



# CITY OF MCKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

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Tuesday, November 7, 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

#### INFORMATION SHARING ITEMS

**23-0899**      [Police Department Officer Recognition Program](#)

**23-0900**      [Proclamation for Hunger and Homelessness Awareness Week](#)

**Attachments:**    [Proclamation](#)  
                          [About HH Week](#)

#### 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**

- 23-0901**      [Minutes of the City Council Work Session of October 17, 2023](#)  
**Attachments:**    [Minutes](#)
- 23-0902**      [Minutes of the City Council Regular Meeting of October 17, 2023](#)  
**Attachments:**    [Minutes](#)
- 23-0815**      [Minutes of the Board of Adjustment Meeting of May 24, 2023](#)  
**Attachments:**    [Minutes](#)
- 23-0766**      [Minutes of the Community Grants Advisory Commission Meeting of June 1, 2023](#)  
**Attachments:**    [Minutes](#)
- 23-0817**      [Minutes of the McKinney Armed Services Memorial Board Meeting of September 13, 2023](#)  
**Attachments:**    [Minutes](#)
- 23-0845**      [Minutes of the McKinney Arts Commission Meeting of August 17, 2023](#)  
**Attachments:**    [Minutes](#)
- 23-0877**      [Minutes of the McKinney Community Development Corporation Meeting of September 28, 2023](#)  
**Attachments:**    [Minutes](#)
- 23-0727**      [Minutes of the McKinney Main Street Meeting of August 10, 2023](#)

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

**23-0825** [Minutes of the McKinney Main Street Board Meeting of September 14, 2023](#)

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

**23-0836** [Minutes of the McKinney Housing Finance Corporation Meeting of July 14, 2023](#)

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

**23-0833** [Minutes of the Planning and Zoning Commission Regular Meeting of September 26, 2023](#)

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

**23-0873** [Minutes of the Planning and Zoning Commission Work Session of October 10, 2023](#)

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

**23-0874** [Minutes of the Planning and Zoning Commission Regular Meeting of October 10, 2023](#)

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

**23-0769** [Minutes of the Visit McKinney Board Meeting of July 25, 2023](#)

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

**23-0885** [Minutes of the Visit McKinney Board Meeting of September 26, 2023](#)

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

## **Consent ORDINANCES**

**23-0903** [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 AI2455, Access Taxilane A4](#)

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

**23-0904** [Consider/Discuss/Act on an Ordinance Modifying Chapter 46 \(Food Establishment Regulations\) of the Code of Ordinances](#)

**Attachments:** [Ordinance - Proposed](#)  
[Ordinance - Redlined](#)  
[Presentation](#)

### Consent RESOLUTIONS

**23-0905** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Durable Specialties, Inc. of Grand Prairie, Texas for Traffic Signal and Miscellaneous Traffic Construction](#)

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

**23-0906** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Lockwood, Andrews & Newnam, Inc. for Professional Engineering Design Services for the White Avenue Sidewalk and Accessibility Improvements \(Redbud Boulevard to Tennessee Street\) Project and Authorizing Any Necessary Supplemental Agreements](#)

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

**23-0907** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with The Letco Group, LLC dba Living Earth for Organic Waste Processing Services](#)

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

**23-0908** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with WSP USA Inc. for Professional Engineering Services for the State Highway 5 Illumination Phase 2 Project \(TR2356\) and Authorizing Any Necessary Supplemental Agreements](#)

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

**23-0909** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Memorandum of Understanding Between North Texas Municipal Water District, Cities of Allen, Frisco, McKinney, Plano, and Richardson Regarding Amended and Restated Regional Composting Interlocal Agreement](#)

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

**23-021DA** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Pre-Annexation Agreement Between the City of McKinney, Texas, Hijo, Ltd., and Sutton Field Investments, LLC, Generally to Establish Use and Development Standards, Parkland Dedication, Infrastructure Requirements, and Proportionality/Impact Fees for Residential Uses Prior to Annexation of the Subject Property, Generally Located North of FM 1461 and Approximately 3,800 feet East of FM 2478](#)

