

CITY COUNCIL REGULAR MEETING

DECEMBER 19, 2023

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, December 19, 2023 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 meeting to order at 6:01 p.m. declaring a quorum consisting of himself and the following members were present: Mayor Pro Tem Charlie Philips; and 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 Attorney, Alan Lathrom; Director of Strategic Services, Trevor Minyard; Director of Planning, Jennifer Arnold; Police Chief, Joe Ellenburg; Chief Financial Officer, Mark Holloway; Assistant Director of Engineering, Matt Richardson; Deputy City Secretary, Tenitrus Bethel; Police Officer, Joseph Spano.

There were approximately seventy (70) members of the public present, including MEDC Board member Mohamed Kacem.

Mayor Fuller called for the invocation given by Mayor Pro Tem Philips. Following the invocation, those in attendance recited the Pledge of Allegiance.

Mayor Fuller called for Public Comments on agenda items for Non-Public Hearing Items at which time there were no requests to address the Council.

Mayor Fuller called for the Consent Agenda.

Council unanimously approved the motion by Councilmember Feltus, seconded by Councilmember Cloutier, to approve the Consent Agenda.

Consent MINUTES

23-1019 Minutes of the Capital Improvements Advisory Committee Regular Meeting of May 23, 2023

- 23-0965** Minutes of the Historic Preservation Advisory Board Regular Meeting of November 2, 2023
- 23-0933** Minutes of the McKinney Community Development Corporation Meeting of October 26, 2023
- 23-0925** Minutes of the McKinney Main Street Board Meeting of October 12, 2023
- 23-1016** Minutes of the Planning and Zoning Commission Regular Meeting of October 24, 2023
- 23-1017** Minutes of the Planning and Zoning Commission Regular Meeting of November 14, 2023
- 23-1018** Minutes of the Planning and Zoning Commission Work Session of November 14, 2023
- 23-0956** Minutes of the Visit McKinney Board Meeting of October 24, 2023

Consent ORDINANCES

- 23-1052** Consider/Discuss/Act on an Ordinance Amending Appendix A - Schedule of Fees of the Code of Ordinances of the City of McKinney with Amended Fees for Collection and Disposal of Solid Waste and Recyclable Material in the City; Providing for the Repeal of Conflicting Ordinances; Providing for a Severability Clause; and Providing for an Effective Date; caption reads as follows:

ORDINANCE NO. 2023-12-083

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING "APPENDIX A – SCHEDULE OF FEES" OF THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY WITH AMENDED FEES FOR THE COLLECTION AND DISPOSAL OF SOLID WASTE AND RECYCLABLE MATERIAL IN THE CITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE

- 23-1053** Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2023-2024 Annual Budget and the 2024-2028 Capital Improvements Program to

Provide Funds for Project AI2353, Hangar/Corp 10 and Customs Facility;
caption reads as follows:

ORDINANCE NO. 2023-12-084

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS AMENDING THE FISCAL YEAR 2023-2024 ANNUAL BUDGET AND 2024-2028 CAPITAL IMPROVEMENT PROGRAM TO PROVIDE FUNDS FOR PROJECT AI2353, HANGAR/CORP 10 AND CUSTOMS FACILITY; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

23-1054 Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2023-2024 Budget for McKinney Economic Development Corporation (MEDC) and McKinney Community Development Corporation (MCDC) to Re-appropriate Projects/Items Carried from Last Fiscal Year; caption reads as follows:

ORDINANCE NO. 2023-12-085

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS AUTHORIZING CERTAIN BUDGET AMENDMENT PERTAINING TO THE FISCAL YEAR 2023-2024 BUDGET FOR MCKINNEY ECONOMIC DEVELOPMENT CORPORATION (MEDC) AND MCKINNEY COMMUNITY DEVELOPMENT CORPORATION (MCDC); AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

23-1055 Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2023-2024 Budget to Re-appropriate Projects/Items Carried from Last Fiscal Year; caption reads as follows:

ORDINANCE NO. 2023-12-086

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS AUTHORIZING CERTAIN BUDGET AMENDMENT PERTAINING TO THE FISCAL YEAR 2023-2024 BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

Consent RESOLUTIONS

23-1056 Consider/Discuss/Act on a Resolution Authorizing the City Council to Amend the Employee Personnel Policies Manual; caption reads as follows:

RESOLUTION NO. 2023-12-083 R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ADOPTING AMENDMENTS TO THE EMPLOYEE PERSONNEL POLICIES MANUAL

23-1057 Consider/Discuss/Act on a Resolution Authorizing the City Manager to

Execute a Grant Agreement Between the City of McKinney and Habitat for Humanity of Collin County on Behalf of the McKinney Public Facility Corporation; caption reads as follows:

RESOLUTION NO. 2023-12-084 R
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A GRANT AGREEMENT BETWEEN THE CITY OF MCKINNEY AND HABITAT FOR HUMANITY OF COLLIN COUNTY ON BEHALF OF THE MCKINNEY PUBLIC FACILITY CORPORATION

Mayor Fuller called for Regular Agenda and Public Hearing Items.

