



CITY OF MCKINNEY, TEXAS

Agenda

City Council Regular Meeting

Tuesday, February 18, 2025

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 given by Senior Pastor Charles Samuel Wattlely, Saint Mark Baptist Church

INFORMATION SHARING ITEMS

- 25-2451** [Proclamation for Black History Month](#)

- 25-2452** [Proclamation for St. Mark's Baptist Church 145th Anniversary](#)

- 25-2453** [Recognition of Assistant City Manager Kim Flom](#)

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

- 25-2454** [Minutes of the City Council Work Session of February 4, 2025](#)
Attachments: [Minutes](#)
- 25-2455** [Minutes of the City Council Regular Meeting of February 4, 2025](#)
Attachments: [Minutes](#)
- 25-2344** [Minutes of the Library Advisory Board Meeting of November 21, 2024](#)
Attachments: [Minutes](#)

Consent RESOLUTIONS

- 25-2456** [Consider/Discuss/Act on a Resolution Approving the Revised City of McKinney Grant Policies and Procedures Manual](#)
Attachments: [Resolution](#)
 [McKinney Grants Policies Procedures Manual-Redline 2-13-25](#)
 [McKinney Grants Policies Procedures Manual-FINAL 2-13-25](#)
- 25-2457** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Freese and Nichols, Inc. for Professional Engineering Services for the Citywide Inflow & Infiltration Sewer Basin Monitoring Project \(WW2334\) and Any Necessary Supplemental Agreements](#)

Attachments: [Resolution](#)
[Service Contract](#)
[Form 1295 Certificate](#)

25-2458 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Innovation HVAC Services dba Assured Comfort Services of Dallas, Texas for the HVAC Systems Replacement](#)

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

25-2459 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Facilities Agreement for Lot 1, Block A, TXBP McKinney Addition, Located in the Extraterritorial Jurisdiction \(ETJ\) of McKinney, Texas, Situated on the East Side of Farm to Market Road 2478 Approximately 800 Linear Feet South of County Road 125](#)

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

25-2460 [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](#)

25-2461 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to rescind and repeal Resolution No. 2024-12-208\(R\) awarding a Contract to Compass Group USA, Inc. dba Canteen Vending of Carrollton, Texas for Refreshment Services and Supplies for the new City Hall](#)

Attachments: [Resolution](#)

25-2462 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Freese and Nichols, Inc.](#)

[for Professional Engineering Services for the Industrial Elevated Storage Tank Improvements Project and Any Necessary Supplemental Agreements](#)

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

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.

25-2463 [Consider/Discuss/Act on a Resolution to Adopt an Affordable Housing Scorecard](#)

Attachments: [Resolution](#)
[Presentation](#)
[Affordable Housing Scorecard](#)

24-014222 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "PD" - Planned Development District, Generally to Modify the Development Standards and Allow for Multi-family Residential Uses, Located on the Northeast Corner of Lake Forest Drive and Future Collin McKinney Parkway, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 01.28.2025](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Collin McKinney Commercial District](#)
[Placetype Definitions](#)
[Fiscal Impact Model](#)
[Ex Ordinance 2022-06-067](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[Presentation](#)

24-0086SP2 [Conduct a Public Hearing to Consider/Discuss/Act on a Variance to a Site Plan for Modera Multi-Family Development, Located on the East Side of Hardin Boulevard and Approximately 1,400 Feet North of Bloomdale Road](#)

Attachments: [PZ Minutes 01.28.2025](#)
[Standard Conditions Checklist](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Ex PD Ord. No. 1703](#)
[Proposed Site Plan](#)
[Proposed Landscape Plan](#)
[Presentation](#)

25-2464 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Pre-Construction Contract with Swinerton Builders for Construction Manager at Risk Pre-Construction Services Related to the Design and Construction of the McKinney National Airport Commercial Terminal Project \(AI2250\)](#)

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

25-2465 [Consider/Discuss/Act on Appointing Members to the Building & Standards Commission](#)

Attachments: [City Ord., Ch. 126 Div. 2](#)

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 551.087. Deliberation Regarding Economic Development Matters

- Project Hemispheres

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 February 14, 2025.

*Empress Drane, City Secretary
Tenitrus Bethel Parchman, 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>.