



# CITY OF MCKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

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Tuesday, August 1, 2023

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**

#### **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**

**23-0889**      [Minutes of the Joint City Council and MISD Board of Trustees Meeting of February 27, 2023](#)

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

**23-0554** [Minutes of the McKinney Arts Commission Meeting of March 16, 2023](#)

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

**23-0496** [Minutes of the McKinney Economic Development Corporation Meeting of May 16, 2023](#)

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

**23-0556** [Minutes of the McKinney Economic Development Corporation Meeting of June 20, 2023](#)

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

**23-0541** [Minutes of the McKinney Housing Finance Corporation Meeting of June 9, 2023](#)

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

**23-0549** [Minutes of the McKinney Main Street Board Meeting of June 8, 2023](#)

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

**23-0450** [Minutes of the McKinney Public Facility Corporation Meeting of November 15, 2022](#)

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

**23-0610** [Minutes of the Planning and Zoning Commission Regular Meeting of July 11, 2023](#)

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

**23-0454** [Minutes of the Tax Increment Reinvestment Zone Number One \(TIRZ1\) Board Meeting of April 18, 2023](#)

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

**23-0575** [Minutes of the Visit McKinney Board Meeting of June 27, 2023](#)

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

## Consent RESOLUTIONS

**23-0615**      [Consider/Discuss/Act on a Resolution Approving Assignment of Private Activity Bond Authority to the Texas Department of Housing and Community Affairs; and Containing Other Provisions Relating to the Subject](#)

**Attachments:** [Resolution](#)  
[Exhibit A](#)

**23-0616**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Change Order with Cam-Crete Contracting, Inc., for the Construction of the FY22 Street Repairs Project](#)

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

**23-0617**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a New Contract or Renewal Agreement with an Energy Provider that will be Selected via a Bid Process with the Help of the City's Energy Advisor, Energy by 5, for the Procurement of Electricity for the City beginning December 1, 2026](#)

**Attachments:** [Resolution](#)  
[Presentation](#)

**23-0618**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Modern Geosciences LLC of Colleyville, Texas for Environmental Engineering Services in Conjunction with the Design and Construction of the McKinney Municipal Complex \(MMC\) Project](#)

**Attachments:** [Resolution](#)  
[Proposal](#)

**23-0619**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Agreement with The Texas](#)

[Department of Transportation for McKinney National Airport Project AI2459, Texas Department of Public Safety Facility.](#)

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

**23-0620**

[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](#)

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

**23-0621**

[Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Amendment to the Professional Services Contract with Burns & McDonnell Engineering Company, Inc. of Austin, Texas for Additional Solid Waste Consulting Services Related to the Waste Collection and Recycling Processing RFP and Resulting Contracts](#)

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

**23-0622**

[Consider/Discuss/Act on a Resolution Awarding a Contract to InVeris Training Solutions, Inc. of Suwanee, Georgia for the Purchase of a Virtual Reality Police Training Simulator](#)

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

## 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.*

**23-0623**

[Consider/Discuss/Act on Fiscal Year 2023-24 Proposed Tax Rate, Take Record Vote and Set Public Hearing and Adoption Date](#)

- 23-0624**      [Conduct a Public Hearing to Consider/Discuss/Act on a Resolution Approving the 2023-2024 Community Development Block Grant \(CDBG\) Annual Action Plan](#)
- Attachments:**    [Resolution Plan](#)
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- 23-0037Z3**      [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “BN” - Neighborhood Business District to “R5” - Residential District, Generally to allow Single Family Residential Uses, Located at 504 South Tennessee Street, and Accompanying Ordinance](#)
- Attachments:**    [PZ Minutes 07.11.2023](#)  
[PZ Minutes 06.27.2023](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Town Center District](#)  
[Placetype Definitions](#)  
[Fiscal Analysis](#)  
[Land Use Comparison Table](#)  
[Proposed Ordinance](#)  
[Exhibits A-C](#)  
[Presentation](#)
- 
- 23-0039Z2**      [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from “RED-1” - Residential Estate District to “TR1.8” - Townhome Residential District and “R6” - Residential District, Located at 105 South West Park Drive \(REQUEST TO BE TABLED\)](#)
- Attachments:**    [Location Map and Aerial Exhibit](#)

**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)

- Solid Waste Hauling / Recycling Agreement Negotiations

B. Section 551.071 (A) Pending or contemplated litigation

- Oncor Bloomdale Switch Station

C. Section 551.072. Deliberations about Real Property

D. Section 551.074. Personnel Matters

E. Section 551.087. Deliberation Regarding Economic Development Matters

- Project 20-09 TUPPS Brewery & Entertainment Destination

## **ACTION ON EXECUTIVE SESSION ITEMS**

## **ADJOURN**

*Posted in accordance with Texas Government Code, Chapter 551, at or before July 29, 2023 (6:00 p.m.)*

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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. 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>.*