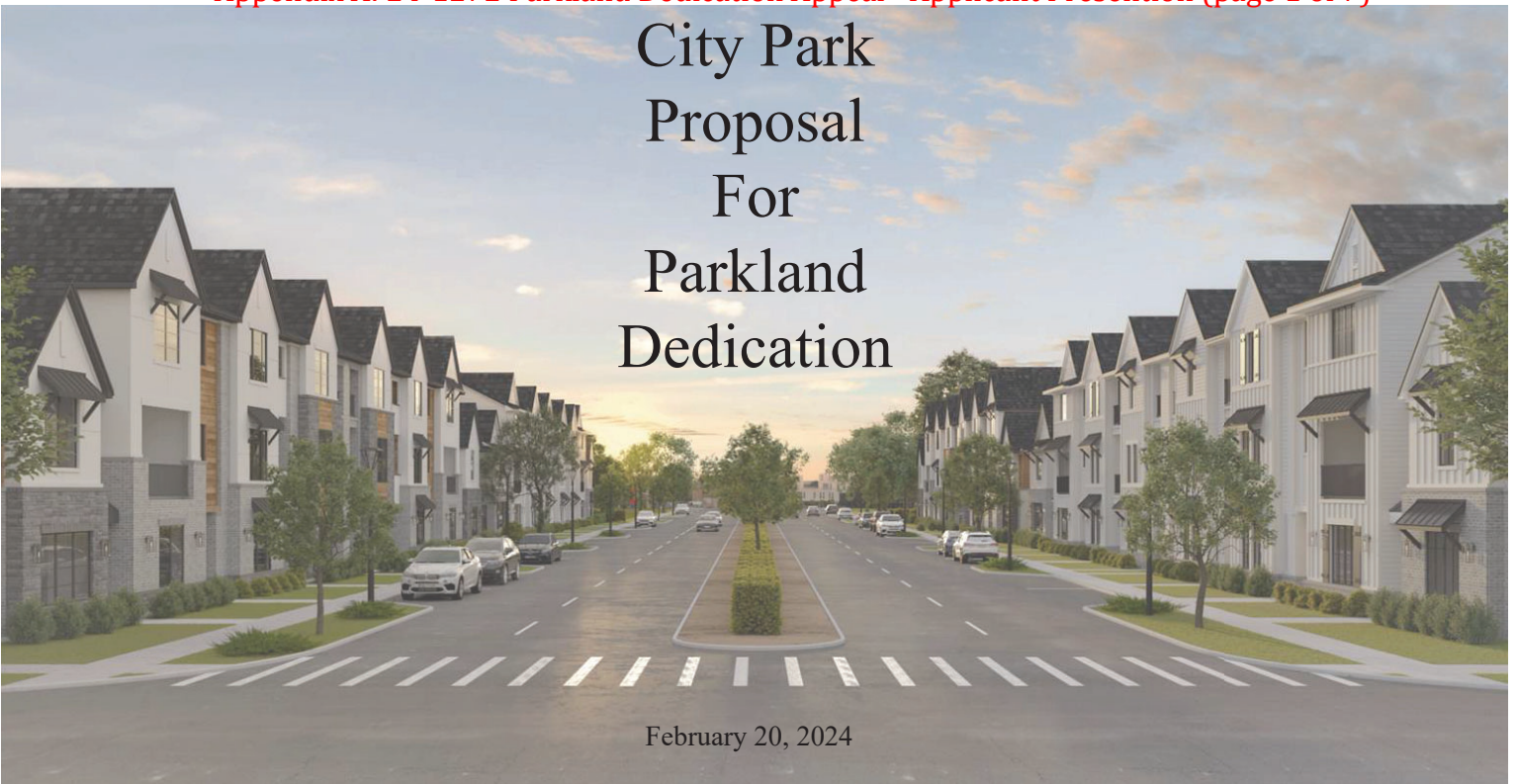
City of McKinney, Texas

Appendix A: 24-1272 Parkland Dedication Appeal (Applicant Presentation)

Appendix B: 24-1272 Parkland Dedication Appeal (Staff Presentation – Revised)

City Park Proposal For Parkland Dedication

February 20, 2024



Subject Property

- 154 For Sale Townhome Units
- Parkland Dedication:
 - 1 acre / 50 dwelling units
 - Required: 3.08 acres of Parkland Dedication Due
- Current Central Appraisal District Value: \$10 psf or \$435,600/acre
- The "fee in lieu of" conversion would equal to \$1,341,648 for 154 dwelling units because the property is being "VALUATED" as if it were commercial property and not residential property
- This imbalance is the genesis of the alternative parkland dedication proposal herein. Typical valuations/parkland dedication fee is half this amount
- Proposal is to provide a significant "park project" to the City in lieu of the overvalued land calculation

Article 3: Subdivision Regulations

309 Conveyance of Land for Recreational Areas & Facilities

- A. Purpose**
- It is hereby declared by the City Council that public parks, recreational facilities, and open spaces are valuable assets that advance the public's health, safety, and welfare, and improve the overall quality of life of the community's residents. New residential development in the city creates the need for additional parks and recreation resources because of the increased population. Requiring that new residential development dedicate parkland and pay park development fees in proportion to its impacts on the City's parks and recreation resources is recognized as a fair, reasonable and uniform method of financing these assets that does not impose an unfair burden on new or existing development. The parkland dedication and park development fee requirements established in this article aim to maintain the current level of service in the City and generally flow from the assessment of needs reported in the McKinney Parks, Recreation, Open Space, Trails & Streetscape Visioning Master Plan (2017), as it may be amended from time to time (the "Parks Master Plan"). Accordingly, this article requires the dedication of parkland and payment of park development fees to:
1. Meet the goals and objectives set forth in the Parks Master Plan.
 2. Deliver new and/or updated parks, recreation, trails and open space resources to meet the increased demand generated by new development on the parks system.
 3. Establish proportionate costs that are associated with providing new or updated parks and facilities, so the increased costs are borne by those who are responsible for creating the additional demand.
 4. Create a variety of recreational opportunities for residents within reasonable proximity to their homes.
 5. Provide credit for applicable private and semi-public parkland and/or park-like amenities that offset the increased demand on the parks system generated by new development.

How Do We Find a Creative Solution?

