CITY COUNCIL REGULAR MEETING

JULY 17, 2018

The City Council of the City of McKinney, Texas met in regular session in the Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on July 17, 2018 at 6:00 p.m.

Council Present: Mayor George C. Fuller, Mayor Pro Tem Tracy Rath, Council members: Chuck Branch, Scott Elliott, Charlie Philips, Rainey Rogers, and La'Shadion Shemwell.

Staff Present: City Manager Paul Grimes; Deputy City Manager Jose Madrigal; Assistant City Manager Barry Shelton; Assistant City Manager Steve Tilton; City Attorney Mark Houser; City Secretary Sandy Hart; Assistant to the City Manager Trevor Minyard; Executive Director of Development Services Michael Quint; Interim Director of Planning Jennifer Arnold; Director of Public Works David Brown; Assistant Director of Public Works Paul Sparkman; Planning Manager Samantha Pickett; Planning Manager Matt Robinson; Director of Parks and Recreation Michael Kowski; Director of Engineering Gary Graham; Facilities Construction Manager Patricia Jackson; CIP Manager Nicholas Ataie; Housing and Community Services Manager Janay Tieken; Assistant Fire Chief Chris Lowry; Development Engineering Manager Matt Richardson; Assistant Director of Engineering; Michael Hebert; Parks Planning & Development Manager Jenny Baker; Chief of Police Greg Conley; Chief Plans Examiner Jeff Harris; Chief Building Official Rick Herzberger; Engineering – Aniswarie Kanamazina, Matt Tilke, Paul Tucker, Matt Richardson, and Robyn Root; Human Resources Director Ike Obi; McKinney Economic Development Vice President Abby Liu; Finance Director Trudy Mathis; Intern Cayla Simpson; City Secretary Designee Empress Drane; and Police Officer Mike Palko.

There were 90 guests present

Mayor Fuller called the meeting to order at 6:00 p.m. after determining a quorum was present. Invocation was given by Pastor Kavin E. Brown, Bethlehem Christian Church. Mayor Fuller led the Pledge of Allegiance.

18-574 Professional Engineers Day Proclamation. Mayor Fuller presented the Professional Engineers Day Proclamation to City Engineers and Texas Society of Professional Engineers.

Mayor Fuller called for Citizen Comments.

The following individuals did not wish to speak but wanted their support for a regional transportation bypass on U.S. Highway 380 to be located west of Custer Road entered into the record:

