

## **CITY COUNCIL REGULAR MEETING**

**MARCH 5, 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, March 5, 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 order at 6:06 p.m. after determining a quorum including himself and the following City Councilmembers were present: Mayor Pro Tem Charlie Philips; Councilmembers Justin Beller, Patrick Cloutier, Geré Feltus, Rick Franklin and Michael Jones.

The following City of McKinney staff were present: City Manager Paul Grimes; Assistant City Managers Kim Flom, Barry Shelton and Steve Tilton; City Secretary Empress Drane; Planning Director Jennifer Arnold; Director of Engineering Gary Graham; MCDC President Cindy Schneible; Assistant Fire Chief James Floyd; Deputy City Secretary Tenitrus Bethel; Police Officer Joseph Spano; and Service Desk Technician II Robert Lisenby.

There were approximately twenty-five (25) members of the public in attendance including MCDC Boardmember David Kelly.

Mayor Fuller called for the invocation, given by Dr. Bill Rosnett of Northwest Christian Church and the recital of the Pledge of Allegiance.

Mayor Fuller called for Public Comments on non-public hearing agenda items and matters not on the agenda.

Michael Schwerin, 1601 N Waddill St, McKinney, TX, expressed his thanks to the Council for their community grants and non-profit organization support.

Maureen Dudley and Brint Driggs, 1509 Huellett Creek Dr, McKinney, TX, expressed their thanks to the Council and community for the of the Giving Machine.

The following individuals spoke regarding a resolution for a ceasefire.

Mousa Abudaabes, 2221 Fleming Dr, McKinney, TX.

Alan Shebaro, 550 N Central Expy, McKinney, TX.

Raheem Amer, McKinney, TX.

Mayor Fuller called for information sharing items.

- 24-1116** Recognition of Windy Gallagher, Connie Gibson, and Markus Lloyd for an Act of Good Samaritanism

Mayor Fuller called for the Consent Agenda. Council unanimously approved the motion by Councilmember Franklin, seconded by Mayor Pro Tem Philips, to approve the consent agenda as presented:

Consent MINUTES

- 24-1291** Minutes of the City Council Strategic Goals Work Session of February 16, 2024
- 24-1292** Minutes of the City Council Regular Meeting of February 20, 2024
- 24-1234** Minutes of the Joint Meeting of the McKinney City Council, McKinney Community Development Corporation, and McKinney Economic Development Corporation of April 25, 2023
- 24-1236** Minutes of the Joint Meeting of the McKinney City Council and McKinney Economic Development Corporation Meeting of January 23, 2024
- 24-1293** Minutes of the Joint Meeting of City Council and McKinney Independent School District Board of Trustees of February 12, 2024
- 24-1142** Minutes of the Animal Services Facility Advisory Committee Meeting of November 29, 2023
- 24-1226** Minutes of the Community Grants Advisory Committee Meeting of November 16, 2023
- 24-1216** Minutes of the McKinney Armed Services Memorial Board Meeting of January 10, 2024

- 24-1245** Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of January 22, 2024
- 24-1244** Minutes of the McKinney Community Development Corporation Promotional and Community Events Grant Subcommittee Meeting of January 22, 2024
- 24-1243** Minutes of the McKinney Community Development Corporation Meeting of January 25, 2024
- 24-1235** Minutes of the McKinney Economic Development Corporation Meeting of January 16, 2024
- 24-1183** Minutes of the McKinney Main Street Board Meeting of January 18, 2024
- 24-1279** Minutes of the Planning and Zoning Commission Work Session of February 13, 2024
- 24-1280** Minutes of the Planning and Zoning Commission Regular Meeting of February 13, 2024

Consent RESOLUTIONS

- 24-1294** Consider/Discuss/Act on a Resolution Adopting the Guiding Principles for the Downtown Redevelopment Initiative (23-38RFQ); caption reads as follows:

**RESOLUTION NO. 2024-03-038 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ADOPTING GUIDING PRINCIPLES AND DESIGN OBJECTIVES FOR THE DOWNTOWN REDEVELOPMENT INITIATIVE (23-38RFQ), CONCERNING THE REDEVELOPMENT OF APPROXIMATELY 4.75 ACRES OF CITY-OWNED REAL PROPERTY LOCATED DIAGONALLY ACROSS FROM AND ADJACENT TO THE PROPERTY SITUATED AT 222 N. TENNESSEE STREET, INCLUDING SAID PROPERTY**

- 24-1295** Consider/Discuss/Act on a Resolution Approving Qualified Firms to Provide Miscellaneous Drainage and Floodplain Management Services, and Authorizing the City Manager to Execute Agreements for Professional Services; caption reads as follows:

**RESOLUTION NO. 2024-03-039 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, APPROVING QUALIFIED FIRMS TO PROVIDE PROFESSIONAL ENGINEERING SERVICES FOR MISCELLANEOUS DRAINAGE AND FLOODPLAIN MANAGEMENT SERVICES AND AUTHORIZING THE CITY MANAGER TO EXECUTE AGREEMENTS FOR PROFESSIONAL SERVICES**