- City's Goals and Objectives
- Parks Master Plan
- Historic Successes and Current Challenges
- UDC
- Possibilities

3. Land Requirements
 - a. Land parcels that are unsuitable for development are typically unsuitable for neighborhood/community parks. Hence, parkland dedication sites should be selected by the developer prior to a subdivision being platted and acquired as a part of the development process.
 - b. Parkland dedication sites should be adjacent to residential areas in a manner that serves the greatest number of users and should be located to minimize the number of users crossing arterial roadways to access the proposed parkland dedication site.
 - c. Where feasible, parkland dedication sites should be located adjacent to schools to encourage shared facilities and joint development of new sites.
 - d. Parks should have well-drained and suitable soils and level topography. Parkland dedication sites should not be severely sloping or have unusual topography that would render the land unusable for recreational activities.
 - e. Parks must be adjacent to a street for ease of access and pedestrian, bike or parking accommodations.
 - f. No more than two sides of a park may be adjacent to the rear lot lines of homes.
 - g. Parks must include visible, attractive and suitable means of ingress and egress proportionate to the size and amenities of the parkland dedication site.
 - h. The parkland dedication site should not be encumbered by overhead utility lines or above-ground improvements or easements that might create a dangerous condition or limit the opportunity for park development and use.
4. Where appropriate, proposed parkland dedication sites with existing trees or other scenic elements are preferred and may be reviewed by the City Arborist to make recommendations.
5. Rare, unique, endangered, historic or other significant natural areas will be given a high priority for consideration of a parkland dedication site pursuant to this article.
6. Consideration will be given to a potential parkland dedication site that is in the floodplain or an area which may be considered "floodable" even though not in a federally regulated floodplain if the proposed parkland site is suitable for park improvements. At the discretion of the City, land in floodplains may be considered as part of a parkland dedication requirement on a 3:1 basis; that is, 3 acres of floodplain will be deemed equal to 1 acre of parkland, but not more than 20% of any parkland dedication site shall be allowed in a floodplain.
7. Detention/retention areas may not be used to meet parkland dedication requirements but may be accepted by City in addition to the required parkland dedication. If accepted as part of a park, the detention/retention area design must meet the City's specifications.

Executive Summary



McKinney is not only a destination community that has been widely recognized as one of the best places to live, but it is also greatly known for its robust park system, which exemplifies their "Unique by Nature" brand. Downaway was commissioned to work with the Parks, Recreation and Open Space Master Plan (Parks Master Plan) to continue to position the City to account for future development while integrating the parks system into the City and its economic success.

Some of the major goals of the Parks Master Plan include:

- Keep developing new and creative park resources that will serve the various growth areas across the City
- Focus on strength reinvestment in existing parks in three key categories: restore, enhance, and enhance
- Identify and maintain the City's natural resources for environmental stewardship and recreational enjoyment
- Coordinate the Parks Master Plan with the separate Trails Master Plan to expand the City's trail network throughout McKinney
- Identify key partnerships with public/public, public/private, and public/not for profits that can support both capital investments and long-term maintenance costs
- Continue conservation efforts for all parks and park land, including additional trees and shade throughout the City

Financially Sound Government

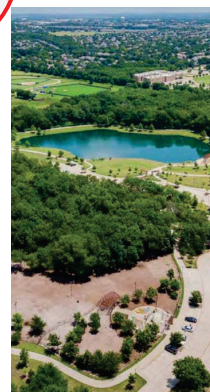
- Provide funding and organizational frameworks to ensure continual economic improvements
- Balance resources generated by property taxes, sales taxes, and fees
- Pursue and maintain an AAA Bond Rating with S&P and Moody's
- Create financial plans for future growth as well as future maintenance

Enhance the Quality of Life in McKinney

- Create affordable and accessible cultural arts activities and quality of life resources for all ages throughout the City
- Maximize public/private partnerships
- Develop Parks strategy to preserve green space for future park land
- Continue to market and highlight Downtown McKinney as a unique destination for residents and visitors alike

Safe & Secure Community

- Maintain performance measures that set McKinney apart from other cities
- Pursue and maintain the highest Insurance Service Office (ISO) fire protection classification
- Pursue and maintain low crime rates in comparison to other communities
- Continually increase operational efficiency in public safety departments



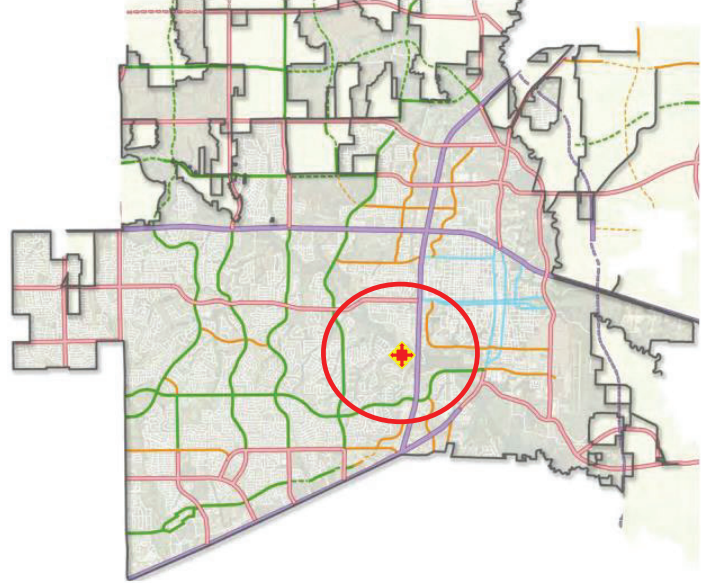
To work with the City's Thoroughfare Plan, the Dunaway team carefully reviewed the planned roadway network for McKinney. For purposes of this master plan, existing and proposed roadways were summarized into a hierarchy of (5) roadway types. These include the following (graphic below):

Existing Conditions – Safety Concerns

- Valley Creek Trail (VCT) is not a "system roadway"
- VCT is a 60' ROW
- VCT has existing pedestrian crossings (just not enough)
- VCT is a designated bike route
- VCT has an incomplete trail system
- VCT has an incomplete bike route

- **Major Highway/Tollways:**
interstate highways
- **Major Arterials:**
divided or undivided arterials (6 lanes)
- **Greenway Arterials:**
divided or undivided arterials and collectors (4 to 6 lanes)
- **Minor Arterials:**
divided or undivided arterials and collectors (3 to 4 lanes)
- **Town Thoroughfare:**
divided or undivided arterials and collectors (2 lanes)

Future trail initiatives can work in tandem with these roadway corridors to maximize the range of pedestrian connections throughout McKinney. This strategic approach will allow new roadway construction to include associated trail improvements, maximizing the financial investment by the City or private developers.



