

CITY COUNCIL WORK SESSION

JANUARY 21, 2025

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, January 21, 2025 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 consisting of himself and the following members were present: Mayor Pro Tem Geré Feltus, and Council members Justin Beller, Patrick Cloutier, Rick Franklin, and Michael Jones.

Council member Charlie Philips joined the work session at 3:15 p.m. during the presentation of Agenda Item # 25-2387 (Hall Library Update).

These City of McKinney staff were present: City Manager Paul Grimes, Assistant City Manager Kim Flom, Assistant City Manager Barry Shelton, Assistant City Manager Steve Tilton, Assistant City Manager Trevor Minyard, City Attorney Mark Houser, Director of Public Safety Greg Conley, City Secretary Empress Drane, Deputy City Secretary Tenitrus Bethel Parchman, City Secretary Permits Technician Katelyn Hardaway, City Secretary Administrative Assistant Sheridan Burns, Executive Office Supervisor Blanca Garcia, Executive Assistant to the City Manager Amy Jeter, Executive Director of Development Services Michael Quint, Director of Planning Jennifer Arnold, President & Chief Executive Officer of McKinney Economic Development Corporation Michael Kowski, President of McKinney Community Development Corporation Cindy Schneible, Fire Chief Paul Dow, Police Chief Joe Ellenburg, Police Financial Analyst Cammie Martin, Planner Cameron Christie, Planning Manager Hayley Angel, Chief Financial Officer Mark Holloway, Director of Public Works Ryan Gillingham, Director of Engineering Gary Graham, Assistant Director of Engineering Matt Richardson, Director of Libraries Spencer Smith, Director of Housing

& Community Development Margaret Li, Procurement Services Manager Tracey Epps, Purchasing Services Buyer Kae Chin, and IMCA Fellow Larenz Taylor.

There were three (3) members of the public in the audience.

Mayor Fuller called for Public Comments regarding agenda items. There were no requests to speak to the Council.

Mayor Fuller called for the discussion of agenda items for the City Council Regular Meeting to be held on Tuesday, January 21, 2025 at 6:00 p.m. There was no discussion of the Regular Meeting agenda.

Mayor Fuller called for the Work Session items:

25-2387 Update on Roy & Helen Hall Library Re-imagined

25-2350 Informational Update Regarding Development Regulations for Restaurants with Drive-Throughs

Mayor Fuller called for Public Comments on Matters not on the Agenda.

Kamar Barrett, 214 Mountain Meadow Lane, McKinney TX 75071, announced his membership in a local union of construction workers and expressed the group's interest in working with the City Council in business and community service initiatives.

There were no Council Liaison Updates regarding City Boards & Commissions.

Mayor Fuller called for the Executive Session at 4:04 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 551.071 (A) Pending or contemplated litigation

- City of McKinney, Texas v. Hui Li, Zhe Sun, Hisun Motors Corp., U.S.A., and 310 E. University Drive, McKinney, Texas 75069, In Rem, Cause No. 471-06812-2024, 471st District Court of Collin County, Texas

C. Section 551.072. Deliberations about Real Property

- Downtown City-Owned Property Redevelopment

D. Section 551.087. Deliberation Regarding Economic Development Matters

- Craig Ranch Hotel, LLC

- Project Hemispheres

A quorum of the Council consisting of Mayor Fuller and Council members Franklin, Beller, and Cloutier returned to the Work Session at 5:37 p.m.

Council unanimously approved the motion by Council member Patrick Cloutier, seconded by Council member Rick Franklin, to approve an extension of the Hisun agreement as discussed in the Executive Session.

Council unanimously approved the motion by Mayor George Fuller, seconded by Council member Patrick Cloutier, to adjourn the Work Session at 5:38 p.m.

These minutes were approved by the City Council on February 4, 2025.

SIGNED:

GEORGE C. FULLER
Mayor
GERÉ FELTUS
Mayor Pro Tem

ATTEST:

EMPRESS DRANE
City Secretary
TENITRUS BETHEL PARCHMAN
Deputy City Secretary

City of McKinney, Texas