



# CITY OF MCKINNEY, TEXAS

## Agenda City Council Regular Meeting

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Tuesday, September 17, 2019

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 Mark Berrier, Pastor of Cross Road Christian Church

### INFORMATION SHARING

**19-0765**      [Proclamation for Constitution Week](#)

**Attachments:**    [Proclamation](#)

### PUBLIC COMMENT ON AGENDA ITEMS (For Non-Public Hearing Agenda 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 before the meeting. 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. 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.*

### 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

**19-0766**      [Minutes of the City Council Work Session of September 3, 2019](#)

**Attachments:**    [Minutes](#)

- 19-0767**      [Minutes of the City Council Regular Meeting of September 3, 2019](#)  
**Attachments:**    [Minutes](#)
- 19-0637**      [Minutes of the Main Street Board Meeting of July 11, 2019](#)  
**Attachments:**    [Minutes](#)
- 19-0526**      [Minutes of the McKinney Community Development Corporation Meeting of May 23, 2019](#)  
**Attachments:**    [Minutes](#)
- 19-0694**      [Minutes of the McKinney Community Development Corporation Meeting of July 25, 2019.](#)  
**Attachments:**    [Minutes](#)
- 19-0664**      [Minutes of the Parks, Recreation, and Open Space Advisory Board Meeting of June 13, 2019](#)  
**Attachments:**    [Minutes](#)
- 19-0473**      [Minutes of the Planning and Zoning Commission Regular Meeting of May 28, 2019](#)  
**Attachments:**    [Minutes](#)
- 19-0723**      [Minutes of the Planning and Zoning Commission Under Its Authority as the City of McKinney Capital Improvements Advisory Committee Meeting of July 23, 2019](#)  
**Attachments:**    [Minutes](#)
- 19-0722**      [Minutes of the Planning and Zoning Commission Regular Meeting of August 13, 2019](#)  
**Attachments:**    [Minutes](#)
- 19-0748**      [Minutes of the Planning and Zoning Commission Under Its Authority as the City of McKinney Capital Improvements Advisory Committee Meeting of August 27, 2019](#)

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

**19-0747**      [Minutes of the Planning and Zoning Commission Regular Meeting of August 27, 2019](#)

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

**19-0768**      [Minutes of the Visit McKinney Board Meeting of July 23, 2019](#)

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

## RESOLUTIONS

**19-0769**      [Consider/Discuss/Act on a Resolution Adopting the Fiscal Year 2019-2020 Financial Policies](#)

**Attachments:** [Resolution](#)  
[Financial Policies FY20](#)

**19-0770**      [Consider/Discuss/Act on a Resolution Adopting the Investment Policy for Fiscal Year 2019-2020](#)

**Attachments:** [Resolution](#)  
[Investment Policy 2020 Redline](#)  
[Investment Policy 2020 Final](#)

**19-0771**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Enter into an Interlocal Agreement and Memorandum of Understanding Between the City of Plano, City of McKinney, City of Frisco and Collin County for the Application and Administration of the Department of Justice 2019 Byrne Justice Assistance Grant and Designating the City Manager or Designee, as Official Representative of the City in Matters Relating to the Program](#)

**Attachments:** [Resolution](#)  
[Interlocal Agreement](#)  
[MOU](#)

**19-0772**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Supplemental Agreement with Fugro](#)

[USA Land, Inc. for Materials Testing Services for the Substandard Utility Replacement and Street Rehabilitation Project East of SH 5 \(CO1704\)](#)

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

**19-0773** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Agreement with the Texas Department of Transportation for Required Local Match Funds for the McKinney National Airport Runway Expansion Project](#)

**Attachments:** [Resolution](#)  
[Runway Extension ACIP](#)

#### MISCELLANEOUS

**19-0774** [Consider/Discuss/Act on a Facilities Agreement for Lot 1, Block A, of the Oquist Addition, Located on the North Side of County Road 407 and Approximately 250 Feet East of Songbird Lane](#)