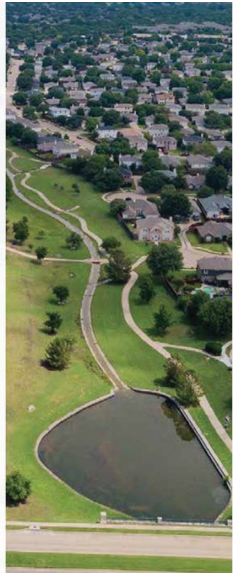
PRIORITY NEEDS

Priority Rankings - Outdoor Facilities

Rank	High Priorities	High	Rank	Moderate Priorities	Moderate
1	Trails	♦	14	Playgrounds	♦
2	Downtown Park	♦	15	Learning Center	♦
3	Multi-Use Fields	♦	16	Dog Park	♦
4	Lighting in Parks	♦	17	Public Art	♦
5	Restroom / Concessions	♦	18	Fishing Piers	♦
6	Outdoor Fitness	♦	19	Technology in Parks	♦
7	Shade Structures	♦	20	Waterpark	♦
8	Special Events	♦	21	Softball Fields	♦
9	Pavilions	♦	22	Baseball Fields	♦
10	Wayfinding / Signage	♦			
11	Nature Preserve	♦			
12	Practice Fields	♦			
13	Soccer Fields	♦			

Priority Rankings - Indoor Facilities

Rank	High Priorities	High	Rank	Moderate Priorities	Moderate
1	Expand Recreation Center	♦	3	Indoor Athletic Center	♦
2	Adult / Senior Center	♦	4	Nature & Event Center	♦
			5	New Recreation Center	♦



Alex Clark Memorial Disc Golf Course

Classification: Community Park
 Acres: 18
 Address: 1986 Park View Ave
 Last Update: 2020 (new baskets)

Purpose of the Park:
 This park serves to provide the community an 18 basket disc golf course.



CIP Summary	Master Plan	DD / CD	Restore	Enhance	Re-Imagine	Review
	No	No		✓	✓	NA

Summary of Priorities	Restore	Enhance	Re-Imagine
		High Priority Items	High Priority Items
		7 Shade Structures	10 Wayfinding / Signage
		Moderate Priority Items	Moderate Priority Items
		19 Technology in Parks	17 Public Art
Estimated Budget Range:		Estimated Budget Range: \$100,000	Estimated Budget Range: \$70,000

Winniford Park – Lake Forest Drive

- Lake Forest Drive is a Greenway Arterial on 120' ROW
- Unique "linear park" with courts and playground equipment ("tot lot")
- Dedicated pedestrian crossing at Lake Forest and Highland Drive
- Residential development to the east and west
- Commercial development to the south

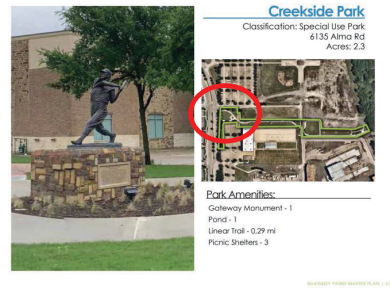


Winniford Park
 Classification: Neighborhood Park
 4900 Highlands Dr
 Acres: 6.99

Park Amenities:
 Basketball Court - 1
 Multi-Purpose Fields - 1
 Playgrounds - 1
 Small Pavilions - 1
 Picnic Units - 3
 Drinking Fountains - 1
 Off Street Parking - 17

Creekside Park – Alma

- Alma Road is Major Arterial on 120' ROW
- Unique "urban linear park"
- No dedicated pedestrian crossing at Alma
- Multi-family to the west and east
- Commercial development to the north and south



Creekside Park
 Classification: Special Use Park
 6135 Alma Rd
 Acres: 2.3

Park Amenities:
 Gateway Monument - 1
 Parks - 1
 Linear Trail - 0.29 mi
 Picnic Shelters - 3

Alex Clark Memorial Disc Golf Course – Valley Creek Trail

- Park Avenue, N. Brook Drive, Valley Creek Trail
- All are 60' ROW residential collectors
- Neither are considered major arterials or thoroughfares and are not on the MTP
- Part of a regional park with shared parking fields, restrooms, multi-sport fields, etc.
- 18 holes on 14 acres

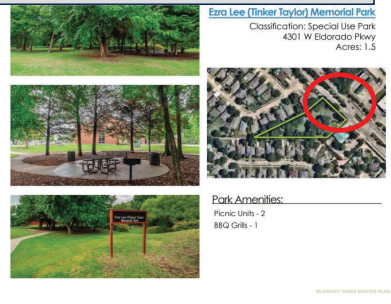


Alex Clark Memorial Disc Golf Course
 Classification: Community Park
 1986 Park View Ave
 Acres: 18

Park Amenities:
 Disc Golf Course - 1
 Sculpture - 1
 Memorial Monument - 1

Ezra Lee (Tinker Taylor) Memorial Park – Eldorado

- Eldorado Pkwy on 120' ROW
- Major arterial on City's MTP
- No dedicated pedestrian crossing on Hwy 5
- Backs to residential on west and south
- Adjacent to fire station on east
- Commercial to the north



Ezra Lee (Tinker Taylor) Memorial Park
 Classification: Special Use Park
 4301 W Eldorado Pkwy
 Acres: 1.5

Park Amenities:
 Picnic Units - 2
 BBQ Grills - 1



Existing Pedestrian Crossings

- Hike / Bike Trail “criss-cross” across VCT
- Golf Cart Crossings in several locations
- Hike-Bike Trail is not complete along VCT



Existing Pedestrian Crossings

- Hike / Bike Trail crossings “criss-cross” across VCT
- Golf Cart Crossings in several locations
- Hike-Bike Trail is not complete along VCT
- Hike-Bike Trail Signage with no hike-bike trail



Existing Course

- Alex Clark Memorial Disc Golf Course
- 18 holes

Proposed Expansion

- Expanded 9 holes
- Allows for multiple routes / games
- Allows for “shot gun” starts
- Compatible with Eldorado Golf Course to the south without sacrificing trees or unique character of property
- **NOTE: Layout is conceptual in nature. This layout has not been programmed, field verified, nor vetted**

