



CITY OF MCKINNEY, TEXAS

Agenda City Council Regular Meeting

Tuesday, July 16, 2019

6:00 PM

Council Chambers
222 N. Tennessee Street
McKinney, TX 75069

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation given by Pastor Greg Ware, Amazing Church

Pledge of Allegiance led by Boys & Girls Club of Collin County - McKinney Branch

INFORMATION SHARING

19-0569 [Proclamation for Parks and Recreation Month](#)

Attachments: [Proclamation](#)
[2019 Parks Bingo Card](#)
[Image](#)

CITIZEN COMMENTS Regarding Agenda Items (Not Public Hearing Related)

Up to 30 minutes allotted at this time for public comments regarding regular agenda items that are not a public hearing. Public Hearing comments will be allowed during the public hearing.

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

19-0570 [Minutes of the City Council Work Session of April 16, 2019](#)

Attachments: [Minutes](#)

19-0571 [Minutes of the City Council Regular Meeting of April 16, 2019](#)

Attachments: [Minutes](#)

19-0572 [Minutes of the City Council Special Meeting and Work Session of June 4, 2019](#)

Attachments: [Minutes](#)

19-0515 [Minutes of the Library Advisory Board Meeting of May 16, 2019](#)

Attachments: [Minutes](#)

19-0479 [Minutes of the McKinney Arts Commission Meeting of April 18, 2019](#)

Attachments: [Minutes](#)

19-0518 [Minutes of the McKinney Convention and Visitors Bureau Meeting of May 28, 2019](#)

Attachments: [Minutes](#)

19-0497 [Minutes of the McKinney Economic Development Corporation Meeting of May 21, 2019.](#)

Attachments: [Minutes](#)

19-0540 [Minutes of the Planning and Zoning Commission Regular Meeting of June 11, 2019](#)

Attachments: [Minutes](#)

ORDINANCES

19-0573 [Consider/Discuss/Act on an Ordinance Appointing the Presiding Judge and Associate Judge of the Municipal Court of Record in the City of McKinney, Texas; Providing that this Ordinance Shall be Cumulative of all Ordinances; Providing a Severability Clause; and Providing an Effective Date](#)

Attachments: [Ordinance](#)

19-0574 [Consider/Discuss/Act on an Ordinance Authorizing the](#)

Issuance of "City of McKinney, Texas, General Obligation Refunding and Improvement Bonds, Series 2019", and Delegating Matters Relating to the Sale and Issuance of Said Bonds to an Authorized City Official(s)

Attachments: Ordinance
Presentation

19-0575 Consider/Discuss/Act on an Ordinance Authorizing the Issuance of "City of McKinney, Texas, Waterworks and Sewer System Revenue Bonds, Series 2019", and Delegating Matters Relating to the Sale and Issuance of Said Bonds to an Authorized City Official(s)

Attachments: Ordinance
Presentation

19-0576 Consider/Discuss/Act on an Ordinance Establishing Reduced Speed School Zones and Crosswalks for Furr Elementary School

Attachments: Ordinance
Map

RESOLUTIONS

19-0577 Consider/Discuss/Act on a Resolution Awarding a Contract to Hoffman Southwest Corporation DBA Professional Pipe Services of Phoenix, Arizona for Storm Drain Cleaning and Inspection Services

Attachments: Resolution
19-47FP Scoring Summary & Bid Tab

19-0578 Consider/Discuss/Act on a Resolution Awarding a Contract to Niser Polymer Floor Co. for an Epoxy Floor Coating System at the McKinney National Airport

Attachments: Resolution
Evaluation Summary

19-0579 Consider/Discuss/Act on a Resolution Awarding Fixed Price

[Contracts to Osburn Associates, Inc. of Logan, Ohio; Vulcan, Inc. of Foley, Alabama; and Custom Products Corporation of Jackson, Mississippi for Street Signs and Materials](#)

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

19-0580

[Consider/Discuss/Act on a Resolution Authorizing the City Manager to Enter into Contracts/Agreements with Aveis Third Party Administrators, Inc. for insured Vision Benefits for City Employees](#)