- 24-1296** Consider/Discuss/Act on a Resolution Approving Qualified Firms to Provide Miscellaneous Geotechnical and Materials Testing Services, and Authorizing the City Manager to Execute Agreements for Professional Services; caption reads as follows:

**RESOLUTION NO. 2024-03-040 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, APPROVING QUALIFIED FIRMS TO PROVIDE PROFESSIONAL ENGINEERING SERVICES FOR MISCELLANEOUS GEOTECHNICAL AND MATERIALS TESTING SERVICES AND AUTHORIZING THE CITY MANAGER TO EXECUTE AGREEMENTS FOR PROFESSIONAL SERVICES**

- 24-1297** Consider/Discuss/Act on a Resolution Approving Qualified Firms to Provide Professional Engineering Services for Traffic Engineering; caption reads as follows:

**RESOLUTION NO. 2024-03-041 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, APPROVING QUALIFIED FIRMS TO PROVIDE PROFESSIONAL ENGINEERING SERVICES FOR TRAFFIC ENGINEERING**

- 24-1298** 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 a Technical Rescue Fire Apparatus; caption reads as follows:

**RESOLUTION NO. 24-03-042 (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 A TECHNICAL RESCUE TRUCK**

- 24-1299** Consider/Discuss/Act on a Resolution Authorizing the City Manager, or Designee, to Execute a Supplemental Agreement with Beacon Emergency Services Team, PA dba BEST EMS to Continue Providing Nurse

Practitioner Services for the McKinney Fire Department; caption reads as follows:

**RESOLUTION NO. 2024-03-043 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A SUPPLEMENTAL AGREEMENT WITH BEACON EMERGENCY SERVICES TEAM, PA DBA BEST EMS FOR ADDITIONAL NURSE PRACTITIONER SERVICES FOR THE MCKINNEY FIRE DEPARTMENT FOR A NOT TO EXCEED FEE OF \$160,000**

- 24-1300** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Caldwell Tanks, Inc., for the Construction of the Stacy Road Elevated Storage Tank Project; caption reads as follows:

**RESOLUTION NO. 2024-03-044 (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 \$11,250,100.00 WITH CALDWELL TANKS, INC. FOR THE CONSTRUCTION OF THE STACY ROAD ELEVATED STORAGE TANK (WA1714) AND AUTHORIZING ALL NECESSARY CHANGE ORDERS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY CHANGE ORDERS, NOT TO EXCEED \$12,600,000**

- 24-1301** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with HUB International Texas, Inc. of Dallas, Texas to Provide Employee Benefits Consulting Services; caption reads as follows:

**RESOLUTION NO. 2024-03-045 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH HUB INTERNATIONAL OF DALLAS, TEXAS FOR EMPLOYEE BENEFITS CONSULTING SERVICES**

- 24-1302** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Standard Utility Agreement (SUA) and Any Necessary Supplemental Agreements with the Texas Department of Transportation (TxDOT) for Reimbursement of Expenses for the State Highway 5 (SH 5) Utility Relocations Project; caption reads as follows:

**RESOLUTION NO. 2024-03-046 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A STANDARD UTILITY AGREEMENT (SUA) AND ANY NECESSARY SUPPLEMENTAL AGREEMENTS WITH THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) FOR REIMBURSEMENT OF EXPENSES FOR THE STATE HIGHWAY 5 (SH 5) UTILITY RELOCATIONS PROJECT**

- 24-1303** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Supplemental Agreement with DEC - North Texas, LLC, Inc. for Professional Engineering Design Services for the Independence Parkway 24 Inch Waterline Project (WA0210); caption reads as follows:

**RESOLUTION NO. 2024-3-047 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A SUPPLEMENTAL AGREEMENT WITH DEC NORTH – TEXAS, LLC FOR ADDITIONAL ENGINEERING DESIGN SERVICES FOR THE INDEPENDENCE PARKWAY 24 INCH WATERLINE PROJECT FOR AN INCREASE IN THE NOT TO EXCEED FEE FROM \$280,000 TO A TOTAL AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY ADDITIONAL SUPPLEMENTAL AGREEMENTS, NOT TO EXCEED \$291,440**

- 24-1304** Consider/Discuss/Act on a Resolution Authorizing the Formal Rejection of all Bids under Solicitation 24-26CC Downtown Dumpster Enclosure; caption reads as follows:

**RESOLUTION NO. 2024-03-048 (R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE FORMAL REJECTION OF ALL BIDS RECEIVED UNDER SOLICITATION 24-26CC DOWNTOWN DUMPSTER ENCLOSURE**

Mayor Fuller called for Plat Consideration under Chapter 212 of the Texas Local Government Code.

- 23-0213PP** Consider/Discuss/Act on a Preliminary Plat for Townhomes at Bloomdale East Addition, Located Approximately 850 Feet North of Bloomdale Road and Approximately 450 Feet East of Hardin Boulevard

Council unanimously approved the motion by Mayor Pro Tem Philips, seconded by Councilmember Jones, to a Preliminary Plat for Townhomes at Bloomdale East Addition, Located Approximately 850 Feet North of Bloomdale Road and Approximately 450 Feet East of Hardin Boulevard.