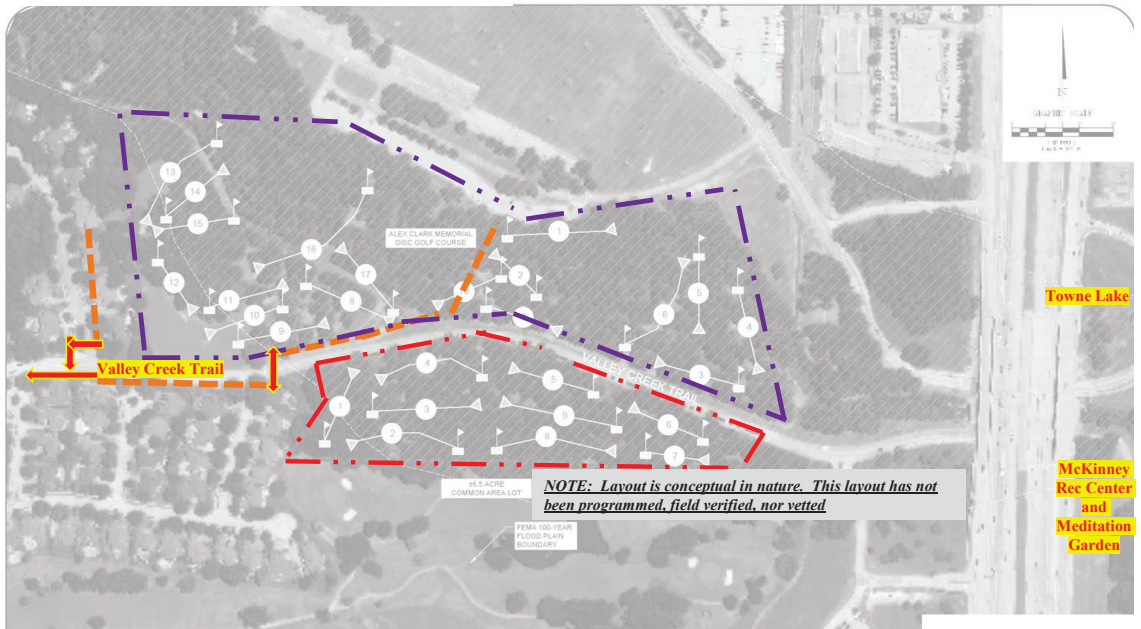


Original Idea / Initial Starting Point

Existing Hike-Bike Trail Crossing

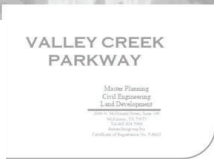


- Existing Hike-Bike Trail
- Existing Disc Course
- Proposed Disc Course Expansion



Proposal:

- Disc Golf Course Expansion (9-holes) (design and construction)
- Benches / decorative trash bins / updated course markings (to integrate the existing and proposed course)
- 2 year property maintenance to allow City time to assume property into budget
- 2 year bond for any public improvements

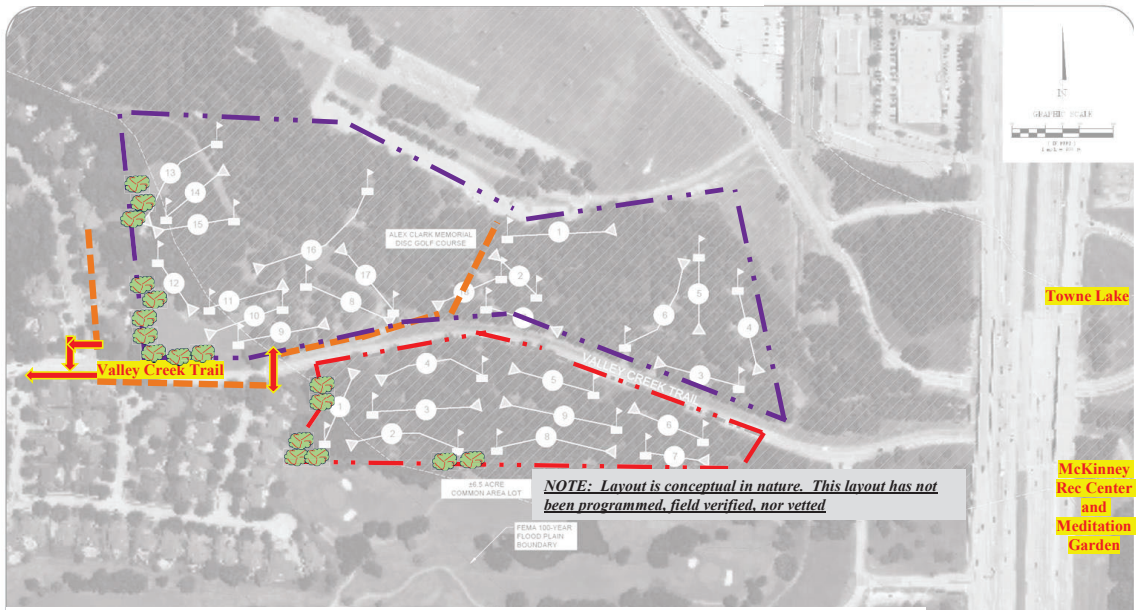


Additional Screening

Existing Hike-Bike Trail Crossing

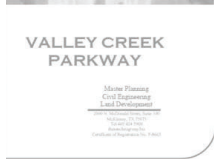


- Existing Hike-Bike Trail
- Existing Disc Course
- Proposed Disc Course Expansion
- Additional living screening for the residents



Proposal:

- Disc Golf Course Expansion (9-holes) (design and construction)
- Benches / decorative trash bins / updated course markings (to integrate the existing and proposed course)
- Additional screening w trees and shrubs
- 2 year property maintenance to allow City time to assume property into budget
- 2 year bond for any public improvements

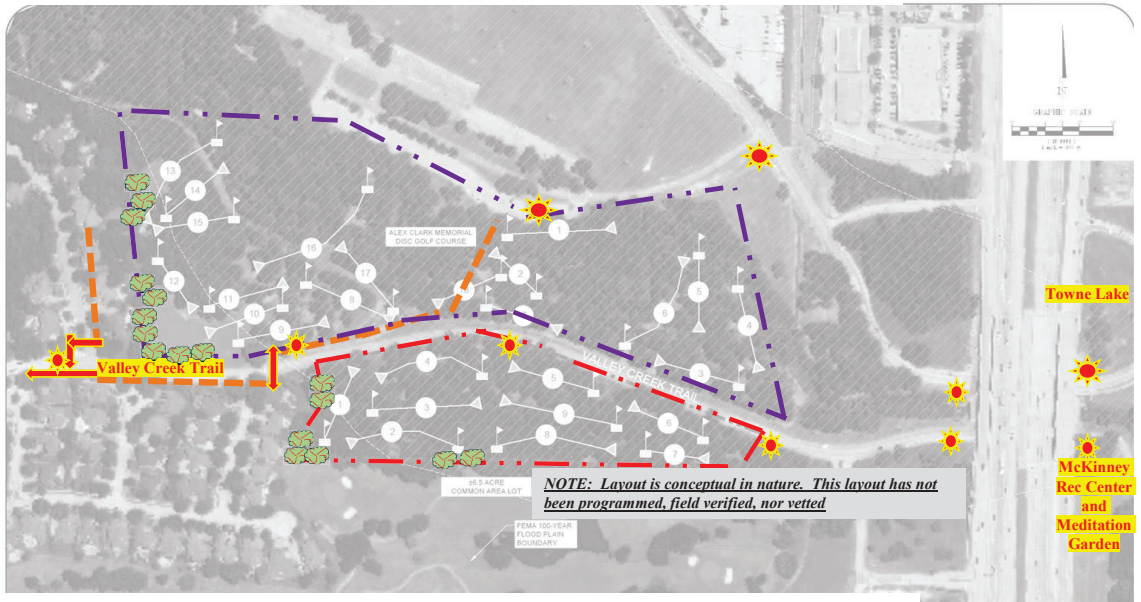


Signage / Wayfinding

Existing Hike-Bike Trail Crossing



- Existing Hike-Bike Trail
- Existing Disc Course
- Proposed Disc Course Expansion
- Proposed Trail Signage
- Additional living screening for the residents



