



CITY OF MCKINNEY, TEXAS

Agenda City Council Regular Meeting

Tuesday, February 21, 2017

6:00 PM

Council Chambers
222 N. Tennessee Street
McKinney, Texas 75069

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Dr. J. D. Kennedy, Interim Executive Pastor, First Baptist McKinney

INFORMATION SHARING

17-181 [Proclamation for Bishop Curry V](#)

Attachments: [Proclamation](#)

CITIZEN COMMENTS

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.

MINUTES

17-182 [Minutes of the City Council Work Session of February 6, 2017](#)

Attachments: [Minutes](#)

17-183 [Minutes of the City Council Regular Meeting of February 7, 2017](#)

Attachments: [Minutes](#)

17-118 [Minutes of the Building and Standards Commission Meeting of January 11, 2016](#)

Attachments: [Minutes](#)

17-119 [Minutes of the Building and Standards Commission Meeting of April 5, 2016](#)

Attachments: [Minutes](#)

17-165 [Minutes of the McKinney Armed Services Memorial Board Meeting of January 11, 2017](#)

Attachments: [Minutes](#)

17-160 [Minutes of the Main Street Board Meeting of January 12, 2017](#)

Attachments: [Minutes](#)

17-169 [Minutes of the Parks, Recreation and Open Space Advisory Board Meeting of January 12, 2017](#)

Attachments: [Minutes](#)

17-174 [Minutes of the Planning and Zoning Commission Work Session of January 24, 2017](#)

Attachments: [Minutes](#)

17-175 [Minutes of the Planning and Zoning Commission Regular Meeting of January 24, 2017](#)

Attachments: [Minutes](#)

17-128 [Minutes of the Reinvestment Zone Number One Meeting of January 17, 2017](#)

Attachments: [Minutes](#)

ORDINANCES

17-184 [Consider/Discuss/Act on an Ordinance Renaming Sabinal Drive to Calhoun Cove Within the Trinity Falls Municipal Utility District](#)

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

- 17-185** [Consider/Discuss/Act on an Ordinance Renaming Poplar Drive to Pistache Drive Within the Robinson Ridge Subdivision](#)
Attachments: [Ordinance](#)
 [Location Map](#)
- 17-186** [Consider/Discuss/Act on an Ordinance Amending Section 70-120 of the Code of Ordinances Relating to Specific Noise Disturbance Prohibition](#)
Attachments: [Noise Ordinance Amend \(concrete placement exception rev 10-31-16\) \(redline 2\)](#)
 [Noise Ordinance Amend \(redline 2\)](#)
- 17-187** [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2016-2017 Annual Budget and Amending the 2017 - 2021 Capital Improvements Program to Provide Funds for Consulting Services for Project AI1705, Toyota Hangar Expansion Project](#)
Attachments: [Ordinance](#)
- RESOLUTIONS**
- 17-188** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute the First Amendment to the Professional Services Contract with Project Control of Texas, Inc. for Project Management Services as the Primary Consultant for the Toyota Motors North America Hangar Expansion](#)
Attachments: [Resolution](#)
 [First Amended Agreement](#)
- 17-189** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Memorandum of Understanding and Collaborative Agreement with the Cities of Frisco, Plano, Denton, Dallas, Greenville, Dallas County, Dallas Housing Authority, Denton Housing Authority, Frisco Housing Authority, Plano Housing Authority, McKinney Housing Authority, Grandview Housing Authority, Waxahachie](#)

[Housing Authority, Cleburne Housing Authority, Ferris Housing Authority, Ennis Housing Authority, and Royse City Housing Authority for Regional Fair Housing Assessments and Regional Collaboration to Affirm Further Fair Housing for the Period of 2018-2023](#)

Attachments: [Resolution](#)
[Scope of Services](#)
[Assessment of Fair Housing Collaboration and MOU](#)

16-053DA [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Utility Impact Fee Credit Agreement for the Construction of an Oversized Off-Site Sanitary Sewer Main, with GFB McKinney II, LLC, for The Vineyards Ph. 1 Addition and Vineyards Phase II Addition, Generally Located on the South Side of Collin McKinney Parkway and Approximately 300 Feet East of Stacy Road](#)

Attachments: [Resolution](#)
[Location Map and Aerial Exhibit](#)
[Proposed Utility Impact Fee Agmt](#)
[Utility Map Location Exhibit](#)
[Form 1295 Certificate](#)

17-190 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Commercial Lease Agreement Between First United Methodist Church of McKinney and the City of McKinney for a Downtown Parking Lot](#)

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

17-191 [Consider/Discuss/Act on a Resolution Awarding a Contract to Eldorado Motors of McKinney, Texas, for the Purchase of GM OEM Parts and Services](#)

