



# CITY OF MCKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

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Tuesday, February 6, 2024

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, TX 75069

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#### WATCH THE BROADCAST LIVE

This meeting will be broadcast live on cable television and through the City's website. Members of the public who wish to watch this meeting may watch the live broadcast on:

Spectrum Channel 16; AT&T U-Verse Channel 99; and online at <https://mckinneytx.new.swagit.com/views/130>

#### CALL TO ORDER

#### INVOCATION AND PLEDGE OF ALLEGIANCE

*Invocation given by Rev. Leroy Armstrong, Proclaiming the Word Ministries*

#### INFORMATION SHARING ITEMS

**24-1190**      [Proclamation for Black History Month](#)

**Attachments:**    [Proclamation](#)

**24-1191**      [Presentation on the 2023 Mayoral Red Kettle Challenge](#)

#### PUBLIC COMMENTS ON AGENDA ITEMS (for Non-Public Hearing Items)

*If you wish to address the City Council on a posted item on this agenda, please fill out a "Request to Speak" card and present it to the City Secretary prior to the meeting.*

*Speakers wishing to address the City Council regarding any non-public hearing item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Mayor may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.*

*Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the City Council for items listed as Public Hearings will be recognized when the Public Hearing is opened.*

**CONSENT AGENDA**

*These items consist of non-controversial or housekeeping items required by law. Items may be considered individually by any Council member making such request prior to a motion and vote on the Consent Items.*

**Consent MINUTES**

- 24-1192**      [Minutes of the City Council Special Meeting & Work Session of May 23, 2023](#)  
**Attachments:**    [Minutes](#)
- 24-1193**      [Minutes of the City Council Special Meeting & Work Session of June 6, 2023](#)  
**Attachments:**    [Minutes](#)
- 24-1194**      [Minutes of the City Council Work Session of August 15, 2023](#)  
**Attachments:**    [Minutes](#)
- 24-1195**      [Minutes of the City Council Regular Meeting of August 15, 2023](#)  
**Attachments:**    [Minutes](#)
- 24-1196**      [Minutes of the City Council Work Session of January 16, 2024](#)  
**Attachments:**    [Minutes](#)
- 24-1197**      [Minutes of the City Council Regular Meeting of January 16, 2024](#)  
**Attachments:**    [Minutes](#)
- 24-1198**      [Minutes of the City Council Work Session of January 23, 2024](#)  
**Attachments:**    [Minutes](#)
- 23-0951**      [Minutes of the Animal Services Facilities Advisory Committee Meeting May 31, 2023](#)

**Attachments:** [Minutes](#)

**24-1078** [Minutes of the Building and Standards Commission Meeting of August 28, 2023](#)

**Attachments:** [Minutes](#)

**24-1079** [Minutes of the Building and Standards Commission Meeting of December 11, 2023](#)

**Attachments:** [Minutes](#)

**23-1062** [Minutes of the Historic Preservation Advisory Committee Regular Meeting of December 7, 2023](#)

**Attachments:** [Minutes](#)

**24-1105** [Minutes of the Library Advisory Board Meeting of November 16, 2023](#)

**Attachments:** [Minutes](#)

**24-1074** [Minutes of the McKinney Armed Services Memorial Board Meeting of November 1, 2023](#)

**Attachments:** [Minutes](#)

**24-1147** [Minutes of the McKinney Community Development Corporation Finance Committee Meeting on October 30, 2023](#)

**Attachments:** [Minutes](#)

**24-1148** [Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of December 14, 2023](#)

**Attachments:** [Minutes](#)

**24-1146** [Minutes of the McKinney Community Development Corporation Meeting of December 21, 2023](#)

**Attachments:** [Minutes](#)

- 24-1149      [Minutes of the McKinney Community Development Corporation TUPPS Subcommittee Meeting of January 10, 2024](#)  
**Attachments:**   [Minutes](#)
- 24-1100      [Minutes of the McKinney Economic Development Corporation Meeting of December 19, 2023](#)  
**Attachments:**   [Minutes](#)
- 24-1085      [Minutes of the Parks, Recreation and Open Space Advisory Board Meeting of November 9, 2023](#)  
**Attachments:**   [Minutes](#)
- 24-1083      [Minutes of the Planning and Zoning Commission Regular Meeting of December 12, 2023](#)  
**Attachments:**   [Minutes](#)
- 24-1170      [Minutes of the Planning and Zoning Commission Work Session of January 9, 2024](#)  
**Attachments:**   [Minutes](#)
- 24-1171      [Minutes of the Planning and Zoning Commission Regular Meeting of January 9, 2024](#)  
**Attachments:**   [Minutes](#)
- Consent ORDINANCES**
- 24-1199      [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 Outdoor Warning Sirens Upgrade Project \(FP2351\)](#)  
**Attachments:**   [Ordinance](#)
- 24-1200      [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2023-2024 Annual Budget to Provide Funding for the Purchase of Electronic Ticket Writers and Printers](#)

**Attachments:** [Ordinance](#)

- 24-1201** [Consider/Discuss/Act on an Ordinance Approving the Recommendation by the Building and Standards Commission to Adopt the 2023 Edition of the National Electrical Code, Codified in Chapter 122 of the McKinney Code of Ordinances, Together with Local Amendments to the Foregoing "Model Code" Recommended by the North Central Texas Council of Governments and/or City Staff](#)

**Attachments:** [Ordinance](#)

### Consent RESOLUTIONS

- 24-1202** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Color-Ad Inc. for the Fabrication and Construction of Wayfinding Signage Citywide](#)