Proposal:

- Disc Golf Course Expansion (9-holes) (design and construction)
- Benches / decorative trash bins / updated course markings (to integrate the existing and proposed course)
- Way Finding (procure and install)
- Additional screening w trees and shrubs
- 2 year property maintenance to allow City time to assume property into budget
- 2 year bond for any public improvements

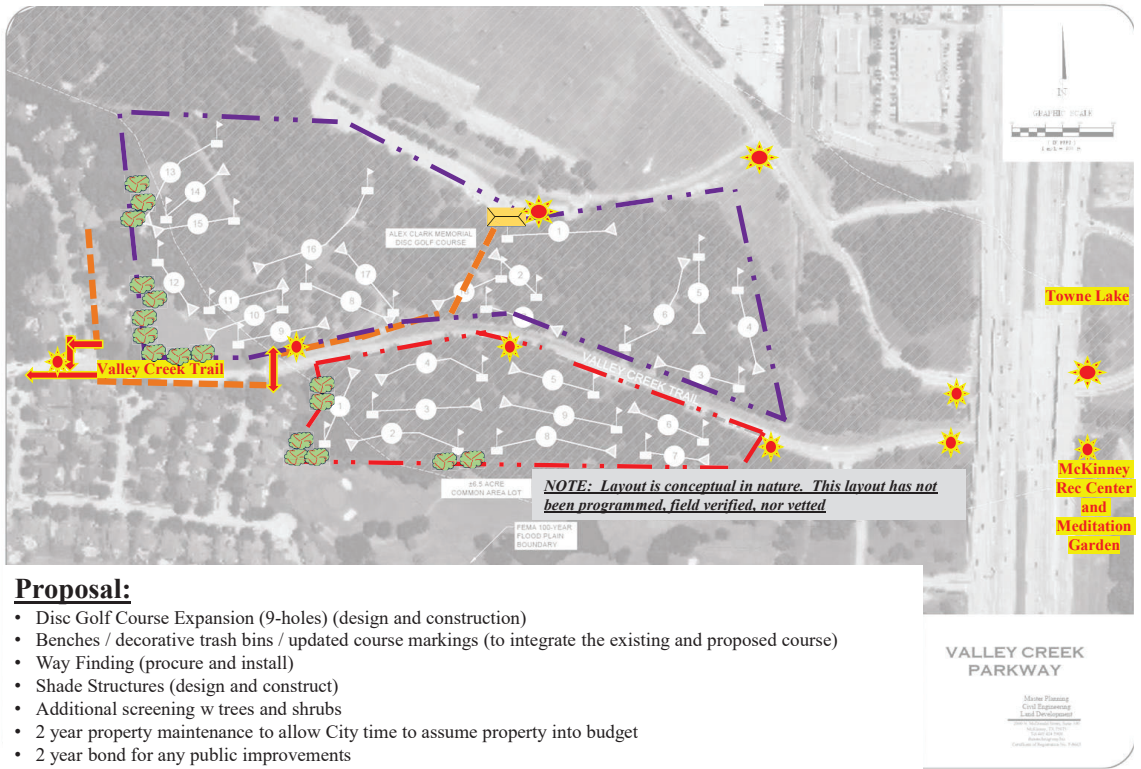


Shade Structure

Existing Hike-Bike Trail Crossing



- Existing Hike-Bike Trail
- Existing Disc Course
- Proposed Disc Course Expansion
- Proposed Trail Signage
- Proposed Shade Structures w seating
- Additional living screening for the residents



Proposal:

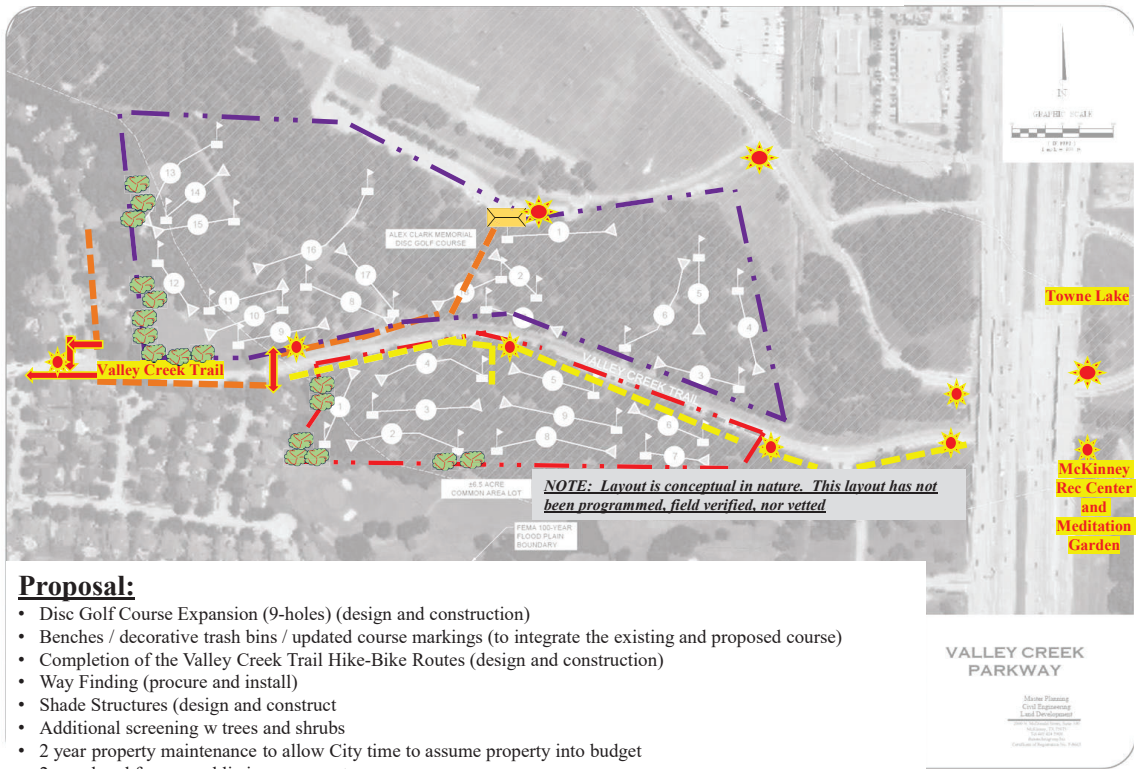
- Disc Golf Course Expansion (9-holes) (design and construction)
- Benches / decorative trash bins / updated course markings (to integrate the existing and proposed course)
- Way Finding (procure and install)
- Shade Structures (design and construct)
- Additional screening w trees and shrubs
- 2 year property maintenance to allow City time to assume property into budget
- 2 year bond for any public improvements

