



# CITY OF MCKINNEY, TEXAS

## Agenda City Council Regular Meeting

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Tuesday, November 7, 2017

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, TX 75069

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### CALL TO ORDER

### INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Major Linda White, Salvation Army

### INFORMATION SHARING

- 17-1101**      [Salvation Army Red Kettle Proclamation](#)  
**Attachments:**    [Proclamation](#)
- 17-1102**      [National Homeless and Awareness Month Proclamation](#)  
**Attachments:**    [Proclamation](#)
- 17-1103**      [Municipal Court Week Proclamation](#)  
**Attachments:**    [Proclamation](#)
- 17-1104**      [McKinney Fire Department Recognition by the Texas Fire Sprinkler Coalition](#)  
**Attachments:**    [Fire Department Award](#)

### 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**

- 17-1105**      [Minutes of the City Council Work Session of October 16, 2017](#)  
**Attachments:**    [Minutes](#)
- 17-1106**      [Minutes of the City Council Regular Meeting of October 17, 2017](#)  
**Attachments:**    [Minutes](#)
- 17-1107**      [Minutes of the City Council Special Meeting of October 25, 2017](#)  
**Attachments:**    [Minutes](#)
- 17-985**        [Minutes of the Community Grants Advisory Commission Meeting of June 21, 2017](#)  
**Attachments:**    [Minutes](#)
- 17-986**        [Minutes of the Community Grants Advisory Commission Meeting of July 25, 2017](#)  
**Attachments:**    [Minutes](#)
- 17-1041**      [Minutes of the Library Advisory Board Meeting of September 21, 2017](#)  
**Attachments:**    [Minutes](#)
- 17-1045**      [Minutes of the McKinney Arts Commission Meeting of August 10, 2017](#)  
**Attachments:**    [Minutes](#)
- 17-1046**      [Minutes of the McKinney Arts Commission Meeting of August 11, 2017](#)  
**Attachments:**    [Minutes](#)
- 17-1012**      [Minutes of the McKinney Community Development](#)

[Corporation Meeting of September 28, 2017](#)**Attachments:** [Minutes](#)

- 17-1064** [Minutes of the McKinney Convention & Visitors Bureau Board Meeting of September 26, 2017](#)

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

- 17-1065** [Minutes of the McKinney Convention & Visitors Bureau Finance Committee Meeting of September 25, 2017](#)

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

- 17-1108** [Minutes of the McKinney Housing Authority Meeting of September 26, 2017](#)

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

- 17-1109** [Consider/Discuss/Act on a Resolution Awarding a Contract to AdWear & Specialty of Texas, Inc. of Houston, Texas and Squeegees Emporium of Allen, Texas for the Purchase of Uniforms and Recreational Clothing](#)

**Attachments:** [Resolution](#)  
[Scoring Summary](#)  
[Bid Tabulation - All Sections](#)

- 17-1110** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Freese and Nichols, Inc. for Construction Inspection on the Redbud Pump Station 794 PP Water Transmission Line Project](#)

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

- 17-1111** [Consider/Discuss/Act on a Resolution of the City of McKinney, Texas, Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Grahamson, Inc., for the Construction of the Westwood Park Addition Creek Drainage Improvements](#)

**Attachments:** [Resolution](#)  
[Bid Tabulation](#)  
[Location map](#)

**17-1112**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Sign a Letter of Approval Authorizing Dale Aviation/Medical Air Rescue Company to Operate at McKinney National Airport](#)

**Attachments:** [Resolution](#)  
[Letter of Approval](#)

**END OF CONSENT**

**REGULAR AGENDA AND PUBLIC HEARINGS**

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

**17-249A4**      [Consider/Discuss/Act on a Request by the City of McKinney to Annex Approximately 3,821 Acres of Land along the Northwestern Boundary of the City of McKinney's Corporate Limits Generally Located in Areas Described as Being: Along and Extending to the North and the South from the East-West Section of FM 1461 from FM 2478 to East of CR 166 and Extending to the North, South and East from and about Geren Trail; at and Around Stover Creek and the North-South Section of CR 161 Between US Highway 380 \(University Drive\) and CR 123 and Extending Along and from a Portion of CR 124; at and Around the North Side of US Highway 380 \(University Drive\) Between Ridge Road and Lake Forest Drive; at and Around the Northeast Quadrant of Lake Forest Drive and Wilmeth Road Extending to the Western Boundary of Erwin Park and Extending as far North as CR 1006; at and Around the Northwest Quadrant of Hardin Boulevard and Wilmeth Road Extending to the North and West; at and Around CR 164 South and East of Erwin Park and at and Around CR 201 Extending to the Eastern Boundary of Erwin Park and Extending North to CR 1006;](#)

and Extending to the South from the Southern Boundary of the McKinney Municipal Utility District No. 1 of Collin County (Trinity Falls M.U.D.) and FM 543 and Along and Around Both the North-South Section and the East-West Section of CR 202 in a Southerly Direction to the City's Current Northern Corporate Boundary Extending in an Easterly Direction from CR 201 and CR 1200 and Extending to the East and West Along and Around Both Sides of Trinity Falls Parkway into the City of McKinney's Corporate Limits. (STAFF REQUESTS THAT THIS ITEM BE TABLED)

**Attachments:** Location Map & Aerial Exhibit  
Proposed Service Plan  
Property Owner Land Use Letters  
PowerPoint Presentation

