



CITY OF MCKINNEY, TEXAS

Agenda

City Council Regular Meeting

Tuesday, March 5, 2024

6:00 PM

Council Chambers
222 N. Tennessee Street
McKinney, TX 75069

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 by Dr. Bill Rosnett, Northwest Christian Church

INFORMATION SHARING ITEMS

24-1116 [Recognition of Windy Gallagher, Connie Gibson, and Markus Lloyd for an Act of Good Samaritanism](#)

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

24-1291 [Minutes of the City Council Strategic Goals Work Session of February 16, 2024](#)

Attachments: [Minutes](#)

24-1292 [Minutes of the City Council Regular Meeting of February 20, 2024](#)

Attachments: [Minutes](#)

24-1234 [Minutes of the Joint Meeting of the McKinney City Council, McKinney Community Development Corporation, and McKinney Economic Development Corporation of April 25, 2023](#)

Attachments: [Minutes](#)

24-1236 [Minutes of the Joint Meeting of the McKinney City Council and McKinney Economic Development Corporation Meeting of January 23, 2024](#)

Attachments: [Minutes](#)

24-1293 [Minutes of the Joint Meeting of City Council and McKinney Independent School District Board of Trustees of February 12, 2024](#)

Attachments: [Minutes](#)

24-1142 [Minutes of the Animal Services Facility Advisory Committee Meeting of November 29, 2023](#)

Attachments: [Minutes](#)

24-1226 [Minutes of the Community Grants Advisory Committee Meeting of November 16, 2023](#)

Attachments: [Minutes](#)

- 24-1216 [Minutes of the McKinney Armed Services Memorial Board Meeting of January 10, 2024](#)
Attachments: [Minutes](#)
- 24-1245 [Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of January 22, 2024](#)
Attachments: [Minutes](#)
- 24-1244 [Minutes of the McKinney Community Development Corporation Promotional and Community Events Grant Subcommittee Meeting of January 22, 2024](#)
Attachments: [Minutes](#)
- 24-1243 [Minutes of the McKinney Community Development Corporation Meeting of January 25, 2024](#)
Attachments: [Minutes](#)
- 24-1235 [Minutes of the McKinney Economic Development Corporation Meeting of January 16, 2024](#)
Attachments: [Minutes](#)
- 24-1183 [Minutes of the McKinney Main Street Board Meeting of January 18, 2024](#)
Attachments: [Minutes](#)
- 24-1279 [Minutes of the Planning and Zoning Commission Work Session of February 13, 2024](#)
Attachments: [Minutes](#)
- 24-1280 [Minutes of the Planning and Zoning Commission Regular Meeting of February 13, 2024](#)
Attachments: [Minutes](#)

Consent RESOLUTIONS

- 24-1294** [Consider/Discuss/Act on a Resolution Adopting the Guiding Principles for the Downtown Redevelopment Initiative \(23-38RFQ\)](#)
Attachments: [Resolution](#)
 [Presentation](#)
- 24-1295** [Consider/Discuss/Act on a Resolution Approving Qualified Firms to Provide Miscellaneous Drainage and Floodplain Management Services, and Authorizing the City Manager to Execute Agreements for Professional Services](#)
Attachments: [Resolution](#)
 [Scoring Summary](#)
- 24-1296** [Consider/Discuss/Act on a Resolution Approving Qualified Firms to Provide Miscellaneous Geotechnical and Materials Testing Services, and Authorizing the City Manager to Execute Agreements for Professional Services](#)
Attachments: [Resolution](#)
 [Scoring Summary](#)
- 24-1297** [Consider/Discuss/Act on a Resolution Approving Qualified Firms to Provide Professional Engineering Services for Traffic Engineering](#)
Attachments: [Resolution](#)
 [Scoring Summary](#)
- 24-1298** [Consider/Discuss/Act on a Resolution Authorizing the City Manager, or Designee, to Apply for, Accept, and Implement, if Awarded, an Assistance to Firefighter Grant Program \(AFG\) from the Department of Homeland Security, Federal Emergency Management Agency \(FEMA\), to Provide Financial Assistance for a Technical Rescue Fire Apparatus](#)
Attachments: [Resolution](#)
- 24-1299** [Consider/Discuss/Act on a Resolution Authorizing the City Manager, or Designee, to Execute a Supplemental](#)

[Agreement with Beacon Emergency Services Team, PA dba BEST EMS to Continue Providing Nurse Practitioner Services for the McKinney Fire Department](#)

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

24-1300

[Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Caldwell Tanks, Inc., for the Construction of the Stacy Road Elevated Storage Tank Project](#)