Attachments: [Resolution](#)
[Bid Tab](#)
[Executive Summary](#)

- 17-192** [Consider/Discuss/Act on a Resolution Amending the 2017 - 2021 Capital Improvements Program to Provide Funds for the WA1626 - McKinney Ranch Pump Station Improvements Project](#)
Attachments: [Resolution](#)
 [Location Map](#)
- 17-193** [Consider/Discuss/Act on a Resolution Amending the 2017 - 2021 Capital Improvements Program, to Provide Funds for the Wilson Creek Hike and Bike Trail Project \(PK8062\)](#)
Attachments: [Resolution](#)
- 17-194** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with North Rock Construction, LLC of Denton, Texas, for the Construction of the Wilson Creek Hike and Bike Trail Project](#)
Attachments: [Resolution](#)
 [Bid Tabulation](#)
 [Location Map](#)
- 17-195** [Consider/Discuss/Act on a Resolution Amending the 2017 - 2021 Capital Improvements Program, to Provide Funds for the Comegy's Creek Hike and Bike Trail Project \(PK4326\)](#)
Attachments: [Resolution](#)
- 17-196** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with North Rock Construction, LLC. of Denton, Texas, for the Construction of the Comegy's Creek Hike and Bike Trail Project](#)
Attachments: [Resolution](#)
 [Bid Tabulation](#)
 [Location Map](#)
- 17-197** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Apply for and Accept, If Awarded, a Department of Transportation, Division of Aviation Grant to Seal Airport Pavement Expansion Joints](#)

Attachments: [Resolution](#)

- 17-198** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Agreement with McKinney SH I, LTD and Costco Wholesale Corporation Regarding Relocation and Abandonment of Three Specified Easements](#)

Attachments: [Resolution](#)
 [Detention Pond & Storm Relocation Exhibit](#)
 [Site Plan Exhibit](#)
 [Sewer Relocation Exhibit](#)
 [McKy Costco MSHI Agreement](#)

- 17-199** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Teague, Nall, and Perkins, Inc. for Professional Engineering Design Services for Transportation Alternatives Program Safety Access to Schools and Any Necessary Supplemental Agreements](#)

Attachments: [Resolution](#)
 [Driver Feedback Sign Locations](#)
 [Cockrill Hill Sidewalk](#)
 [Silverado Trail Sidewalk](#)
 [Stacy & Alma Sidewalk](#)

- 17-200** [Consider/Discuss/Act on a Resolution Adopting the Budget Policies and Guidelines for Fiscal Year 2017-18](#)

Attachments: [Resolution](#)
 [Budget Guidelines](#)

END OF CONSENT**REGULAR AGENDA AND PUBLIC HEARINGS**

This portion of the agenda consists of items requiring individual consideration by the Council.

- 17-201** [Consider/Discuss/Act on the Acceptance of the Comprehensive Annual Financial Report \(CAFR\) and the](#)

Federal Single Audit Report for the Fiscal Year Ended
September 30, 2016

Attachments: [FY 2016 CAFR](#)
[FY 2016 SAS Letter](#)
[FY 2016 Final Single Audit](#)
[Audit Committee Presentation](#)

16-367SU2 Conduct a Public Hearing to Consider/Discuss/Act on a
Specific Use Permit Request for a Bed and Breakfast
(Waddill Street Bed and Breakfast Inn), Located at 215
North Waddill Street, and Accompanying Ordinance

Attachments: [Draft PZ Minutes 1.24.17](#)
[PZ Report](#)
[Location Map & Aerial Exhibit](#)
[Letter of Intent](#)
[Letters of Opposition](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-B](#)
[PowerPoint Presentation](#)

16-370SU3 Conduct a Public Hearing to Consider/Discuss/Act on a
Specific Use Permit Request for a Private Club (Hank's
Texas Grill), Located at 1310 North Central Expressway,
and Accompanying Ordinance

Attachments: [CC Minutes](#)
[PZ Minutes](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[PowerPoint Presentation](#)

16-332SU3 Conduct a Public Hearing to Consider/Discuss/Act on a
Specific Use Permit Request for a Private Club (The Celt
Irish Pub), Located at 100 North Tennessee Street, and
Accompanying Ordinance

Attachments: [PZ Minutes 01.24.17](#)
[PZ Minutes 01.10.17](#)
[PZ Report](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-B](#)
[PowerPoint Presentation](#)

17-202 [Conduct a Public Hearing to Consider/Discuss/Act on a Resolution Amending the CDBG Citizen Participation Plan Under the City's Consolidated Plan, FY 2015-2019](#)

Attachments: [Resolution](#)
[Scope of Work](#)
[Amended Plan](#)