**17-250Z2**

Conduct a Public Hearing to Consider/Discuss/Act on a Request by the City of McKinney to Zone Approximately 3,821 Acres of Land to "AG" - Agricultural District, Generally Located in Areas Described as Being: Along and Extending to the North and the South from the East-West Section of FM 1461 from FM 2478 to East of CR 166 and Extending to the North, South and East from and about Geren Trail; at and Around Stover Creek and the North-South Section of CR 161 Between US Highway 380 (University Drive) and CR 123 and Extending along and from a Portion of CR 124; at and Around the North Side of US Highway 380 (University Drive) Between Ridge Road and Lake Forest Drive; at and Around the Northeast Quadrant of Lake Forest Drive and Wilmeth Road Extending to the Western Boundary of Erwin Park and Extending as far North as CR 1006; at and Around the Northwest Quadrant of Hardin Boulevard and Wilmeth Road Extending to the North and West; at and Around CR 164 South and East of Erwin Park and at and Around CR 201 Extending to the Eastern Boundary of Erwin Park and Extending North to CR 1006; and Extending to the South from the Southern Boundary of the McKinney Municipal Utility District No. 1 of Collin County (Trinity Falls M.U.D.) and FM 543 and Along and Around Both the North-South Section and the East-West Section of CR 202 in a Southerly

[Direction to the City's Current Northern Corporate Boundary Extending in an Easterly Direction from CR 201 and CR 1200 and Extending to the East and West Along and Around Both Sides of Trinity Falls Parkway, and Accompanying Ordinance. \(STAFF REQUESTS THAT THIS ITEM BE TABLED\)](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Attachment A. Adjacent Zoning](#)  
[Attachment B. Adjacent Land Uses](#)  
[Comprehensive Plan Maps](#)  
[Tax Base Summary & Analysis](#)  
[PZ Meeting Minutes from Oct 24](#)  
[Letter of Opposition 1](#)  
[Letter of Opposition 2](#)  
[Sign Locations\(reduced\)](#)  
[Sec.146-164 Changes and amendments](#)  
[PowerPoint Presentation](#)

**17-254Z**

[Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "C1" - Neighborhood Commercial District and "C2" - Local Commercial District, Located at 1301 North Custer Road, and Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 10.10.17](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Land Use and Tax Base Summary](#)  
[Land Use Comparison Table](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[PowerPoint Presentation](#)

**17-1114**

[Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Garver, LLC for Professional Engineering Design Services for the Country](#)

Lane Extension Project (ST4372) and Any Necessary Supplemental Agreements

**Attachments:** Resolution  
Location Map

- 17-1115** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Increase the Not to Exceed Amount for the Professional Services Contract with la terra studio, inc. of Dallas, Texas for Landscape Architectural and Engineering Services Related to the Design and Construction of the Bonnie Wenk Park Phase II Project

**Attachments:** Resolution

- 17-1116** Consider/Discuss/Act on the Southgate McKinney Master Development Agreement

**Attachments:** Master Development Agreement

- 17-064DA** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Developer Participation Agreement with SLC McKinney Partners, L.P., for the Construction of an Oversized Wastewater Main and Related Infrastructure Improvements, Being Extended to the Tucker Hill, Phase 4 Subdivision, Generally Located East of Tremont Boulevard and North of Darrow Drive

**Attachments:** Proposed Resolution  
Location Map and Aerial Exhibit  
Proposed Agreement  
Oversized Sanitary Sewer Exhibit  
1295 Certificate

- 15-002DA** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a First Amendment to the Auburn Hills Annexation Facilities Agreement with Auburn Hills Partners, L.P.

**Attachments:** [Proposed Resolution](#)  
[Proposed Agreement](#)  
[Location Map and Aerial Exhibit](#)  
[2015 Annexation Facilities Agreement](#)  
[1295 Certificate](#)

**17-1117**      [Consider/Discuss/Act on a Resolution Adopting the Investment Policy for Fiscal Year 2017-2018](#)

**Attachments:** [Resolution](#)  
[Investment Policy 2018 Final](#)  
[Investment Policy 2018 Redline](#)

**17-1118**      [Consider/Discuss/Act on a Resolution Casting 187 Votes for the Board of Directors for the Collin Central Appraisal District](#)

**Attachments:** [Resolution](#)  
[Daffin Letter](#)  
[Director Qualifications](#)  
[2018 City of McKinney Ballot](#)  
[Richardson Letter of Support-Wayne Mayo](#)

## **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:



- B. Section 551.071 (A) Pending or contemplated litigation
  - Arch Resorts, LLC v. the City of McKinney, Texas, and Rick Herzberger, Chief Building Official of the City of McKinney, Texas, v. Collin County, Texas, No. 219-01855 -2015, 219th District Court of Collin County, Texas
- C. Section 551.072. Deliberations about Real Property
  - Municipal Facilities
- D. Section 551.074 Discuss Personnel Matters
  - City Manager Annual Performance Evaluation
- E. Section 551.087 – Discuss Economic Development Matters
  - Project A159 – Project Cuisine
  - Project A171 – Project Skywalker

#### **ACTION ON EXECUTIVE SESSION ITEMS**

#### **ADJOURN**

Posted in accordance with the Texas Government Code, Chapter 551, on the 3rd day of November, 2017 at or before 5:00 p.m.

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Sandy Hart, TRMC, MMC  
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. Phone 972-547-2694 or 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>.