



# CITY OF MCKINNEY, TEXAS

## Agenda

### City Council Regular Meeting

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Tuesday, November 3, 2020

6:00 PM

Council Chambers  
222 N. Tennessee Street  
McKinney, TX 75069

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#### WATCH THE BROADCAST LIVE

This meeting will be broadcast live on cable television and through the City's website. Members of the public who wish to watch this meeting may watch the live broadcast on:

Spectrum Channel 16; AT&T U-Verse Channel 99; and online at <http://mckinney.legistar.com>

Please note that a quorum of the City Council may not all be present at the same location. Some members may instead participate in this meeting from one or more remote locations in an effort to contain the spread of COVID-19. In addition, there may be occasions when the audio and/or video transmission may not be clear or may be interrupted. In those instances, the meeting will continue so long as a quorum is still present.

#### CALL TO ORDER

#### INVOCATION AND PLEDGE OF ALLEGIANCE

*Invocation & Pledge by Major David Feeser, Salvation Army*

#### INFORMATION SHARING

**20-0973**      [Proclamation for Municipal Court Week](#)

**Attachments:**    [Proclamation](#)

**20-0974**      [Proclamation for Hunger and Homelessness Awareness Week](#)

**Attachments:**    [Proclamation](#)

**20-0975**      [Proclamation for Salvation Army Red Kettle Campaign](#)

**Attachments:**    [Proclamation](#)

**PUBLIC COMMENTS ON AGENDA ITEMS (For Non-Public Hearing Agenda Items)**

*Pursuant to Section 551.007 of the Texas Government Code, 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.*

*Speaker Request cards must be submitted before the start of the meeting, either in person or by email to [contact-citysecretary@mckinneytexas.org](mailto:contact-citysecretary@mckinneytexas.org).*

*Written Public Comments may be submitted to the City Council online at <http://www.mckinneytexas.org/CitizenComments>.*

*Agenda-related comments and non-agenda comments received at <http://www.mckinneytexas.org/CitizenComments> between the time of this posting and 6:00p.m. on Tuesday, November 3, 2020 will be recorded in the meeting minutes.*

**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**

- 20-0976**      [Minutes of the City Council Special Meeting and Work Session of October 20, 2020](#)  
**Attachments:**    [Minutes](#)
- 20-0977**      [Minutes of the City Council Regular Meeting of October 20, 2020](#)  
**Attachments:**    [Minutes](#)
- 20-0951**      [Minutes of the Capital Improvements Advisory Committee Regular Meeting of September 8, 2020](#)  
**Attachments:**    [Minutes](#)
- 20-0962**      [Minutes of the Joint Meeting of the City Council and Planning & Zoning Commission of September 22, 2020](#)  
**Attachments:**    [Minutes](#)

- 20-0897**      [Minutes of the Library Advisory Board Meeting of September 17, 2020](#)  
**Attachments:**    [Minutes](#)
- 20-0913**      [Minutes of the McKinney Community Development Corporation Meeting of September 28, 2020](#)  
**Attachments:**    [Minutes](#)
- 20-0914**      [Minutes of the McKinney Community Development Corporation Project Grant Subcommittee Meeting of September 22, 2020](#)  
**Attachments:**    [Minutes](#)
- 20-0915**      [Minutes of the McKinney Community Development Corporation Project Grant Subcommittee Meeting of October 1, 2020](#)  
**Attachments:**    [Minutes](#)
- 20-0916**      [Minutes of the McKinney Community Development Corporation Project Grant Subcommittee Meeting of October 8, 2020](#)  
**Attachments:**    [Minutes](#)
- 20-0901**      [Minutes of the McKinney Economic Development Corporation Meeting of September 22, 2020](#)  
**Attachments:**    [Minutes](#)
- 20-0963**      [Minutes of the Planning and Zoning Commission Regular Meeting of October 13, 2020](#)  
**Attachments:**    [Minutes](#)
- 20-0954**      [Minutes of the Visit McKinney Board Meeting of September 29, 2020](#)  
**Attachments:**    [Minutes](#)

**ORDINANCES**

**20-0978**      [Consider/Discuss/Act on Adopting a Liquid Waste Ordinance and Amending Appendix A Schedule of Fees](#)

**Attachments:**    [Ordinance](#)

**20-0979**      [Consider/Discuss/Act on an Ordinance Amending the 2020-2021 Annual Budget to transfer funds in the amount of \\$11,333,262 from Fund 060 - McKinney Community Development Corporation \("MCDC"\) Fund to Fund 060-9999-456-9101 for McKinney Community Development Corporation Project 4B20-09 for the Expansion and Relocation of TUPPS Brewery into an MCDC-owned Facility situated on the former site of McKinney Grain located at 402 E. Louisiana Street in McKinney, TX](#)

