

CITY COUNCIL WORK SESSION

DECEMBER 3, 2019

The City Council of the City of McKinney, Texas met in work session in the City Hall Council Chambers, 222 N. Tennessee Street, McKinney, Texas, on Tuesday, December 3, 2019 at 3:00 p.m.

Council Present: Mayor George Fuller, Mayor Pro Tem Rainey Rogers, and Council Members Charlie Philips, Scott Elliott, La'Shadi Shemwell, Frederick Frazier, and Richard Franklin

Absent: None

City of McKinney Staff Present: City Manager Paul Grimes, Assistant City Manager Barry Shelton, Assistant City Manager Steve Tilton, City Attorney Mark Houser, Police Chief Greg Conley, Chief Financial Officer Mark Holloway, Housing & Community Development Manager Janay Tieken, Affordable Housing Administrator Cristel Todd, Director of Libraries Spencer Smith, Executive Director of Development Services Michael Quint, Historic Preservation Officer Guy Giersch, Director of Planning Jennifer Arnold, Assistant Director of Planning Mark Doty, Planner Kaitlin Gibbon, Chief Plans Examiner Jeff Harris, Director of Engineering Gary Graham, Capital Improvement Projects Manager Nicholas Ataie, Director of Public Works David Brown, Assistant Director of Public Works Paul Sparkman, Executive Assistant of Public Works Debbie Abdallah, Facilities Construction Manager Patricia Jackson, Director of Parks & Recreation Michael Kowski, Assistant Director of Parks & Recreation Ryan Mullins, Parks Planning & Development Manager Jenny Baker, City Secretary Administrative Assistant Blenda Sims, City Secretary Records Specialist Juametta Terrell, City Secretary Intern Isabel Duran, and City Secretary Empress Drane

Mayor Fuller called the meeting to order at 3:00 p.m. upon determining a quorum of the City Council was present.

Mayor Fuller called for Public Comments regarding the agenda items.

The following individuals spoke in opposition to agenda item #19-0991 (Metro Dallas Homeless Alliance use of a Library Conference Room)

Diane Craig, 309 N. Benge Street, McKinney TX 75069

Nina Dowell-Ringley, 313 N. Benge Street, McKinney TX 75069

The following individual spoke in support of agenda item #19-0992 (Temporary Use Permit for the Salvation Army to Provide an Overnight Warming Station)

Paul Ballesteros, 6508 Marvin Gardens, McKinney TX 75070

Mayor Fuller called for discussion regarding the agenda items of the City Council regular meeting to be held Tuesday, December 3, 2019 at 6:00 p.m.

Assistant Director of Planning Mark Doty discussed agenda item #HP2019-0022 (Request by Boilermaker Rockhill, LLC to Waive Road Impact Fees).

Executive Director of Development Services Michael Quint discussed agenda item #19-0068Z3 (Rezone Request Located South of University Drive / U.S. Highway 380 and East of Airport Drive).

Mayor Fuller called for the following Work Session items:

- 19-0991** Consider/Discuss Allowing Metro Dallas Homeless Alliance Coordinated Assessment System Coordinator to Use a Library Conference Room for One Half (½) Day on Wednesdays at Hall Library
- 19-0992** Consider/Discuss a Temporary Use Permit for the Salvation Army, McKinney, to Provide an Overnight Warming Station, During Inclement Weather
- 19-0993** Update on Low Income Housing Tax Credit (LIHTC) Policies and Procedures and the McKinney Flats Development

Mayor Fuller called for Council Liaison Updates.

Council Member Philips the new calendar featuring homes of the Historic District has been released. The Library Board met for an update on the John & Judy Gay Library expansion project, which is progressing on schedule. Council Member Philips thanked the members who serve on the various boards and commissions.

Council Member Elliott commented on the grants application process currently taking place with the McKinney Community Development Corporation (MCDC), encouraging interested groups to apply for funding support. Information about the program is available on the MCDC website.

Council Member Shemwell stated Parks & Recreation has wonderful staff and boards members and encouraged the public to attend the upcoming holiday programs offered through the department. Proceeds of the Apex Centre Wonder event will benefit

Apex scholarships. Council Member Shemwell the North Central Texas Council of Governments (NCTCOG) 9-1-1 Board will hold its quarterly meeting on Thursday this week. Council Member expressed the Council's trust in the various board members to serve and deliver effect decision making on behalf of the citizens of the city.

Council Member Frazier commented on the Wonder special event offered by the Apex Centre Council. The Apex membership is growing with families and increased use of the children's area. Council Member Frazier stated the city's disc golf course, which recently had some equipment improvements sponsored in part by the regular users of the course, is the number one used disc golf course in the nation. Mr. Frazier complimented the MCDC grant programs and the Main Street Home for the Holidays event.

Council Member Franklin noted that attendees of the Home for the Holidays event also shopped at the downtown stores.

Mayor called for Council to convene in executive session at 4:04 p.m., 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)

- License Agreement by and between the City of McKinney, Texas and Progressive Waste Solutions of TX, Inc. (now Waste Connections, Inc., successor in interest) dated effective May 20, 2008

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

Mayor Pro Tem Rogers reconvened the meeting at 5:05 p.m. with Council Members Scott Elliott, Charlie Philips, Frederick Frazier, and La'Shadi Shemwell

also present. Mayor Fuller and Council Member Franklin did not return to the open work session. Council unanimously approved the motion by Council Member Elliott, seconded by Council Philips, to adjourn. Mayor Pro Tem Rogers adjourned the meeting at 5:05 p.m.

RAINEY ROGERS
Mayor Pro Tem

ATTEST:

EMPRESS DRANE
City Secretary
LISA SEWELL
Deputy City Secretary