Mr. Michael Cusick, 2308 State Boulevard, McKinney

Ms. Monte Self, 2312 Tremont Boulevard, McKinney

Ms. Sandy DeTuncq, 2314 Independence Drive, Melissa

Ms. Debra Campbell, 2101 State Boulevard, McKinney

Mr. Paul Campbell, 2101 State Boulevard, McKinney

Mr. Chris Self, 2312 Tremont Boulevard, McKinney

Mr. Scott Oberle, 2016 Tremont Boulevard, McKinney

Ms. Diana Gomez, 2820 Woodson Drive, McKinney

Mr. Elon Reynolds, 7416 Ardmore Street, McKinney

Ms. Diane Reynolds, 7416 Ardmore Street, McKinney

Ms. Barbara Sano, 7421 Ardmore Street, McKinney

Mr. Barry Farris, 2301 State Boulevard, McKinney

Ms. Ellen Landel, 2105 Tremont Boulevard, McKinney

Ms. Lynn Midkiff, 2600 Fitzgerald Avenue, McKinney

Mr. Richard Landel, 2105 Tremont Boulevard, McKinney

Mr. David Kunde, 7108 Ripley Street, McKinney

Ms. Jill Kunde, 7108 Ripley Street, McKinney

Mr. Mike Beene, 2225 Tremont Boulevard, McKinney

Ms. Linda Beene, 2225 Tremont Boulevard, McKinney

Ms. Christina Dorton, 2313 State Boulevard, McKinney

Ms. Joanne Thompson, 2200 State Boulevard, McKinney

Ms. Karen Bunker, 7401 Townsend Boulevard, McKinney

Mr. Mike Allcorn, 7312 Ripley Street, McKinney

Ms. Leslie Allcorn, 7312 Ripley Street, McKinney

Ms. Traci Smith, 7104 Ripley Street, McKinney

Mr. Mark Bunker, 7401 Townsend Boulevard, McKinney

Mr. David Johnson, 7505 Wescott Lane, McKinney

Ms. Ann Marie McCarthy, 2509 Welty Street, McKinney

Ms. Martina Gistaro, 2505 Welty Street, McKinney

Mr. David Johnson, 7505 Wescott Lane, McKinney

Mr. Jeff Wise, 7709 Darrow Drive, McKinney

Ms. Stephanie Johnson, 7505 Wescott Lane, McKinney

Ms. Lori Wise, 7709 Darrow Drive, McKinney

Mr. Jerry Nelson, 3617 Apple Blossom Lane, McKinney

Mr. David Carmichael, 7709 Townsend Boulevard, McKinney

Mr. John Grant, 7617 Darrow Drive, McKinney

Ms. Nancy Preston, 7601 Townsend Boulevard, McKinney

Ms. Connie Oberle, 2016 Tremont Boulevard, McKinney

Mr. Matt Lear, 2504 Pearl Street, McKinney

The following individuals spoke in favor of a regional transportation bypass on U.S. Highway 380 to be located west of Custer Road:

Ms. Kim Carmichael, 7709 Townsend Boulevard, McKinney

Mr. Richard Karch, 7409 Darrow Drive, McKinney

Mr. Tracy Thomas, 5124 Grovewood Drive, McKinney spoke in opposition to a regional transportation bypass on Highway 380 located west of Custer Road.

The following individuals did not wish to speak but wanted their opposition of a TXI plant expansion entered into the record:

Ms. Audri Habibi, 2917 Dog Leg Trail, McKinney

Ms. Abigail Resendiz, 2917 Dog Leg Trail, McKinney

Ms. Eva Habibi, 2917 Dog Leg Trail, McKinney

Ms. Debra Campbell, 2101 State Boulevard, McKinney

Ms. Nancy Preston, 7601 Townsend Boulevard, McKinney

Ms. Kim Edwards, 705 Hardwood Drive, McKinney

Mr. Scott Edwards, 705 Hardwood Drive, McKinney

Mr. Brian Nobles, 1405 Lee Street, McKinnney

Ms. Ronda Steffey, 2833 Dog Leg Trail, McKinney

The following individuals spoke in opposition of the TXI plant expansion:

Mr. Chris Tovar, 603 N. Kentucky Street, McKinney

Mr. J.L. Alcantara, 2837 Dog Leg Trail, McKinney

Ms. Donna Lumberson, 2829 Dog Leg Trail, McKinney

Ms. Linda Krohn, 2201 S McDonald Street, McKinney

Ms. Kathleen Lenchner, 1104 W Louisiana Street, McKinney

Ms. Rosa Ayala, 2201S McDonald Street, McKinney

Mr. Sy Shahid, 3166 Stickhorse Lane, McKinney

Ms. Nancy McClendon, 2941 Dog Leg Trail, McKinney

Ms. Peggy Baird, 409 Creekside Drive, McKinney spoke in opposition of agenda item 18-0051Z2.

Ms. Heather Molsbee, 1920 Grassmere Lane, McKinney spoke about how the low income programs for public transportation need to be broadened to meet the needs of citizens that should be able to qualify for the programs.