- 23-0214PP** Consider/Discuss/Act on a Preliminary Plat for Townhomes at Bloomdale West Addition, Located on the East Side of Hardin Boulevard and Approximately 350 Feet North of Bloomdale Road

Council unanimously approved the motion by Mayor Pro Tem Philips, seconded by Councilmember Feltus, to approve a Preliminary Plat for Townhomes at Bloomdale

West Addition, Located on the East Side of Hardin Boulevard and Approximately 350 Feet North of Bloomdale Road.

Mayor Fuller called for 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 (REQUEST WITHDRAWN)

No action was taken.

**23-0099Z2** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "GC" - Government Complex District, Located at 1400 S. College Street, and Accompanying Ordinance (REQUEST TO BE TABLED)

Council unanimously approved the motion by Mayor Pro Tem Philips, seconded by Councilmember Jones, to table indefinitely 23-0099Z2 a Request to Rezone the Subject Property from "PD" - Planned Development District to "GC" - Government Complex District, Located at 1400 S. College Street.

**24-0001A** Conduct a Public Hearing to Consider/Discuss 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

Council unanimously approved the motion by Mayor Pro Tem Philips, seconded by Councilmember Franklin, to close the public hearing 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.

**24-0001A2** Conduct a Public Hearing to Consider/Discuss 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

Council unanimously approved the motion by Councilmember Franklin, seconded by Mayor Pro Tem Philips, to close the public hearing 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

**24-1305** Consider/Discuss/Act on Appointing a Member to the McKinney Community Development Corporation

Council unanimously approved the motion by Councilmember Cloutier, seconded by Councilmember Jones, to promote Chris Wilkes from alternate to Regular Member to the McKinney Community Development Corporation.

Council unanimously approved the motion by Councilmember Feltus, seconded by Mayor Pro Tem Philips, to appoint Markus Lloyd as an Alternate to the McKinney Community Development Corporation.

**24-1214** Consider/Discuss/Act on Appointing an Alternate Member to the Parks, Recreation & Open Space Advisory Board

Council unanimously approved the motion by Councilmember Cloutier, seconded by Councilmember Franklin, to appoint Mohammed Elhindi as an Alternate Member to the Parks, Recreation & Open Space Advisory Board.

Mayor Fuller called for Council and Manager Comments.



Councilmember Jones expressed he will be on vacation for the upcoming spring break.

Councilmember Feltus stated the Black History Month programming has concluded and she expressed her gratitude to the community for their support in making the month such a success; and special thanks to: Empress Drane, Beth Bentley, Chantelle Kadala, Angela Richardson-Woods, Deandra Pritchett, Velise Jones, Bridget Jones, Rachel Levingston, Tori Abra, Independent Financial for hosting the lecture with Dallas Mavericks CEO Cynt Marshall and MCDC for hosting the lecture event.

Mayor Pro Tem Philips expressed his thanks to Councilmember Feltus on her success of the Black History Month programming; he congratulated Camille Murray, swimmer for McKinney North High School, as she completes her senior year and is headed to Louisville to continue her swimming career; and he congratulated Councilmember Cloutier on his nomination for his Inclusion and Diversity nomination.

Councilmember Beller expressed his thanks to Councilmember Feltus on a fantastic job on the Black History Month programming; he attended the Untold Stories event at the library hosted by Tori Brown and Paula Nasta; sent his congratulations to Celeste Cox on her retirement from Habitat for Humanity; he congratulated all of the Chamber Community Awards winners; he along with Mayor Fuller and Councilmember Cloutier attended the Push In and Wet Down Ceremony for the new tiller truck at Fire Station 11; and he wished Miss Shirley Mack a happy birthday.

Councilmember Franklin commended Councilmember Feltus and her team for the Black History Month programming and he stated the Lecture Series with Cynt Marshall was one of the best events he has ever attended.

Councilmember Cloutier stated last Thursday he attended the soft opening of TUPPS, the grand opening will be on Saturday, and he commended Trevor Minyard and Cindy Schneible for their hard work and dedication to this project; and he wanted to give special thanks to The Giving Machine for their community support.

City Manager Grimes reminded residents of the upcoming Spring Break Camps being held at the recreation centers and APEX; he shared his thanks to Councilmember Feltus for her service and leadership to the community and the success of Black History Month; and he wished his parents Jim and Irene Grimes a happy 60<sup>th</sup> anniversary.

Mayor Fuller reminded residents, from March 4 – April 1, of the annual additional water treatment taking place and provided suggestions for lessening the additional chlorine scent.

Council unanimously approved the motion by Councilmember Feltus, seconded by Mayor Pro Tem Philips, to adjourn the regular meeting at 6:53 p.m.

These minutes were approved by the City Council on March 19, 2024.

SIGNED:

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

ATTEST:

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EMPRESS DRANE, City Secretary  
TENITRUS BETHEL, Deputy City Secretary

City of McKinney, Texas