Attachments: [Resolution](#)
[RFP Initial Responses](#)
[Finalist Costs and Schedule of Benefits](#)
[Scoring Summary](#)
[Top 20 Providers Disruption](#)

19-0581

[Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Kimley-Horn to Provide Consulting Engineering Services for the 2019 Citywide Traffic Count Program and Authorizing Any Supplemental Agreements](#)

Attachments: [Resolution](#)

19-0582

[Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Brinkley Sargent Wiginton Architects, Inc. \(BSW\) of Dallas, Texas for Architectural and Engineering Services in Conjunction with the Design and Construction of the Apex Centre Expansion and Renovation Project at Gabe Nesbitt Park, McKinney Texas](#)

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

19-0583

[Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Interlocal Agreement with the North Central Texas Emergency Communications District](#)

(NCT9-1-1) to Operate and Maintain the Systems Utilized for the Provision of 9-1-1 Emergency Communication Services

Attachments: Resolution
Agreement

MISCELLANEOUS

19-0584 Consider/Discuss/Act to Authorize the City Manager to execute an Interlocal License Agreement between Collin County and the City of McKinney to Exchange Access to and the Use of the County's Radio Tower in Return for Access to and the Use of One of the City's Elevated Water Storage Tanks for their Respective Public-Safety Radio Systems

Attachments: Interlocal Agreement

19-0048PF Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1 & 2, Block A of the Jourdonais Estates, Located along the East side of the Dallas Area Rapid Transit Railroad right-of-way approximately 900 feet South of the intersection of County Road 339 and the Dallas Area Rapid Transit Railroad right-of-way.

Attachments: Standard Conditions Checklist
Location Map and Aerial Exhibit
Letter of Intent
Proposed Preliminary-Final Plat

19-0585 Consider/Discuss/Act on a Facilities Agreement for Lot 1 & 2, Block A of the Jourdonais Estates, Located along the East side of the Dallas Area Rapid Transit Railroad right-of-way approximately 900 feet South of the intersection of County Road 339 and the Dallas Area Rapid Transit Railroad right-of-way.

Attachments: Location Map and Aerial Exhibit
Proposed Facilities Agreement

18-0202PF Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1 & 2, Block A of the Owen Farms, Phase Two, Located at the

Southwest corner of County Road 329 and County Road 332

Attachments: Standard Conditions Checklist
Location Map and Aerial Exhibit
Letter of Intent
Proposed Preliminary-Final Plat

19-0586 Consider/Discuss/Act on a Facilities Agreement for Lot 1 & 2, Block A of the Owen Farms, Phase Two, Located at the Southwest corner of County Road 329 and County Road 332

Attachments: Location Map and Aerial Exhibit
Proposed Facilities Agreement
Exhibit A - Proposed Pre-Final Plat

19-0007PF Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1-3, Block A of the Lake Forest Business Park, Located North and West of the Farm to Market Road 1461 (Lake Forest Drive) and County Road 123 (Bloomdale Road)

Attachments: Location Map and Aerial Exhibit
Standard Conditions Checklist
Letter of Intent
Proposed Preliminary-Final Plat

19-0587 Consider/Discuss/Act on a Facilities Agreement for Lot 1-3, Block A of the Lake Forest Business Park, Located North and West of Farm to Market Road 1461 (Lake Forest Drive) and County Road 123 (Bloomdale Road)

Attachments: Location Map and Aerial Exhibit
Proposed Facilities Agreement

END OF CONSENT

REGULAR AGENDA AND PUBLIC HEARINGS

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

19-0588 Consider/Discuss/Act on a Resolution Authorizing the Execution of Documents for the Acquisition of Easements

and the Consideration of the Use of Eminent Domain to Condemn Property for the Relocation and Construction of Water Lines Along Custer Road from Approximately US 380 to FM 1461 in Northwest McKinney Associated with the Custer Road Utility Relocations Project and Authorizing the City Manager to Establish Procedures for Acquiring the Easements on Said Properties, and Take All Steps Necessary to Acquire the Needed Property Rights in Compliance with all Applicable Laws and Resolutions

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

19-0044Z2

Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agricultural District to "C2" - Local Commercial District, Located on the Southeast Corner of Hardin Boulevard and Virginia Parkway, and Accompanying Ordinance