23-1058 2024 Bond Committee Update and Recommendation

The presentation for this item, not posted on the meeting agenda, is included in these minutes as Appendix A: Bond Committee Recommendation

23-1059 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Agreement with Griffin/Swinerton, LLC for McKinney National Airport Project AI2353, Hangar/Corp 10 and Customs Facility

Council unanimously approved the motion by Councilmember Cloutier, seconded by Councilmember Feltus, to approve 23-1059 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Agreement with Griffin/Swinerton, LLC for McKinney National Airport Project AI2353, Hangar/Corp 10 and Customs Facility; caption reads as follows:

RESOLUTION NO. 2023-12-085 R
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH GRIFFIN/SWINERTON, LLC (DEVELOPER) FOR MCKINNEY NATIONAL AIRPORT PROJECT AI2353, HANGAR/CORP 10 AND CUSTOMS FACILITY SUBJECT TO THE CITY ATTORNEY'S APPROVAL OF THE FINAL DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

23-0008M2 Conduct a Public Hearing to Consider/Discuss/Act Amendments to the ONE McKinney 2040 Comprehensive Plan, Including Minor Updates to the Master Thoroughfare Plan; and Accompanying Ordinance

Council unanimously approved the motion by Councilmember Jones, seconded by Councilmember Franklin, to approve 23-0008M2 Conduct a Public Hearing to Consider/Discuss/Act Amendments to the ONE McKinney 2040 Comprehensive Plan, Including Minor Updates to the Master Thoroughfare Plan; and Accompanying Ordinance; caption reads as follows:

ORDINANCE NO. 2023-12-087

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS AMENDING THE ONE MCKINNEY 2040 COMPREHENSIVE PLAN; INCLUDING MINOR UPDATES TO THE MASTER THOROUGHFARE PLAN; PROVIDING FOR AN EFFECTIVE DATE THEREOF

23-0108Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "C3" - Regional Commercial District, Located on the Southeast Corner of State Highway 5 (McDonald Street) and Harry McKillop Boulevard, and Accompanying Ordinance

Council unanimously approved the motion by Councilmember Feltus, seconded by Councilmember Cloutier, to approve 23-0108Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "C3" - Regional Commercial District, Located on the Southeast Corner of State Highway 5 (McDonald Street) and Harry McKillop Boulevard, and Accompanying Ordinance; caption reads as follows:

ORDINANCE NO. 2023-12-088

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 39.97 ACRE PROPERTY, LOCATED ON THE SOUTHEAST CORNER OF STATE HIGHWAY 5 (MCDONALD STREET) AND HARRY MCKILLOP BOULEVARD, IS REZONED FROM "AG" - AGRICULTURAL DISTRICT TO "C3" - REGIONAL COMMERCIAL DISTRICT, GENERALLY TO ALLOW FOR COMMERCIAL USES; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

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

The following individuals expressed their support for a resolution calling for a ceasefire in Gaza.