Council unanimously approved the motion by Council member Rogers, seconded by Council member Philips, to approve the following consent items:

18-575 Minutes of the City Council Work Session of June 18, 2018

18-576 Minutes of the City Council Regular Meeting of June 19, 2018

18-534 Minutes of the Library Advisory Board Meeting of May 17, 2018

18-496 Minutes of the McKinney Armed Services Memorial Board Meeting of May 9, 2018

18-538 Minutes of the McKinney Community Development Corporation Meeting of May 24, 2018

18-530 Minutes of the McKinney Economic Development Corporation Meeting of May 15, 2018

18-577 Minutes of the McKinney Housing Authority Board Meeting of April 24, 2018

18-578 Minutes of the McKinney Housing Authority Board Meeting of May 10, 2018

18-498 Minutes of the Parks, Recreation and Open Space Advisory Board Meeting of May 10, 2018

18-495 Minutes of the Planning and Zoning Commission Regular Meeting of May 22, 2018

18-554 Minutes of the Planning and Zoning Commission Regular Meeting of June 12, 2018

18-579 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Request the Release of Approximately 2.2 miles of FM 546 from the State Highway System from State Highway 5 to the Eastern Terminus of the New FM 546 Project (TxDOT CSJ 1013-01-026). Caption reads as follows:

RESOLUTION NO. 2018-07-082 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO REQUEST THE RELEASE OF APPROXIMATELY 2.2 MILES OF FM 546 FROM THE STATE HIGHWAY SYSTEM FROM STATE HIGHWAY 5 TO THE EASTERN TERMINUS OF THE NEW FM 546 PROJECT (TxDOT CSJ 1013-01-026)

18-581 Consider/Discuss/Act on Resolution Authorizing the City Manager to Enter into a Professional Services Contracts with McGriff, Seibels & Williams of Addison, Texas for Risk and Insurance Consultant Services. Caption reads as follows:

RESOLUTION NO. 2018-07-083 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES CONTRACT WITH MCGRIFF, SEIBELS & WILLIAMS, INC OF ADDISON, TEXAS FOR RISK AND INSURANCE CONSULTANT SERVICES

18-0003CP Consider/Discuss/Act on a Concept Plan for Virginia Heights, Located on the Northeast Corner of Virginia Parkway and Coit Road

END OF CONSENT

18-580 Mayor Fuller called for Consideration/Discussion/Action on a Resolution

Approving a Contract for the Chestnut Commons Garage Mosaic. Staff requested this item be tabled to the next meeting. Council unanimously approved the motion by Council member Branch, seconded by Council member Elliott, to table this item to the August 6, 2018 meeting.

18-587 Mayor Fuller called for Consideration/Discussion/Action on all Matters Incident and Related to Approving the Resolution of the McKinney Economic Development Corporation Authorizing the Issuance of the "McKinney Economic Development Corporation Sales Tax Revenue Bonds, Taxable Series 2018" and the Deposit of Gross Sales Tax Revenues, Including the Adoption of a Resolution Pertaining Thereto. Finance Director Trudy Mathis stated $20.11 million in sales tax revenue bonds will be issued for the purpose of land acquisition. The McKinney Economic Development Corporation Board (MEDC) also approved a Resolution of their intent to reimburse MEDC operating funds for the land already acquired this year with the proceeds of those bonds. Ms. Mathis also stated the bonds were offered by private placement with 17 competitive bids from 10 different financial institutions with various call options. The MEDC Board elected for the bid from First National Bank Texas with a 1 year call option, a 10 year term, 3.65% annual interest rate, and with sales tax revenue to be received monthly. MEDC Interim President Abby Liu stated that future land acquisitions and a marketing plan have been discussed by MEDC Board regarding the bonds. Mr. Branch stated he was concerned about issuing additional bonds and purchasing additional property. Ms. Mathis stated no bonds have been issued yet, as law requires the City Council to approve the issuance of MEDC bonds and Attorney General approval. The bonds would be scheduled to close and receive proceeds on August 1, 2018. Mr. Rogers expressed disagreement to pay interest on bonds with an undetermined use or timeline. City Attorney Mark Houser stated that there are projects before the MEDC Board and the funds will not be sitting in the bank.