**Attachments:** [Resolution](#)  
[Location Map and Aerial Exhibit](#)  
[Hijo, 1295 Form](#)  
[Sutton Field, 1295 Form](#)  
[Concept Plan](#)  
[Pre-Annexation Agreement](#)

**23-0910** [Consider/Discuss/Act on a Resolution Authorizing the Formal Rejection of all Bids under Solicitation 24-06CC FY23 Street Rehabilitation](#)

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

**23-0911** [Consider/Discuss/Act on a Resolution Awarding a Contract to](#)

[Aglaea Enterprises, Inc dba Speedpro Richardson of Richardson, Texas, Signarama of McKinney, LLC. of McKinney, Texas and ARC Document Solutions, LLC. of Walnut Creek, California to Provide Fabrication and Installation of Custom Signs & Banners to the City on an As Needed Basis.](#)

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

## Consent MISCELLANEOUS

**23-0083SP2** [Consider/Discuss/Act on a Site Plan for Retail Sales, Located at 1880 Bray Central Drive](#)

**Attachments:** [PZ Minutes](#)  
[Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Ex. PD Ord. No. 1563](#)  
[Proposed Site Plan](#)  
[Proposed Landscape Plan](#)

## 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.*

**23-0912** [Consider/Discuss/Act on All Matters Incident and Related to the Issuance and Sale of "City of McKinney, Texas, Tax and Limited Pledge Airport Revenue Certificates of Obligation, Taxable Series 2023", Including the Adoption of an Ordinance Authorizing the Issuance of Such Certificates of Obligation, Establishing Parameters for the Sale and Issuance of Such Certificates of Obligation](#)

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

**23-0913** [Consider/Discuss/Act on an Ordinance Authorizing the Issuance of “City of McKinney, Texas, General Obligation Bonds, Series 2023A”, and Delegating Matters Relating to the Sale and Issuance of Said Bonds to an Authorized City Official\(s\)](#)

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

**23-0914** [Consider/Discuss/Act on an Ordinance Authorizing the Issuance of “City of McKinney, Texas, General Obligation Bonds, Taxable Series 2023B”, and Delegating Matters Relating to the Sale and Issuance of Said Bonds to an Authorized City Official\(s\)](#)

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

**23-0915** [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 & Sanitary Sewer Line Easement and a Temporary Construction Easement associated with the SH 5 Utility Relocation Project \(WA1633 & WW1633\) which Property is Located at the Northwest Corner of S. McDonald Street and Eldorado Parkway 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](#)

**23-0916** [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 East Side of S. McDonald Street North of 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](#)

**23-0917**

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 at the Northeast Corner of N. McDonald Street and E. University 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](#)

**23-0918**

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 associated with the SH 5 Utility Relocation Project (WA1633 & WW1633) which Property is Located on the East Side of S. McDonald Street North of Spur 399 and Authorizing the City Manager to Establish Procedures for Acquiring the Easement 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](#)



**23-0919**      [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 associated with the SH 5 Utility Relocation Project \(WA1633 & WW1633\) which Property is Located on the Southwest Corner of S. McDonald Street and Eldorado Parkway and Authorizing the City Manager to Establish Procedures for Acquiring the Easement 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](#)

**23-0920**      [Consider/Discuss/Act on a Resolution Casting 209 Votes to the Board of Directors for the Collin Central Appraisal District](#)

**Attachments:**    [Resolution](#)  
                          [Ballot](#)  
                          [About CCAD](#)

## **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)

- Amendment of Boundary Agreement with the City of Princeton involving exchange of approximately 200 acres of land located at the terminus of Hickory Hill Lane and Oakfield Drive and within the Thomas A. Rhodes and David Cherry surveys with 200 acres of land located generally on FM 546 and within the Calvin Boles and W. D. Thompson surveys

- McKinney-Collin County Plat Approval Agreement Amendment terms

B. Section 551.071 (A) Pending or contemplated litigation

- City of Grand Prairie v. State of Texas, 261st Judicial District Court of Travis County, Cause No. D-1-GN-23-007785

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, on November 3, 2023.*

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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>.*