**Attachments:** [Location Map and Aerial Exhibit](#)  
[Proposed Facilities Agreement](#)  
[Proposed Preliminary-Final Plat](#)

**19-0063PF** [Consider/Discuss/Act on a Preliminary-Final Plat for Lot 1, Block A, of the Oquist Addition, Located on the North Side of County Road 407 and Approximately 250 Feet East of Songbird Lane](#)

**Attachments:** [Standard Conditions Checklist](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Proposed Preliminary-Final Plat](#)

**END OF CONSENT**

**REGULAR AGENDA AND PUBLIC HEARINGS**

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

## **PUBLIC HEARINGS**

- 19-0775**      [Conduct Second Public Hearing to Consider/Discuss/Act on the Adoption of the Budget Appropriation Ordinance for FY 2019-20](#)  
**Attachments:**    [Ordinance](#)
- 19-0776**      [Consider/Discuss/Act on an Ordinance to Ratify the Property Tax Revenue Increase in the Fiscal Year 2019-20 Budget as a Result of the City Receiving More Revenues from Property Taxes than the Previous Fiscal Year](#)  
**Attachments:**    [Ordinance](#)
- 19-0777**      [Consider/Discuss/Act on an Ordinance Adopting a Tax Rate for Fiscal Year 2019-20](#)  
**Attachments:**    [Ordinance](#)
- 19-0778**      [Consider/Discuss/Act on an Ordinance to Change Rates/Fees for City Services](#)  
**Attachments:**    [Ordinance](#)  
                          [Ordinance - Redline](#)
- 19-0005M5**    [Conduct a Public Hearing to Consider/Discuss/Act on a Resolution to Approve the Land Use Assumptions for the 2018-2019 Impact Fee Update](#)  
**Attachments:**    [Draft CIAC Minutes](#)  
                          [Impact Fees-FAQs](#)  
                          [Resolution](#)  
                          [2018-2019 Land Use Assumptions Report](#)  
                          [Presentation](#)
- 19-0066Z2**    [Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C1" - Neighborhood Commercial District, Located Approximately 250 Feet East of Custer](#)

Road and on the South Side of Virginia Parkway and  
Accompanying Ordinance

**Attachments:** [PZ Minutes PLACEHOLDER](#)  
[Location Map and Aerial Exhibit](#)  
[Letter Of Intent](#)  
[Comprehensive Plan Maps](#)  
[Established Community District](#)  
[Placetype Definitions](#)  
[Land Use and Tax Base Summary](#)  
[Land Use Comparison Table](#)  
[Ex. PD Ord No. 2004-09-099](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-C](#)  
[Presentation](#)

**19-0712** [Consider/Discuss/Act on an Ordinance Repealing Chapter  
46 of the Code of Ordinances and Replacing with a New  
Chapter 46 to be Titled Food Establishment Regulations](#)

**Attachments:** [Ordinance](#)  
[Ordinance \(redlined\)](#)  
[Presentation](#)

**19-0743** [Consider/Discuss/Act on Appointing a Member to the  
McKinney Housing Finance Corporation](#)

**19-0779** [Consider/Discuss/Act on a Resolution Nominating Member\(s\)  
to the Collin Central Appraisal District Board of Directors](#)

**Attachments:** [Resolution](#)  
[Request for Nominatons](#)  
[Director Qualifications](#)

**CITIZEN COMMENTS ON MATTERS NOT ON THE AGENDA**

*If you wish to address the City Council on a matter not posted on this agenda, please fill out a "Request to Speak" card and present it to the City Secretary before the meeting. Speakers shall have a time limit of three (3) minutes. This meeting segment is limited to thirty (30) minutes.*

**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

C. Section 551.072. Deliberations about Real Property

- Concrete Batch Plants

- 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 or before the 14th day of September, 2019 at 6:00 p.m.*

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*Empress Drane, City Secretary*

*Lisa Sewell, 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. 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>.*