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

24-1301

[Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with HUB International Texas, Inc. of Dallas, Texas to Provide Employee Benefits Consulting Services](#)

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

24-1302

[Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Standard Utility Agreement \(SUA\) and Any Necessary Supplemental Agreements with the Texas Department of Transportation \(TxDOT\) for Reimbursement of Expenses for the State Highway 5 \(SH 5\) Utility Relocations Project](#)

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

24-1303

[Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Supplemental Agreement with DEC - North Texas, LLC, Inc. for Professional Engineering Design Services for the Independence Parkway 24 Inch Waterline Project \(WA0210\)](#)

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

- 24-1304** [Consider/Discuss/Act on a Resolution Authorizing the Formal Rejection of all Bids under Solicitation 24-26CC Downtown Dumpster Enclosure](#)
Attachments: [Resolution](#)

END OF CONSENT AGENDA

PLAT CONSIDERATION under Chapter 212 of the Texas Local Government Code

Items under this subcategory require separate consideration pursuant to the Texas Local Government Code. The staff recommendation in each item describe the necessary form of action required on each plat. A "Motion to Approve these items in accordance with staff's recommendation" will result in approval, approval with conditions or disapproval as such are contained in § 212.009 of the Texas Local Government Code.

- 23-0213PP** [Consider/Discuss/Act on a Preliminary Plat for Townhomes at Bloomdale East Addition, Located Approximately 850 Feet North of Bloomdale Road and Approximately 450 Feet East of Hardin Boulevard](#)
Attachments: [Standard Conditions Checklist](#)
 [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Proposed Preliminary Plat](#)
 [Conditions of Approval Summary](#)

- 23-0214PP** [Consider/Discuss/Act on a Preliminary Plat for Townhomes at Bloomdale West Addition, Located on the East Side of Hardin Boulevard and Approximately 350 Feet North of Bloomdale Road](#)
Attachments: [Standard Conditions Checklist](#)
 [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Proposed Preliminary Plat](#)
 [Conditions of Approval Summary](#)

END OF CHAPTER 212 PLAT CONSIDERATION

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.

- 24-1272** [Consider/Discuss/Act on a Parkland Dedication Appeal for City Park Place Townhomes, Located Generally at the Northwest Corner of Ridge Road and Stacy Road \(REQUEST WITHDRAWN\)](#)
Attachments: [Presentation - Staff](#)
 [Presentation - Applicant](#)
- 23-0099Z2** [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "GC" - Government Complex District, Located at 1400 S. College Street, and Accompanying Ordinance \(REQUEST TO BE TABLED\)](#)
Attachments: [Location Map and Aerial Exhibit](#)
- 24-0001A** [Conduct a Public Hearing to Consider/Discuss on a Request by the City of McKinney to Enlarge and Extend the Boundary Limits of the City and to Annex \(Case No. 24-0001A\) the Subject Property, Located from the Road Centerline of Farm to Market Road 2478 \(Custer Road\) Right-of-Way to the Eastern Right-of-Way Boundary, from the North Side of State Highway 121 to the South Side of Westridge Boulevard into the City of McKinney's Corporate Limits](#)
Attachments: [Location Map and Aerial Exhibit](#)
 [Custer Road Annexation Service Plan](#)
 [Presentation](#)
- 24-0001A2** [Conduct a Public Hearing to Consider/Discuss on a Request by the City of McKinney to Enlarge and Extend the Boundary Limits of the City and to Annex \(Case No. 24-0001A\) the Subject Property, Located from the Road Centerline of Farm to Market Road 2478 \(Custer Road\) Right-of-Way to the Eastern Right-of-Way Boundary, from the North Side of State](#)

[Highway 121 to the South Side of Westridge Boulevard into the City of McKinney's Corporate Limits](#)

Attachments: [Location Map and Aerial Exhibit](#)
[Custer Road Annexation Service Plan](#)
[Presentation](#)

24-1305 [Consider/Discuss/Act on Appointing a Member to the McKinney Community Development Corporation](#)

Attachments: [Bylaws - Ninth Amended](#)
[About MCDCC](#)

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)

- Settlement Agreement by and between North Texas Municipal Water District and its Member Cities, dated effective October 29, 2020

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

D. Section 551.074. Personnel Matters

E. Section 551.087. Deliberation Regarding Economic Development Matters

- Project Hemispheres

- Project Vibes

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.002, A QUORUM OF VARIOUS CITY BOARDS OR COMMISSIONS MAY BE PRESENT. NO BOARD OR COMMISSION ACTION WILL BE TAKEN.

Posted in accordance with Texas Government Code, Chapter 551, on March 1, 2024.

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-ada@compliance@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>.