Extend / Complete Hike-Bike Trail

Existing Hike-Bike Trail Crossing



- Existing Hike-Bike Trail
- Proposed Parkway Trail Expansion
- Existing Disc Course
- Proposed Disc Course Expansion
- Proposed Trail Signage
- Proposed Shade Structures w seating
- Additional living screening for the residents



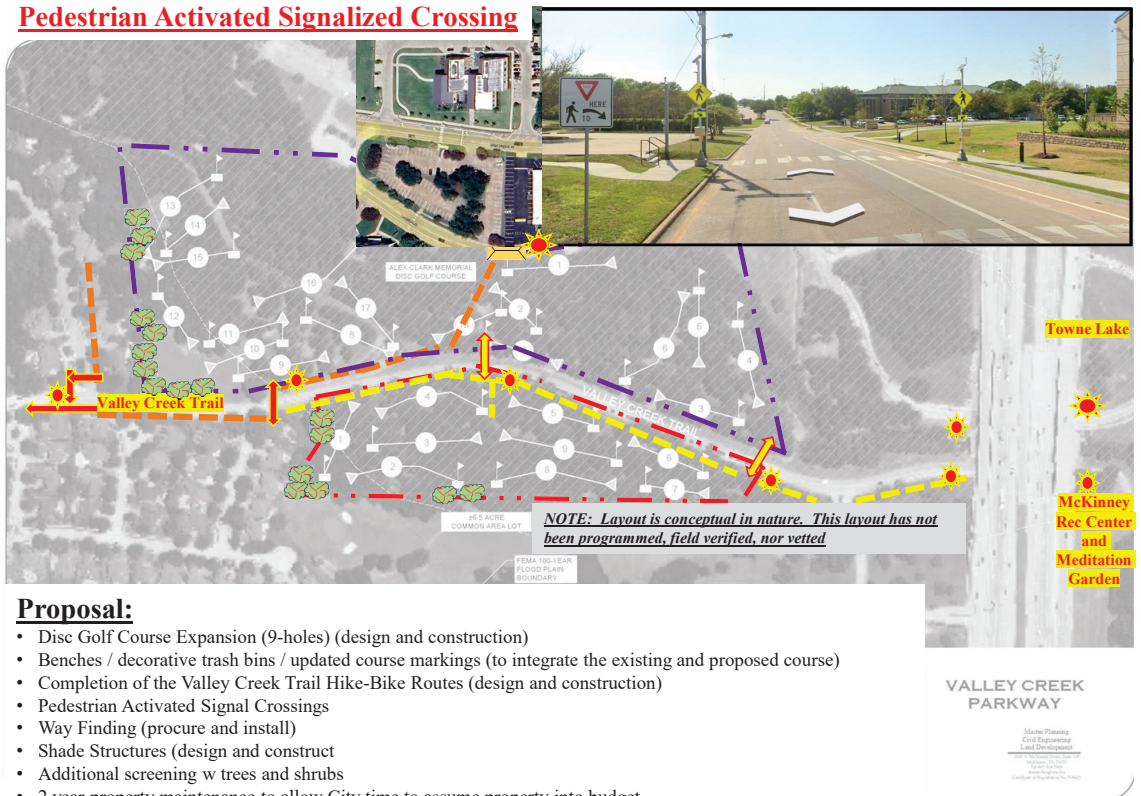
Proposal:

- Disc Golf Course Expansion (9-holes) (design and construction)
- Benches / decorative trash bins / updated course markings (to integrate the existing and proposed course)
- Completion of the Valley Creek Trail Hike-Bike Routes (design and construction)
- Way Finding (procure and install)
- Shade Structures (design and construct)
- Additional screening w trees and shrubs
- 2 year property maintenance to allow City time to assume property into budget
- 2 year bond for any public improvements

Existing Hike-Bike Trail Crossing



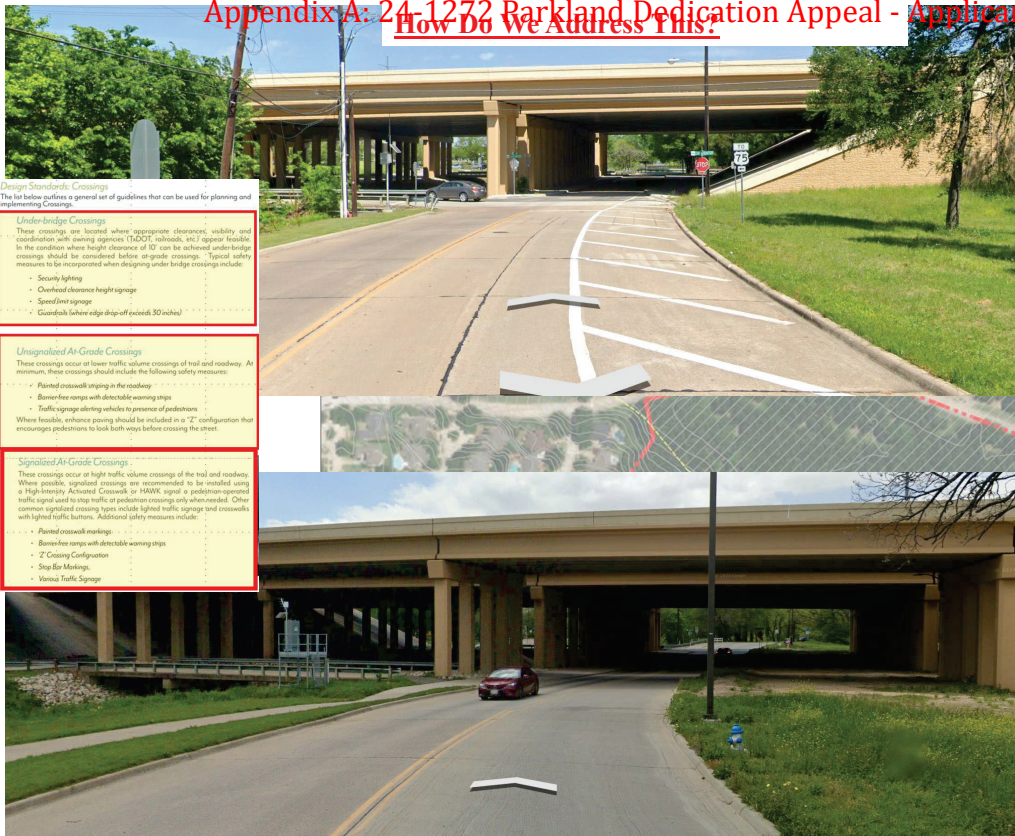
- Existing Hike-Bike Trail
- Proposed Parkway Trail Expansion
- Existing Disc Course
- Proposed Disc Course Expansion
- Proposed Trail Signage
- Proposed Shade Structures w seating
- Additional living screening for the residents