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

19-0027Z4

Conduct 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 Southwest Corner of Ridge Road and McKinney Ranch Parkway and Accompanying Ordinance

Attachments: [PZ Minutes 06.25.19 Draft](#)
[PZ Minutes 06.11.19](#)
[PZ Minutes 05.28.19](#)
[Location Map and Aerial Exhibit](#)
[Letter Of Intent](#)
[Comprehensive Plan Maps](#)
[Collin McKinney Commercial District](#)
[Placetype Definitions](#)
[Land Use and Tax Base Summary](#)
[Land Use Comparison Table](#)
[Ex. PD Ord No. 2014-02-012](#)
[Ex. PD Ord No. 2016-03-021](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)

19-0023Z3

[Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "C1" - Neighborhood Commercial District, Located Approximately 670 Feet North of Stacy Road and on the East Side of Ridge Road, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 05.14.19](#)
[PZ Minutes 06.11.19](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Collin McKinney Commercial District](#)
[Placetype Definitions](#)
[Land Use and Tax Base Summary](#)
[Land Use Comparison Table](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-C](#)
[Presentation](#)

19-0053Z2 [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, Located Approximately 440 Feet South of Standifer Street and on the East Side of Bumpas Street, and Accompanying Ordinance](#)

Attachments: [PZ Minutes](#)
 [Location Map and Aerial Exhibit](#)
 [Letter of Intent](#)
 [Comprehensive Plan Maps](#)
 [Mill District](#)
 [Placetype Definitions](#)
 [Land Use and Tax Base Summary](#)
 [Land Use Comparison Table](#)
 [Existing PD Ord. No. 2017-12-106](#)
 [Proposed Ordinance](#)
 [Proposed Exhibits A-C](#)
 [Presentation](#)

19-0035Z2 [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District and "REC" - Regional Employment Center Overlay District to "PD" - Planned Development District, Generally to Modify the Development Standards, Located on the East Side of Stacy Road and on the North and South Sides of Recioto Drive, and Accompanying Ordinance](#)

Attachments: [PZ Minutes 06.25.19 Draft](#)
[PZ Minutes 04.09.19](#)
[PZ Minutes 04.23.19](#)
[Location Map and Aerial Exhibit](#)
[Letter of Intent](#)
[Comprehensive Plan Maps](#)
[Collin McKinney Commercial District](#)
[Placetype Definitions](#)
[Land Use and Tax Base Summary](#)
[Land Use Comparison Table](#)
[Ex. Pd Ord. No. 2013-03-028](#)
[Proposed Ordinance](#)
[Proposed Exhibits A-D](#)
[Presentation](#)

19-0589 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Enter into a Local Project Advance Funding Agreement \(LPAFA\) with the Texas Department of Transportation \(TxDOT\) for Installation of Continuous Illumination on US 380 \(University Drive\) from 550 Feet West of Bois D' Arc Road to 525 Feet West of the US 75 Southbound Frontage Road.](#)

Attachments: [Resolution](#)
[Project Budget & Funding Detail](#)
[Map](#)

19-0590 [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Kimley-Horn and Associates, Inc. for Professional Engineering Design Services for the WA4339 - South Airport & Harry McKillop Water Mains Project and Any Necessary Supplemental Agreements](#)

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

19-0591 [Consider/Discuss/Act on Appointing a Member to the](#)

[McKinney Housing Authority](#)

CITIZEN COMMENTS Regarding matters not on the agenda

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 551.071 (A) Pending or contemplated litigation

- Petition of the Cities of Garland, Mesquite, Plano, and Richardson Appealing Wholesale Water Rates Implemented by North Texas Municipal Water District, PUC Docket No. 46662, Public Utility Commission of Texas

C. Section 551.072. Deliberations about Real Property

- Municipal Facilities

D. Section 551.074. Personnel Matters

E. Section 551.087. Deliberation Regarding Economic Development Matters

ACTION ON EXECUTIVE SESSION ITEMS

ADJOURN

Posted in accordance with the Texas Government Code, Chapter 551, on the 13th day of July, 2019 at or before 6:00 p.m.

*Empress Drane
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. 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>.