Ziad Abunasrah, 11344 Ashley Ln, Frisco, TX

Omar Hussain, 2940 W Eldorado Pkwy, McKinney, TX

Anissa Chilmeran, 6000 Blossom Ct, McKinney, TX

Danya Zuaiteer, 348 Apache Trl, Murphy, TX

Talia Irshad, 1921 Grassmere Ln, McKinney, TX

Aila Irshad, 9216 Clearview Dr, McKinney, TX

Mousa Abudaabes, 2221 Fleming Dr, McKinney, TX

Noor Wadi, 4812 Lasso Ln, McKinney, TX

Haneen Wadi, Little Elm, TX

Mona Abou-Sayed, 13885 Boyle Ln, Frisco, TX

Lulia Barakat, 5221 Spicewood Dr, McKinney, TX

Rahaf Elshatali, 4509 Evanshire Way, McKinney, TX

Anees Ahamad, 12938 Fountain Dr, Frisco, TX

Rana Abo-Auda, 1089 Great Meadow Dr, Allen, TX

Samar Waqar, 5025 Geranium Ct, McKinney, TX

Mohmoud Baker, 4450 S Ridge 8305, McKinney, TX

Khansa Khatoon, 1835 Wood Duck Ln, Allen, TX

Samad Rafe, 2940 W Eldorado Pkwy, McKinney, TX

Raheem Amer, 8620 Palermo Way, McKinney, TX

Hind El Jarrah, 2707 Lakeside Dr, McKinney, TX

Aymah El-Saud, 305 Ryan Ct, Murphy, TX

The following individual did not wish to speak but expressed their support for a resolution calling for a ceasefire in Gaza.

Adeela Syeda, 5000 Whitestone Ln, Plano, TX

Mayor Fuller called for Council and Manager Comments.

Councilmember Beller expressed his sentiments for those who spoke during Citizen Comments and he discussed the role and responsibilities of the Council.

Councilmember Franklin expressed his sentiments for those who spoke during Citizen Comments and for the people of Palestine.

Councilmember Cloutier spoke about his family lineage and expressed his sentiments for the people of Palestine.

Councilmember Jones thanked those who came forward so speak during Citizen Comment's.

Councilmember Feltus thanked those who came forward to speak during Citizen Comment's and encouraged those in attendance to meet and speak with Councilmember Beller.

Mayor Pro Tem thanked Mrs. El Jarrah for her husband's forty-three (43) years of service to the city; he thanked those who attended and spoke in support of Palestine; expressed thanks to the members of the Bond Committee for their service; stated that McKinney Boyd graduate Katie McGill will be cheering on the sidelines as a cheerleader for the University of Texas at Austin in the game against Washington on New Year's Day.

City Manager Grimes recognized those in attendance and thanked them for attending and expressing their concerns; Ridge Road is full open from US380 North to Wilmeth; City Hall and City Administrative offices will be closed on Friday, December 22 and Monday, December 25, a full list of city closures is posted on the website; there will be no trash or recycling collection on Monday, December 25; and he wished everyone a happy holidays.

Mayor Fuller expressed his sentiments for those in attendance and for the people of Palestine and he asked for Mr. Mousa Abudaabes to close the meeting in prayer.

Council unanimously approved the motion by Mayor Fuller, seconded by Councilmember Feltus, to adjourn the meeting at 7:33 p.m.

These minutes were approved by the City Council on January 2, 2024.

SIGNED:

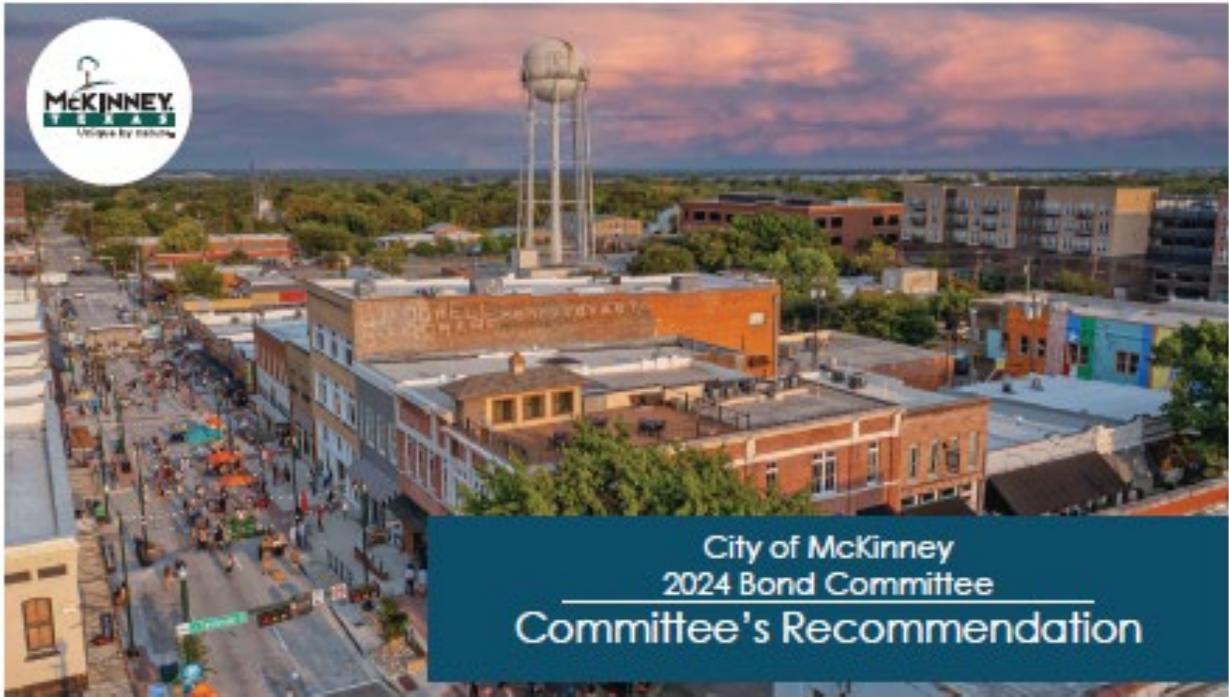
GEORGE C. FULLER, Mayor
CHARLIE PHILIPS, Mayor Pro Tem