Proposal:

- Disc Golf Course Expansion (9-holes) (design and construction)
- Benches / decorative trash bins / updated course markings (to integrate the existing and proposed course)
- Completion of the Valley Creek Trail Hike-Bike Routes (design and construction)
- Pedestrian Activated Signal Crossings
- Way Finding (procure and install)
- Shade Structures (design and construct)
- Additional screening w trees and shrubs
- 2 year property maintenance to allow City time to assume property into budget
- 2 year bond for any public improvements

How Do We Address This?



Design Standards: Crossings
The list below outlines a general set of guidelines that can be used for planning and implementing crossings.

Under-bridge Crossings
These crossings are located where appropriate clearance, visibility and coordination with existing agencies (TxDOT, etc.) appear feasible. In the condition where height clearance of 10' can be achieved under-bridge crossings should be considered before at-grade crossings. Typical safety measures to be incorporated when designing under-bridge crossings include:

- Security lighting
- Overhead clearance height signage
- Speed/line signage
- Guardrails (where edge drop-off exceeds 30 inches)

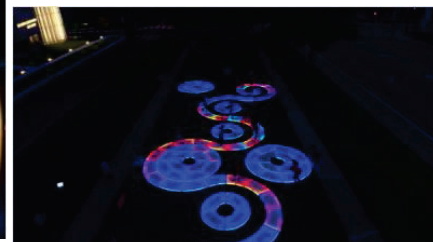
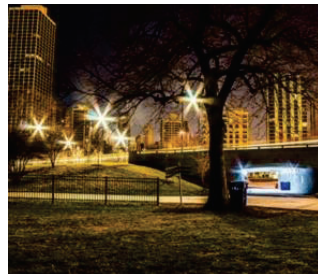
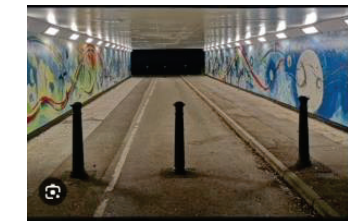
Unsignalized At-Grade Crossings
These crossings occur at lower traffic volume crossings of trail and roadway. At minimum, these crossings should include the following safety measures:

- Painted crosswalk striping in the roadway
- Banned line signage with detectable warning strips
- Traffic signage advising vehicles to presence of pedestrians

Where feasible, enhance paving should be included in a "Z" configuration that encourages pedestrians to look both ways before crossing the street.

Signalized At-Grade Crossings
These crossings occur at high traffic volume crossings of the trail and roadway. Where possible, signalized crossings are recommended to be installed using a high-intensity Activated Crosswalk or HAWK signal or pedestrian-operated traffic signal used to stop traffic at pedestrian crossings only when needed. Other common signalized crossing types include lighted traffic signage and crosswalks with lighted traffic buttons. Additional safety measures include:

- Painted crosswalk markings
- Banned line signage with detectable warning strips
- "Z" Crossing Configuration
- Stop Bar Markings
- Variable Traffic Signage



NOTE: Layout is conceptual in nature. This layout has not been programmed, field verified, nor vetted

Reimagined Corridor Connecting East and West Wilson Creek Parkway System

- Existing Hike-Bike Trail Crossing
- Proposed Additional Hike-Bike Trail Pedestrian Crossing
- Existing Hike-Bike Trail
- Proposed Parkway Trail Expansion
- Existing Disc Course
- Proposed Disc Course Expansion
- Proposed Trail Signage
- Proposed Shade Structures w seating
- Additional living screening for the residents
- US 75 Lighting Enhancements

Proposal:

- Disc Golf Course Expansion (9-holes) (design and construction)
- Benches / decorative trash bins / updated course markings (to integrate the existing and proposed course)
- Completion of the Valley Creek Trail Hike-Bike Routes (design and construction)
- Pedestrian Activated Signal Crossings
- Way Finding (procure and install)
- Shade Structures (design and construct)
- Additional screening w trees and shrubs
- Enhanced Pedestrian Connection under US 75
- 2 year property maintenance to allow City time to assume property into budget
- 2 year bond for any public improvements

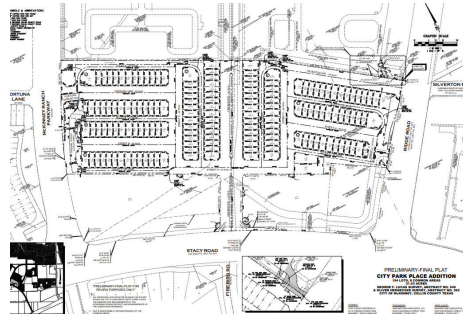


NOTE: Layout is conceptual in nature. This layout has not been programmed, field verified, nor vetted



City Park Place Addition (PLAT2024-0010) – 154 townhomes located at Ridge and Stacy