**Attachments:**    [Ordinance](#)  
                          [Minutes MCDC 062520](#)

## RESOLUTIONS

**20-0980**      [Consider/Discuss/Act on a Resolution Adopting an Amendment to Chapter 7: Historically Underutilized Business Program of the Procurement Policy and Procedures Manual](#)

**Attachments:**    [Resolution](#)  
                          [Amended Procurement Policy - Redline](#)

**20-0981**      [Consider/Discuss/Act on a Resolution Awarding a Contract to Jerry Carpenter Excavation of Allen, Texas for Erosion Control and Miscellaneous Drainage Repairs](#)

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

**20-0936**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Witt O'Brien's, LLC of Houston, Texas as the Primary Contractor and Thompson Consulting Services, LLC of Lake Mary, Florida as the Secondary Contractor for Disaster and Debris Monitoring Services](#)

**Attachments:** [Resolution](#)  
[Evaluation Summary](#)

## END OF CONSENT

## REGULAR AGENDA AND PUBLIC HEARINGS

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

**20-0982**      [Conduct a Public Hearing to Consider/Discuss/Act on a Resolution Amending the 2020-2021 Community Development Block Grant \(CDBG\) Annual Action Plan and the Consolidated Plan, CDBG-CV Funding](#)

**Attachments:** [Resolution](#)  
[Annual Action Plan](#)  
[CARES ACT 3 McKinney Letter](#)

**20-0983**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Lake | Flato + Parkhill of Frisco, Texas for Architectural and Engineering Services in Conjunction with the Design and Construction of the McKinney Municipal Complex \(MMC\) Project](#)

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

**20-0984**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with HQS Construction, LLC for the Construction of the Arterial Capacity Improvements Project](#)

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

**20-0004SUP2**      [Conduct a Public Hearing to Consider/Discuss/Act a Specific Use Permit Request to Allow for Garage, Auto Repair Facility \(Express Oil Change & Tire Engineers\), Located on the East Side of Hardin Boulevard and Approximately 1,500 Feet](#)

[South of U.S. Highway 380 \(University Drive\), And  
Accompanying Ordinance](#)

**Attachments:** [PZ Minutes 10.13.2020](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Collin Crossing District](#)  
[Placetype Definitions](#)  
[Ex. PD. Ord. No. 2018-09-070](#)  
[Proposed Ordinance](#)  
[Proposed Exhibits A-B](#)  
[Presentation](#)

**20-0114Z2**

[Conduct a Public Hearing to Consider/Discuss/Act on a  
Request to Rezone the Subject Property from "PD" - Planned  
Development District and "TMN" - Traditional McKinney  
Neighborhood Overlay District to "PD" - Planned  
Development District and "TMN" - Traditional McKinney  
Neighborhood Overlay District, to Allow an Emergency  
Overnight Warming Station, Located on the North Side of  
Wilson Creek Parkway and Approximately 850 Feet West of  
College Street; and Accompanying Ordinance](#)

**Attachments:** [Minutes of October 27, 2020 Planning & Zoning  
Commission Hearing \(Draft\)](#)  
[Location Map and Aerial Exhibit](#)  
[Letter of Intent](#)  
[Comprehensive Plan Maps](#)  
[Letters of Support](#)  
[Letters of Opposition](#)  
[Town Center District](#)  
[Placetype Definitions](#)  
[Existing PD Ord. No. 1452](#)  
[Proposed Ordinance](#)  
[Exhibits A-C](#)  
[Informational Only - Operating Manual](#)  
[Presentation](#)

- 20-0066Z2** [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 Uses and Development Standards, Located on the Southeast Corner of Van Tuyl Parkway and Weiskopf Avenue, And Accompanying Ordinance](#)  
[\(REQUEST TO BE TABLED\)](#)

**Attachments:** [Location Map and Aerial Exhibit](#)

- 20-0985** [Conduct a Public Hearing to Consider/Discuss/Act on an Ordinance Amending the Project Plan for the Tax Increment Reinvestment Zone Number One](#)

**Attachments:** [Ordinance \(Proposed\)](#)  
[Ordinance \(Proposed\) Redline](#)

## **CITIZEN COMMENTS ON 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

- La'Shadiion Shemwell, in his Official Capacity as a City Council Member, and in his Individual Capacity as a Voter in District 1, Florine Henry, and Debra Fuller, Plaintiffs v. City of McKinney, Texas, Defendant

- 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
  - Project Casita
  - Project Lion King
  - Project Nucleus

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

### **ADJOURN**

*Posted in accordance with the Texas Government Code, Chapter 551, on or before the 31st day of October, 2020 at 6:00 p.m.*

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*Empress Drane, City Secretary  
Joshua Stevenson, 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>.*