ATTEST:

EMPRESS DRANE, City Secretary
TENITRUS BETHEL, Deputy City Secretary

City of McKinney, Texas

Appendix A: Bond Committee Recommendations



2024 Bond Committee



*Executive Committee Member

Committee Summary



- **Approx. \$436M Initially Unfunded Project Requests**
- **Finance Committee Suggested \$500M Budget**
 - Well Below Total Bond Capacity
 - Debt to be Issued Over 7-10 Years
 - Assumes Level Assessed Valuation Growth
 - Assumes No Tax Rate Increase
- **Bond Committee Additions**
 - Streets and Roads
 - Parks and Recreation
- **Bond Committee Recommends \$485.5M 2024 Bond Package**

Parks and Recreation



- \$25M – Various Park Improvements
 - Towne Lake (All Phases)
- \$20M – Gabe Nesbitt Ball Fields
- \$60M – Multi-Gen Recreation Facility
 - New Construction
- \$1M – Additional Pickleball Courts
 - Various locations



Public Safety



- \$5M – Driver Training Pad
- \$5M – Future Facilities Land Acquisitions
- \$5.5M – Fire Station #3 Remodel (Eldorado & Orchid)
- \$12.5M – Fire Station #8 Reconstruction
- \$20M – Police Administration Building Renovation
- \$22M – Future Fire Station

Transportation



- \$80M+ in Street Expansions
- \$110M+ in Street Reconstructions
- Foundation for 10-year Reconstruction Program
- In Accordance w/ Capital Improvement Program
- **Recommend Funding \$243.5M in Identified Unfunded Projects**



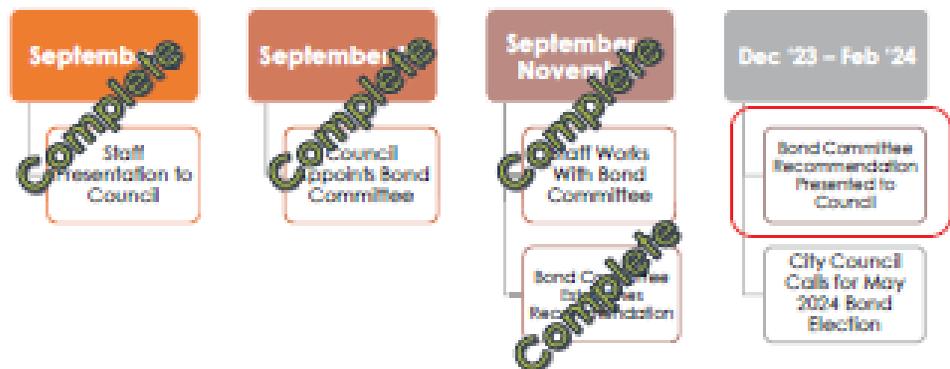
Municipal Facilities

- \$36M – Municipal Court Facility – New Construction
- \$30M – Public Works South Campus Improvements
 - Departments Include:
 - Water Utilities
 - Wastewater Utilities
 - Street Maintenance
 - Traffic Control and Street Lighting
 - Procurement Services
 - Parks Maintenance

Committee Recommendation

- GO Bonding Recommendation
 - \$485.5M
 - Streets/Transportation – \$243.5M
 - Parks & Recreation – \$106M
 - Public Safety – \$70M
 - Municipal Court Facility – \$36M
 - Public Works South Campus – \$30M
- Alternative Funding Recommendation
 - \$15M
 - Roy & Helen Hall Memorial Library Renovations – \$10M
 - McKinney Performing Arts Center Renovations – \$5M

Next Steps





Questions, Comments, and Discussion