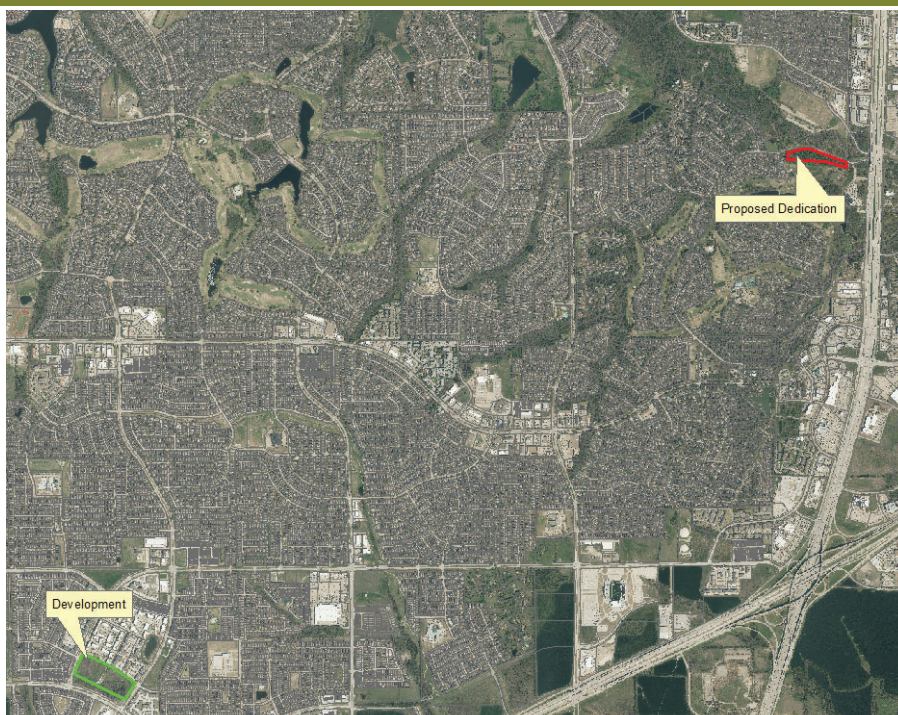
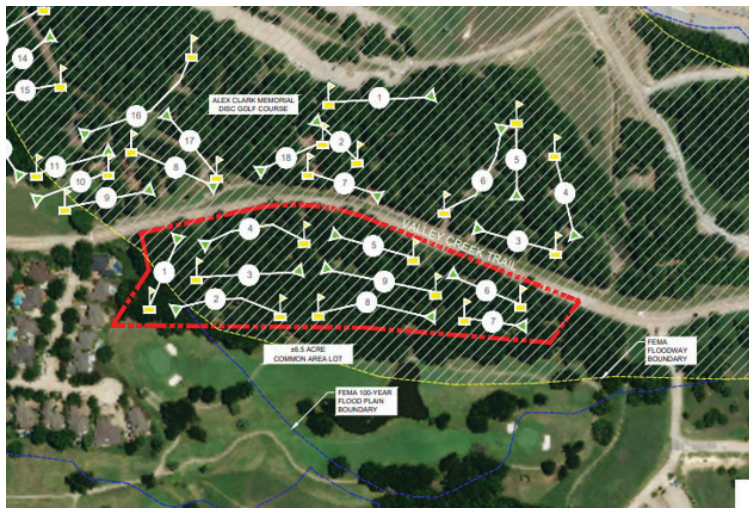
- 3.08 acres of parkland OR \$1,341,648 cash in lieu of (\$435,600/ac using 2023 CCAD)



- In March of 2022, the Parks Director was asked if these 6.5 acres would be an option to offset parkland fees for the above development, to which this offer was declined.
- In August of 2023, the applicant submitted an alternate proposal for satisfaction of parkland dedication, which was formally denied by the Parks Department.
- The applicant is now appealing that denial to the City Council

Developer Proposal:

- dedicate 6.5 acres in floodplain (valued at \$1,000) between Eldorado Golf Course and Valley Creek Tr.
- construct a 9-hole disc golf extension at Alex Clark (area shown below in red)
- construct a pedestrian crosswalk from Alex Clark to proposed site
- 1 year maintenance escrow to the City
- full satisfaction of parkland dedication



Staff Evaluated the Appeal from several perspectives:

1. Compliance with the Parkland Dedication Ordinance
2. Suitability of the land for disc golf
3. Maintenance

1) Parkland Dedication Ordinance:

- 1 acre is required for every 50 residential units – vested under old parkland ordinance
- 3.08 acres **required** to be dedicated OR \$1,341,648 cash in lieu of land
- The townhome site was rezoned in 2021 to a PD with a Commercial District designation and to allow single family uses
- 6.5 acres in floodplain is **proposed** for dedication (valued at \$1,000 on the tax rolls)
- $6.5137 \text{ acres} / 3 = 2.17 \text{ acres}$ (floodplain land is at a 3:1 ratio)
 - $3.08 - 2.17 = .91 \text{ acres}$ **remaining to be satisfied (would equal \$396,396)**
- Construction of the 9-hole disc golf extension would not cover this remaining amount above – City’s cost estimates are closer to \$40,000 for a similar type 9-hole disc golf course
- Staff’s recommendation is to accept the \$1,341,648 cash in lieu of land (and as updated using CCAD’s most current land values)

2) Suitability of the land

- The land does not set itself up for a 9-hole disc golf. The shape, size and orientation is too narrow and fitting 9 holes does not appear feasible from a player’s perspective (as evaluated from our disc golf representative)
- Nearest parking is north of Alex Clark which would require crossing Valley Creek Trail road to access the site
 - heavy traffic on Valley Creek Trail
 - Mid-block pedestrian crossings are not ideal and are only used if no other options are available
 - Users will likely cross wherever they want to
 - Expect an increase of on street vehicle parking
- City has 3 disc golf courses within less than a mile of each other: 1 beginner; 1 intermediate and 1 advanced
- The land is almost entirely encumbered by floodway
- The acceptance of this land as a donation for parkland was previously declined

2) Maintenance

- Maintenance funds for 1 year are included in this appeal, however parkland dedication funds may not be used for routine maintenance.
- For comparison, Parks Maintenance currently spends approximately \$17,000 annually for maintenance on the 18-hole Alex Clarke disc golf course.
 - Weekly mowing during the growing season
 - Tree clean up and removal as needed
 - Net repair
 - \$17,000



Looking south from Alex Clark



Looking south from Alex Clark



Looking southeast towards 75



Looking southwest from Valley Creek Trail



Staff's professional recommendation is to deny this appeal:

- This is a piece of property that is not desirable for parkland
 - Almost entirely encumbered by floodplain
 - Concerns about access to the site
 - Not identified as a need in the Parks Master Plan
 - Was previously offered as a donation which was turned down
 - Even with additional enhancements proposed by the applicant – shade structures, signage, pedestrian crossing, etc. does not change Staff's perspective on the suitability of the land itself
 - Current and future CIP plans include other park priorities and commitments that are unfunded or in need of additional funding
 - Parkland dedication funds are a significant funding source for park improvements – this fee could have been much higher if assessed under the current ordinance
 - Concerns over opening the door for other developments to propose less desirable tracts for parkland dedication and setting a precedent if this is approved
-
-

Appendix B: 24-1272 Parkland Dedication Appeal - Staff Presentation (Page 4 of 4)

- - End of Appendix B - -