17-203 [Conduct a Public Hearing to Consider/Discuss/Act on a Request for a Resolution for 9% Tax Credits by VDC Lake Forest 380, L.P., to the Texas Department of Housing and Community Affairs \(TDHCA\) for the Senior, Multifamily Development to be Located at the NEQ of W. University and N. Lake Forest Drive](#)

Attachments: [Resolution of Support](#)
[Resolution of Non-Objection](#)
[Resolution of Opposition](#)
[Ovation Elevations](#)
[#17 - Developer Analysis of Impact on City Services](#)
[Ovation Evaluation](#)

17-204 [Consider/Discuss/Act on a Resolution Granting the Request by VDC Lake Forest 380, L.P., for a Commitment of Funding by City of McKinney, to the Texas Department of Housing and Community Affairs \(TDHCA\), in the Amount of \\$1,500](#)

Attachments: [Resolution](#)
[Commitment of Funding Letter](#)

- 17-205** [Consider/Discuss/Act on a Resolution Granting the Request by Merritt McGowan Manor, L.P., for a Commitment of Funding by City of McKinney, to the Texas Department of Housing and Community Affairs \(TDHCA\), in the Amount of \\$1,500](#)
- Attachments:** [Resolution](#)
 [Sources and Uses](#)
 [Commitment of Funding Letter](#)
- 17-206** [Consider/Discuss/Act on a Resolution Granting the Request by SDC Throckmorton Villas, L.P., for a Commitment of Funding by City of McKinney, to the Texas Department of Housing and Community Affairs \(TDHCA\), in the Amount of Nine Dollars \(\\$9\)](#)
- Attachments:** [Resolution](#)
 [Commitment of Funding Letter](#)
- 17-207** [Consider/Discuss/Act on a Facilities Agreement for Lots 1 and 2, Block A, of the William Perry Lee Hurst Addition, Located Approximately 1,200 Feet South of County Road 168 and on the East Side of County Road 166](#)
- Attachments:** [Location Map & Aerial Exhibit](#)
 [Proposed Facilities Agreement](#)
- 16-353PF** [Consider/Discuss/Act on a Preliminary-Final Plat for Lots 1 and 2, Block A, of the William Perry Lee Hurst Addition, Located Approximately 1,200 Feet South of County Road 168 and on the East Side of County Road 166](#)
- Attachments:** [CC Report](#)
 [Standard Conditions Checklist](#)
 [Location Map & Aerial Exhibit](#)
 [Letter of Intent](#)
 [Proposed Preliminary-Final Plat](#)
 [PowerPoint Presentation](#)
- 17-208** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Cooper General Contractors of Plano, Texas, for the Construction of Bonnie](#)

Wenk Park Phase II

Attachments: [Resolution](#)
[Bid Tab](#)
[Bid Alternates](#)

17-209 [Consider/Discuss/Act on Filling the Vacant Position on the McKinney Housing Authority](#)

Attachments: [Resident Applicants](#)

CITIZEN COMMENTS**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). Consultation with City Attorney on any Work Session, Special or Regular Session agenda item requiring confidential, attorney/client advice necessitated by the deliberation or discussion of said items (as needed) and legal consultation on the following item(s), if any:

- Federal Transit Administration 59 U.S.C. §5307 Funding
- Legal advice regarding Meet and Confer Statute/Agreements (MPD/MFD)

B. Section 551.071 (A) Pending or contemplated litigation

- Formal Complaint of ADC West Ridge, L.P. and Center for Housing Resources, Inc. Against the City of Frisco

C. Section 551.072. Deliberations about Real Property

- Municipal Facilities

D. Section 551.074 – Personnel Matters

- City Council Self- Evaluation, Roles /Responsibilities under Home Rule Charter

- E. Section 551.087 – Discuss Economic Development Matters
- Project 71 – Project Gateway
 - Project A140 – Project Rest
 - Project A144 – Project Red River
 - Project A146 – Project Frost
 - Chapter 380 Economic Development Program and Agreement for Cross F Ranch by and between McKinney Ranch Ltd., Honey Creek Investments, LLC and Barcelona 93, Ltd. and the City of McKinney

ACTION ON EXECUTIVE SESSION ITEMS**ADJOURN**

Posted in accordance with the Texas Government Code, Chapter 551, on the 17th day of February, 2017 at or before 5:00 p.m.

Sandy Hart, TRMC, MMC
City Secretary

Accommodations and modifications for people with disabilities are available upon request. Requests should be made as far in advance as possible, but no less than 48 hours prior to the meeting. Call 972-547-2694 or email contact-adacompliance@mckinneytexas.org with questions or for accommodations.