Council approved the motion by Council member Elliott, seconded by Council member Rogers, to approve a Resolution authorizing the issuance of the "McKinney Economic Development Corporation Sales Tax Revenue Bonds, Taxable Series 2018" and the deposit of gross sales Tax Revenues, including the adoption of a Resolution pertaining thereto with a vote of 6-1-0, Council member Branch voting against. Caption reads as follows:

RESOLUTION NO. 2018-07-088 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, RELATING TO THE "MCKINNEY ECONOMIC DEVELOPMENT CORPORATION SALES TAX REVENUE BONDS, TAXABLE SERIES 2018" APPROVING (i) THE RESOLUTION OF THE BOARD OF DIRECTORS OF THE MCKINNEY ECONOMIC DEVELOPMENT CORPORATION AUTHORIZING THE ISSUANCE OF SUCH BONDS AND (ii) RELATING TO THE DEPOSIT OF THE GROSS SALES TAX REVENUES; RESOLVING OTHER MATTERS INCIDENT AND RELATED TO THE ISSUANCE OF SUCH BONDS; AND PROVIDING AN EFFECTIVE DATE

18-0087SP Mayor Fuller called for Consideration/Discussion/Action on a Site Plan for a Multi-Family Development (Heritage Multi-Family), Located South of the Intersection of Pearson Avenue and Heritage Drive. Planning Manager Samantha Pickett stated that the applicant is proposing a multi-family residential development of 176 units across 11 buildings that is located at Heritage and Pearson. City staff recommend approval on the condition of the applicant satisfying the requirements listed in the report as well as meeting the Zoning Ordinance. Council approved the motion by Council member Rath, seconded by Council member Shemwell, to approve a Site Plan for a Multi-Family Development (Heritage Multi-Family), located south of the intersection of Pearson Avenue and Heritage Drive with a vote of 6-1- 0, Council member Branch voting against, with the following conditions: the applicant satisfy the conditions as shown on the Standard Conditions for Site Plan Approval Checklist, attached; prior to issuance of a building permit: the applicant revise the site and landscape plans to provide the required screening for HVAC

equipment; the applicant revise the site plan to revise the labels for the fencing around the dog park and pool amenities; the applicant revise the site plan to provide the required amenity details; the applicant revise the site plan to revise the Building Areas, Floor Area Ratio, Parking Spaces Required and Setbacks information within the Site Data Table; the applicant revise the site and landscape plans to revise the dimensions of the dumpster enclosure; the applicant revise the landscape plan to revise the parking lot screening note within the Minimum Landscape Requirements Table; the applicant revise the landscape plan to revise the spacing for required 6' evergreen shrubs for screening from 5' to 3' on center; and the applicant revise the site plan and water/wastewater plan to relocate the FDC and fire hydrants and add fire hydrants, subject to review and approval of the Fire Marshal's Office.

18-0003SU Mayor Fuller called for a Public Hearing to Consider/Discuss/Act on a Specific Use Permit Request for a Restaurant with Drive-Through Window (Shops at Lake Forest), Located Approximately 300 Feet West of Lake Forest Drive and on the South Side of Collin McKinney Parkway, and Accompanying Ordinance. Planning Manager Samantha Pickett stated that the applicant is requesting a specific use permit for a restaurant with a drive-through window in a combo retail-restaurant building consisting of approximately 5,000 sq. ft. of restaurant and approximately 9,000 sq. ft. of retail. The property fronts on Collin McKinney Parkway. City staff recommends approval. It is the latest in a series of properties in the area to be rezoned to the "C1" category and the use fits with the area. Council unanimously approved the motion by Council member Branch, seconded by Council member Rogers, to close public hearing and approve an Ordinance granting a Specific Use Permit request for a restaurant with drive-through window (Shops at Lake Forest), located approximately 300 feet west of Lake Forest Drive and on the south side of Collin McKinney Parkway. Caption reads as follows:

ORDINANCE NO. 2018-07-051

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF McKINNEY, TEXAS; PROVIDING FOR A SPECIFIC USE PERMIT FOR A RESTAURANT WITH DRIVE-THROUGH WINDOW (SHOPS AT LAKE FOREST), LOCATED APPROXIMATELY 300 FEET WEST OF LAKE FOREST DRIVE AND ON THE SOUTH SIDE OF COLLIN MCKINNEY PARKWAY; PROVIDING REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

18-0051Z2 Mayor Fuller called for a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "SF7.2" - Single Family Residential District, Located Approximately 975 Feet South of Gray Branch Road and on the East Side of Ridge Road, and Accompanying Ordinance. Planning Manager Samantha Pickett stated that the applicant is requesting to rezone the property from “PD” to “SF7.2” maintaining residential uses in order to remove the layout that is causing access and floodplain issues. Since the item was last tabled at the council meeting on June 5, 2018 meeting, On July 16, 2018, the applicant has hosted a neighborhood meeting and provided information. The applicant has provided a concept plan for information purposes only that depicts approximately 49 units at a rate of 2.77 dwelling units per acre. The number of lots on this portion of the zoning area increases; however, the overall number for the east side of Ridge should stay below the total number of lots shown on the original zoning. City staff recommended approval. The proposed request should be compatible with access issues in surrounding neighborhoods. Council member Branch read an email received from an adjoining property developer, “they paid $185,000 for a redirect / redesign of the hike and bike trail to benefit all of the properties to the north of the newest community, Emerald Heights.” Ms. Pickett stated she was not familiar with that issue. If the trail was redirected, it usually would have been of

their own accord and not mandated by City staff. Applicant, Mr. Bob Roeder, 1700 Redbud Boulevard #300, McKinney, stated that this is the second time the project has gone before the Council. Mr. Roeder confirmed that the hike and bike trail is anticipated to run along the east side of Ridge Road with sufficient common area setback. Mr. Roeder stated the need to rezone the property is based on the requirement of two access points to the area and the lots meet or exceed the City standard lot size of 7,200 sq. ft. Mayor Fuller commented that the requirement of the larger lots along the creek are not designed to have more expensive homes along the creek, but to maintain more greenspace and open space to preserve the aesthetic value that McKinney has and not encroach upon the creek. Mayor Fuller called for public comment.

Mr. Mike Brown, 5800 Creekside Street, McKinney spoke against the rezoning request.

Council unanimously approved the motion by Mayor Fuller, seconded by Council member Rogers, to close public hearing. Mayor Fuller stated that the Council is discussing zoning and not engineering requirements Council approved the motion by Mayor Fuller, seconded by Council member Shemwell to approve an Ordinance to rezone the subject property from "PD" - Planned Development District to "SF7.2" - Single Family Residential District, located approximately 975 feet south of Gray Branch Road and on the east side of Ridge Road, with a vote of 5-2-0, Council members Elliott and Branch voting against. Caption reads as follows:

ORDINANCE NO. 2018-07-052

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF McKINNEY, TEXAS; SO THAT AN APPROXIMATELY 17.63 ACRE PROPERTY, LOCATED APPROXIMATELY 975 FEET SOUTH OF GRAY BRANCH ROAD AND ON THE EAST SIDE OF RIDGE ROAD, IS REZONED FROM “PD” – PLANNED DEVELOPMENT DISTRICT TO “SF7.2” – SINGLE FAMILY RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A

PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

18-0066Z Mayor Fuller called for a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located on the West Side of Custer Road and Approximately 300 Feet North of Falcon View Drive; and Accompanying Ordinance. Planning Manager Samantha Pickett stated that the applicant is proposing to rezone the property from “PD” to “C2” in order to develop the property to blend with surrounding developments for commercial use. City staff recommends approval. Applicant, Mr. Binson Ly, 8716 Denstone Drive, McKinney, stated that the intended use of the site is full service wash, lube, and inspection. Council unanimously approved the motion by Council member Branch, seconded by Council member Rogers, to close public hearing and approve an Ordinance rezoning the subject property from "PD" - Planned Development District to "C2" - Local Commercial District, located on the west side of Custer Road and approximately 300 feet north of Falcon View Drive. Caption reads as follows:

ORDINANCE NO. 2018-07-053

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF McKINNEY, TEXAS; SO THAT AN APPROXIMATELY 1.97 ACRE PROPERTY, LOCATED ON THE WEST SIDE OF CUSTER ROAD AND APPROXIMATELY 300 FEET NORTH OF FALCON VIEW DRIVE, IS REZONED FROM “PD” – PLANNED DEVELOPMENT DISTRICT TO “C2” – LOCAL COMMERCIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

18-582 Mayor Fuller called for Consideration/Discussion/Action on a Facilities Agreement for 331 Single Family Residential Lots and 9 Common Areas (Cambridge Meadows), Located at the Southwest Corner of County Road 412 and County Road 409. Planning Manager Matt Robinson stated that this item is associated with the following preliminary-final plat. The

applicant has made several changes to the original agreement provided by staff and they indicated they did not desire to construct or escrow for typical required improvements such as the extension of water, sanitation, sewer and roads. The applicant has agreed to provide the onside easements of infrastructure. The agreement includes provisions for connecting to the North Collin Special Utility District for potable domestic and fire-flow water service and private waste water plant for sanitary sewer. The residential lots are located in the City's Extra Territorial Jurisdiction (ETJ). Staff recommends denial of the request. Applicant Mr. Brian Umberger, 4570 Westgrove Drive, Suite 145, Addison, TX 75001, stated homeowners should not be required to pay unknown future impact fees. City Attorney Mark Houser stated that it was determined that this development should connect to City services and impact fees would support building the connection. Interim Director of Planning Jennifer Arnold stated the maximum assessable fee is known if the plat were filed today. Mr. Umberger stated that since the applicant is paying North Collin fees, he should not be required to also pay McKinney fees. Council member Shemwell stated that the circumstance of impact fees is typical cost of development in the ETJ and it is the choice of the developer if he wants to develop or not. The Council approved the motion by Council member Shemwell, seconded by Council member Elliott, to table to the item to next meeting on August 6, 2018, with a vote of 6-1-0, Council member Branch voting against.

17-0021PF Mayor Fuller called for Consideration/Discussion/Action on a Preliminary-Final Plat for 331 Single Family Residential Lots and 9 Common Areas (Cambridge Meadows), Located at the Southwest Corner of County Road 412 and County Road 409. Council approved the motion by Council member Elliott, seconded by Council member Rogers, to table to the item to the next Council meeting on August 6, 2018, with a vote of 6-1-0, Council member Branch voting against.

18-583 Mayor Fuller called for Consideration/Discussion/Action on a Resolution Authorizing the City Manager to Execute a Professional Services Contract with Crossland Construction Company, Inc. (Crossland) of Prosper, Texas for Construction Manager at Risk (CMAR) Services Related to the Design and Construction of McKinney Fire Station #10 located at 1150 County Road 228, McKinney, Texas. Facilities Construction Manager Patricia Jackson stated that this item authorizes the City Manager to execute a contract for preconstruction services only. A future agenda item will be presented with the cost of construction. The Request for Proposal (RFP) solicited nine submittal responses. The top four submittals were interviewed and City staff recommends of Crossland Construction. Ms. Jackson stated that the City has a development agreement with Trinity Falls for Fire Station #10 where Trinity Falls will pay $7.685M for Fire Station #10 plus a percentage of operational costs. The City has already received $765,000 and the remaining amount is due in July. Council unanimously approved the motion by Council member Branch, seconded by Council member Elliott, to approve a Resolution authorizing the City Manager to execute a Professional Services Contract with Crossland Construction Company, Inc. (Crossland) of Prosper, Texas for Construction Manager at Risk (CMAR) Services related to the design and sonstruction of McKinney Fire Station #10 located at 1150 County Road 228, McKinney, Texas. Caption reads as follows:

RESOLUTION NO. 2018-07-084 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES CONTRACT WITH CROSSLAND CONSTRUCTION COMPANY, INC. (CROSSLAND) OF PROSPER, TEXAS FOR CONSTRUCTION MANAGER AT RISK SERVICES RELATED TO THE DESIGN AND CONSTRUCTION OF FIRE STATION NO. 10

18-584 Mayor Fuller called for Consideration/Discussion/Action on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Camino Construction, L.P. for the Construction of

Substandard Utility Replacement and Street Rehabilitation North of Virginia Street (CO1706) and Aerial Wastewater Crossing Improvements - Erwin Avenue (WW2245) Project. CIP Manager Nick Ataie stated that the Engineering Department has received bids for these projects for the related planned improvements identified by Public Works. The funding for ongoing improvements will be funded by the General Fund and Revenue bonds. Camino Construction was the low bid at $4.302M and we are requesting the not to exceed amount of $4.735M for this project. Mr. Ataie confirmed that completion schedules are included in the contract with the ability to retain liquidated damages for days beyond contracted times. Mr. Ataie stated unknown factors on construction on the east side of McKinney are also factored into the scheduling; however, the contractor will only be authorized to work in one area at a time and must complete one project before moving on the next project. Council unanimously approved the motion by Council member Branch, seconded by Council member Elliott, approve a Resolution authorizing the City Manager to execute a contract and all necessary change orders with Camino Construction, L.P. for the construction of Substandard Utility Replacement and Street Rehabilitation north of Virginia Street (CO1706) and Aerial Wastewater Crossing Improvements - Erwin Avenue (WW2245) Project. Caption reads as follows:

RESOLUTION NO. 2018-07-085 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT IN THE AMOUNT OF $4,302,511.00 WITH CAMINO CONSTRUCTION, L.P., FOR THE CONSTRUCTION OF SUBSTANDARD UTILITY REPLACEMENT AND STREET REHABILITATION NORTH OF VIRGINIA STREET AND AERIAL WASTEWATER CROSSING IMPROVEMENTS AND AUTHORIZING ALL NECESSARY CHANGE ORDERS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY CHANGE ORDERS, NOT TO EXCEED $4,735,000

18-585 Mayor Fuller called for Consideration/Discussion/Action on a Resolution Authorizing the City Manager to Execute a Contract with Alliance

Geotechnical Group, Inc. for Materials Testing Services on the Substandard Utility Replacement and Street Rehabilitation North of Virginia Street and Aerial Wastewater Crossing Improvements - Erwin Avenue Project. CIP Manager Nick Ataie stated the materials testing contractor are pre-qualified to perform services and have received a proposal from Alliance Geotechnical Group, Inc. Council unanimously approved the motion by Council member Branch, seconded by Council member Elliott, to approve a Resolution authorizing the City Manager to execute a contract with Alliance Geotechnical Group, Inc. for materials testing services on the Substandard Utility Replacement and Street Rehabilitation north of Virginia Street and Aerial Wastewater Crossing Improvements - Erwin Avenue Project. Caption reads as follows:

RESOLUTION NO. 2018-07-086 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT IN THE AMOUNT OF $54,323.00 WITH ALLIANCE GEOTECHNICAL GROUP, INC. FOR MATERIAL TESTING SERVICES FOR THE CONSTRUCTION OF SUBSTANDARD UTILITY REPLACEMENT AND STREET REHABILITATION NORTH OF VIRGINIA STREET (CO1706) AND AERIAL WASTEWATER CROSSING IMPROVEMENTS - ERWIN AVENUE (WW2245) AND AUTHORIZING ANY SUPPLEMENTAL AGREEMENTS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF SAID SUPPLEMENTAL AGREEMENTS, OF $60,000