**Attachments:** [Resolution](#)  
[Map](#)  
[Scoring Summary](#)

- 24-1203** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Tejas Utilities LLC for the Construction of the FBO Apron Lighting Project, part of Executive Airport Terminal Phase 2 \(AI2068\)](#)

**Attachments:** [Resolution](#)  
[Recommendation Letter](#)

- 24-1204** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Halff Associates, Inc. for Professional Engineering Design Services for the Wilmeth Road Extension Project from SH 5 to McIntyre Road and Any Necessary Supplemental Agreements](#)

**Attachments:** [Resolution](#)  
[Location Map](#)

- 23-024DA** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Roadway Impact Fee Reimbursement Agreement with Chi Chu Chan, Tsun Huei Chan, and Yen Chau Chan, for the Right-of-Way Dedication of Portions of McKinney Ranch Parkway, Generally Located on the South Side of McKinney Ranch Parkway and Approximately 1,000' West of Lake Forest Drive](#)
- Attachments:** [Proposed Resolution](#)  
[Proposed Agreement](#)  
[Existing Agreement](#)  
[Form 1295](#)  
[Location Map and Aerial Exhibit](#)
- 24-1205** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Supplemental Agreement with Gresham Smith for Professional Engineering Design Services for the Joplin Drive Sewer Improvements Project](#)
- Attachments:** [Resolution](#)  
[Location Map](#)
- 24-1206** [Consider/Discuss/Act on a Resolution Consenting to the Creation of a Municipal Management District for the Honey Creek Development](#)
- Attachments:** [Resolution](#)
- 24-1207** [Consider/Discuss/Act on a Resolution Designating and Approving Certain CIP Projects Eligible for Funding under the Transportation Infrastructure Initiative and Economic Development Program by MEDC and MDCDC Sales Tax Revenues for FY 2023-2024](#)
- Attachments:** [Resolution](#)  
[Exhibit A](#)  
[Resolution 2022-06-088 R Exhibits Signed](#)  
[Projects Map](#)  
[Project List](#)
- 24-1208** [Consider/Discuss/Act on a Resolution of Support Authorizing](#)

[the City Manager, or Designee, to Apply for the FY 2024 National Infrastructure Investments Discretionary Grant \(Rebuilding American Infrastructure with Sustainability and Equity Grant Program\) for Various Street Improvements in East McKinney, and Accepting Funding if Awarded](#)

**Attachments:** [Resolution](#)  
[Location Map](#)  
[About RAISE Grant](#)

## END OF CONSENT AGENDA

## REGULAR AGENDA AND PUBLIC HEARING ITEMS

*This portion of the agenda consists of items requiring individual consideration by the Council.*

*Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the City Council for items listed as Public Hearings will be recognized when the Public Hearing is opened.*

**24-1209**      [Consider/Discuss/Act on an Ordinance Calling for the May 4, 2024, Special Bond Election](#)

**Attachments:** [Ordinance](#)

**24-1210**      [Consider/Discuss/Act on an Ordinance Calling for the May 4, 2024, Special Charter Election](#)

**Attachments:** [Ordinance](#)  
[Charter \(redline\)](#)

**23-0104Z3**      [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located at the Southwest Corner of Bloomdale Road and North Lake Forest Drive, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 01.09.2024](#)  
[PZ Minutes 01.23.2024](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Citizen Comments](#)  
[Comprehensive Plan Maps](#)  
[Northridge District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land use Comparison Table](#)  
[Ex. PD Ord. 2004-02-014](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[Presentation](#)

**24-1211**

[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 at the Southeast Corner of S. McDonald Street and Medical Center Drive 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](#)

**Attachments:** [Resolution](#)  
[Location Map](#)

**24-1212**

[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 Water Line Easement and a Temporary Construction Easement associated with the SH 5 Utility Relocation Project \(WA1633 & WW1633\) which Property is Located on the West Side of S. McDonald Street at its Intersection With Spur](#)

[399 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](#)

**Attachments:** [Resolution](#)  
[Location Map](#)

**24-1213** [Consider/Discuss/Act on Appointing a Member to the Planning & Zoning Commission](#)

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

## **END OF REGULAR AGENDA AND PUBLIC HEARING ITEMS**

### **CITIZEN COMMENTS on Matters not on the Agenda**

*If you wish to address the City Council on a posted item on this agenda, please fill out a "Request to Speak" card and present it to the City Secretary prior to the meeting.*

### **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 551.071 (A) Pending or contemplated litigation

- Master Services Agreement by and between City of McKinney, Texas and Sierra-Cedar, LLC dated January 25, 2021

- C. Section 551.072. Deliberations about Real Property
  - Downtown City-Owned Property Redevelopment (23-38RFQ)
- D. Section 551.087. Deliberation Regarding Economic Development Matters
  - Project 20-09 TUPPS Brewery & Entertainment Destination
  - Project De La Vega
  - Project Hemispheres
  - Project Vibes

### **ACTION ON EXECUTIVE SESSION ITEMS**

### **ADJOURN**

*Posted in accordance with Texas Government Code, Chapter 551, on February 2, 2024.*

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*Empress Drane, City Secretary  
Tenitrus Bethel, Deputy City Secretary*

*In accordance with the Americans with Disabilities Act, it is the policy of the City of McKinney to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 hours in advance of the event. Email [contact-adacompliance@mckinneytexas.org](mailto:contact-adacompliance@mckinneytexas.org). Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at <http://www.mckinneytexas.org/ada>.*