

## McKinney City Council Meeting, Tuesday, January 17, 2017

*All members present except Mayor Loughmiller, who was at U.S. conference of mayors in D.C.*

**Item #17-056** – Mayor Pro Tem Pogue presented the Engineer’s Week Proclamation to the city’s engineers.

### Citizen Comments

- William Cook complained of # of parking spots at ten Walgreen’s and CVS pharmacies in McKinney; said those parking spaces total 3-3/4 acres total parking. Wants city to change minimum parking to 2 1/2 people per spot. Said acreage can be put to better use.
- Steven Spainhouer said “thank you” to Councilman Day for his service to city. Growing concern about use of city facilities; should not use city facility for personal/political gain. Has asked city for policy on that. Mayor Pro Tem Pogue spoke to this.
- Peter Hylak, who is retired, said water development reduced his land value. Detention ordinance only affected property near creeks.
- Jill Alcantara spoke about construction at College & El Dorado; said dozens of trees removed in flood plain. (*Author note: Did McKinney Green or Not group address large # of mature trees removed at MISD stadium site?*).
- Juli Smith spoke as a representative of the Rotary Club. In December of 2015 city partnered with them to build a playground at Bonnie Wenk Park. They raised \$440K. Thanked city and MCDC (McKinney Community Development Corporation) for support.
- Gary McCrary wants everybody brought up to the same level of housing so they can be proud of the place they live.
- Nicole Tate spoke in reference to item # 17-065 Merritt Homes. She is in favor of revitalization (MHAP); wants it to be the best city to live for all; wants east side the same as west side; good affordable housing.
- La’ Shadion Shemwell says he wears many hats, i.e., inspector for HUD, barber, and licensed real estate agent. Thanked Councilmember Day for representing City Council District #1. Said east side District #1 has been neglected. Said last year he flew to DC to meet with Congressmen. He can't afford to live in a single one bedroom apartment on minimum wage. Workers can't afford to live in McKinney. He advocates for elderly and minorities. Said there are people reaching out to him because they are worried about Trump and immigration. La’ Shadia said environment does more for your health, so they need revitalization (housing on east side of McKinney).
- Kathleen Lencher, Ronda Steffey, and Brenda Bulot did not speak but wanted their comments against Councilmember Day’s unauthorized construction at College and Eldorado Parkway entered into the record.
- Rick Johnston and Phillip Evans spoke in support of Item #17-065, a resolution re revitalization/redevelopment of McKinney Housing Authority Properties.

- Bethany Shadis, Connie Crosby, Angie Farquhar, Sherry Lyn, and Peter Bailey did not speak but wanted to enter their support for Item #17-065.

## **Consent Agenda**

**Item #17-057 to #17-077 – unanimously approved.**

## **Regular Agenda**

**Item #17-065** – Discussion of resolution approving Concerted Revitalization Plan to assist in redevelopment of McKinney Housing Authority properties. Councilwoman Rath said broad area that has been defined and asked, "Is it doable"? Janay Tieken, Housing and Community Development Manager, said "yes". Will be competitive for 9% tax credit; bring outside equity into McKinney. Still in CC hands to support or oppose project. Wealthier people help subsidize affordable housing. CC members all voted "yes" to approve resolution.

**Item #17-078** – Discussion of resolution authorizing city manager to submit a master grant agreement (MGA) between city of McK and Texas Department of Transportation (TxDOT) allowing city to apply for grant funds for transit service provision. This is next step for getting funding for transportation from state. Councilman Branch said no match required for TxDot. Federal side is matching system 50-50, where \$1 gets you \$1. City manager said pursuing state funding \$312K. TAPS is aware city is interested in acquiring their two relatively new buses. On federal side, using fiscal year 2016 allocation, which is approx \$2.5M for McK urbanized area. \$312K used as match for another \$312K from the feds. Staff working on draft budget to present to CC and the Urban Transit District, proposing one full-time staff member, which would be paid out of the state grant funds with no cost to the general fund or operating funds. City has been working in tandem with NCTCOG (North Central Texas Council of Governments), who have offered their assistance. Mayor Pro Tem Pogue said this must be done within a constraint of what can be afforded as opposed to having a transit authority dictate or mandate costs. Resolution passed unanimously.

**Item #17-079** – Discussion of resolution to approve formal request to Federal Transit Administration (FTA) to replace Texoma Area Paratransit Services (TAPS), and request that city of McK be appointed the recipient for the McKinney Urbanized Area (MUZA). Officially TAPS is still recipient until new recipient is named. City decided that they would be direct recipient of funding (next fiscal year) with support from NCTCOG on the administration side. City has to be named direct recipient with pre-award authority before any funds can be drawn down. CC unanimously approved resolution.

**Item #16-333SU2** - Public hearing to discuss specific use permit (SUP) and site plan request (SPR) for a daycare (Trails of Ivy Development Center) located at 7605 Virginia Parkway. City staff is favorable. This site was formerly Good Shepherd Montessori. Maximum capacity 75 students, and applicant says that there is ample space for traffic flow, which was formerly a problem (now fixed). No public comments. Councilwoman Rath said close public hearing and approve. All voted "yes" to approve SUP and SPR for daycare.

**Item #16-1199** - Public hearing to discuss application of "Throckmorton Villas" to the Texas Department of Housing and Community Affairs (TDHCA) for 9% tax credits for construction of multi-family units within development. This is tax credit season starting January and due by March 1st. Throckmorton came to city council on December 6th asking for 4%; now they feel they need more, so want 9% tax credits. Developer here for public hearing. Jay Oji, Sphinx Development (mixed-use development on Highway 380), asking for support of city council – say they are not competing with McKinney Housing Authority (MHA), and are seeking \$2 million from TDHCA to make deal better. However, they do want funding from TIRZ (Tax Increment Reinvestment Zone). Councilman Day

asked about schedule of development. There will be 124 units @approx \$1,000/month with rest of units as affordable at 30%, 50%, and 60% of market rate (originally 256 units for 4% tax credit). Councilwoman Rath asked how many spaces in parking garage? Answer: 313 (4-1/2 story parking structure). Public comments: Victor Lissiak, consulting engineer, said truck-weighted bridge connects two sides of development on either side of 100-year floodplain. Gerald Carlton said his organization certified and has extensive experience as redevelopment organization to assist in revitalization of communities. Louis Rosenthal, Baptist minister, strong support for this project in McKinney, as he sees needs of the least. Need for affordable housing will increase as McKinney grows; he thanks city council. Larry Crosby is stakeholder, said this project is needed on east side of McKinney. Says they do a quality project and finishes are good. He supports this, and asks city council to support project.

***Then council recessed into executive session at 7:30 p.m. to discuss #16-1199 with city attorney. He recessed to open session at 8:30 p.m.***

**Continuation of Item #16-1199** - Mayor Pro Tem Pogue stated that the zoning is active and schedule for the 1/24 P&Z meeting, and as long as not withdrawn, will go back to CC on 2/21. For future CC would prefer zoning go in advance or with actual public hearing for tax credit type application. CC then unanimously approved application of "Throckmorton Villas" for 9% tax credits. CC also unanimously approved settlement agreement between City of McKinney v. RKM Utility Services, Inc., as discussed in Executive Session.

### **Council and Manager Comments**

**Councilman Ussery** – Thanked staff as usual, and recognized Mr. Chandler Merritt for his efforts on the transportation topic.

**City Manager Paul Grimes** – Stated that there is Strategic Planning Workshop on Friday, 1/20, in council chambers.

**No Citizen Comments**

**Meeting adjourned at 9:10 p.m.**

***Next CC meeting will be on Tuesday, February 7, 2017***