18-586 Mayor Fuller called for Consideration/Discussion/Action on a Resolution Authorizing the City Manager to Execute a Contract with Freese and Nichols, Inc. for Construction Inspection Services on the Substandard Utility Replacement and Street Rehabilitation North of Virginia Street and Aerial Wastewater Crossing Improvements - Erwin Avenue Project. CIP Manager Nick Ataie stated Freese and Nichols are a pre-qualified firm to perform construction inspection service. Mr. Ataie explained the difference between materials testing and construction inspection. Council unanimously approved the motion by Council member Branch, seconded by Council member Elliott, to approve a Resolution authorizing the City Manager to execute a contract with Freese and Nichols, Inc. for

Construction Inspection Services on the Substandard Utility Replacement and Street Rehabilitation north of Virginia Street and Aerial Wastewater Crossing Improvements - Erwin Avenue Project. Caption reads as follows:

RESOLUTION NO. 2018-07-087 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT IN THE AMOUNT OF $75,927.08 WITH FREESE AND NICHOLS, INC. FOR CONSTRUCTION INSPECTION SERVICES FOR THE CONSTRUCTION OF SUBSTANDARD UTILITY REPLACEMENT AND STREET REHABILITATION NORTH OF VIRGINIA STREET (CO1706) AND AERIAL WASTEWATER CROSSING IMPROVEMENTS - ERWIN AVENUE (WW2245) AND AUTHORIZING ANY SUPPLEMENTAL AGREEMENTS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF SAID SUPPLEMENTAL AGREEMENTS, OF $85,000

18-588 Mayor Fuller called for Consideration/Discussion/Action on Filling the Vacant Position on the McKinney Community Development Corporation. Mayor Pro Tem Rath requested that this item be tabled to allow the Council committee to interview applicants on Wednesday. Council unanimously approved the motion by Council member Fuller, seconded by Council member Rogers, to table this item to the next meeting on August 6, 2018.

Mayor Fuller call for Council and Manager Comments.

Council member Phillips stated that he was fortunate to participate in Seek Camp and working with more than 50 very special individuals and what is more special is our people and staff members taking care of them. Mr. Philips stated that he is very fortunate to get this opportunity and he thanked them for allowing him to miss Monday and Tuesday to drive back for the Council meetings. He is very proud of each and every one of them.

Council member Elliott stated that he is excited a future discussion concerning lot sizes and property values. Mr. Elliot spoke about Non-Profit organizations in McKinney. He gave a shout out to Bob and Sheila Johnson with the McKinney Public Safety Children’s Scholarship Foundation. They had an event at the end of June where they awarded 42 scholarships valued at more than $100,000. Mr. Elliott thanked all the

people who contributed to the foundation. Mr. Elliott stated that he is excited about the new MEDC President coming onboard July 30th.

Council member Rogers did not have any comments.

Council member Shemwell did not have any comments.

Council member Branch did not have any comments.

Mayor Pro Tem Rath wished her husband Curtis Rath a very happy birthday. Mr. Rath will be 63 on July 18th.

Mayor Fuller did not have any comments.

City Manager Grimes announced National Night Out will be held on Tuesday August 7th. There will be no Council Work Session on Monday, August 6th and the Regular City Council Meeting will take place on at 6:00 p.m. on Monday, August 6, 2018.

Council unanimously approved the motion by Mayor Pro Tem Rath, seconded by Council member Scott Elliott, to adjourn. Mayor Fuller adjourned the meeting at 7:55 p.m.

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GEORGE C. FULLER
Mayor

ATTEST:

_____
SANDY HART, TRMC, MMC
City Secretary