

ALLEN CITY COUNCIL

REGULAR MEETING

APRIL 24, 2018

Present:

Stephen Terrell, Mayor

Councilmembers:

Gary L. Caplinger, Mayor Pro Tem

Kurt Kizer

Carl Clemencich

Debbie Stout

Robin L. Sedlacek

Baine Brooks

City Staff:

Peter H. Vargas, City Manager

Shelli Siemer, Assistant City Manager

Eric Ellwanger, Assistant City Manager

Shelley B. George, City Secretary

Teresa Warren, Director, Public and Media Relations Office

Peter G. Smith, City Attorney

Workshop Session

With a quorum of the Councilmembers present, the Workshop Session of the Allen City Council was called to order by Mayor Terrell at 6:36 p.m. on Tuesday, April 24, 2018, in the City Council Conference Room of the Allen City Hall, 305 Century Parkway, Allen, Texas.

- 1. Committee Updates from City Council Liaisons.**
- 2. Update Regarding Bethany Intersection Improvements at Watters Road and Watters Creek Boulevard.**
- 3. Questions on Current Agenda.**

With no further discussion, the Workshop Session of the Allen City Council was adjourned at 6:58 p.m. on Tuesday, April 24, 2018.

Call to Order and Announce a Quorum is Present

With a quorum of the Councilmembers present, the Regular Meeting of the Allen City Council was called to order by Mayor Terrell at 7:04 p.m. on Tuesday, April 24, 2018, in the Council Chambers of the Allen City Hall, 305 Century Parkway, Allen, Texas.

Pledge of Allegiance

Public Recognition

1. Citizens' Comments.

- Major Thomas, 1246 Monica Drive, Allen, Texas spoke regarding the status of the private transfer fee on properties in the Montgomery Farm development.

2. Presentation of Proclamations by the Office of the Mayor.

- Presentation of a Proclamation to Stacy Schertz, Cameron Conkle, and the Allen High School FFA Club Proclaiming 2018 as "Allen Eagles FFA Club Year."
- Presentation of Proclamation to Wendy Hanna, Executive Director of The Turning Point, Proclaiming May 2018 as "Sexual Assault Awareness Month"
- Presentation of Proclamation to Donna Kliever and the Keep Allen Beautiful Board Proclaiming April 28, 2018, as "Great American Cleanup Day."

Consent Agenda

Mayor Terrell removed the following agenda item from the Consent Agenda.

- 6. Authorize the City Manager to Negotiate and Execute Agreements for the Contractor Services for the Community Development Block Grant Housing Rehabilitation Program in an Amount Not to Exceed \$291,445, divided amongst the following vendors: JMR Construction and Yoon's Trim and Construction.**

MOTION: Upon a motion made by Councilmember Sedlacek and a second by Councilmember Stout, the Council voted seven (7) for and none (0) opposed to adopt all remaining items on the Consent Agenda as follows:

- 3. Approve Minutes of the April 10, 2018, Regular City Council Meeting.**
- 4. Adopt a Resolution Supporting the Collin County Commissioner's Court Efforts for a Proposed 2018 Bond Program Election for Transportation Improvements.**

RESOLUTION NO. 3565-4-18(R): A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, SUPPORTING A PROPOSED BOND PROGRAM ELECTION FOR TRANSPORTATION IMPROVEMENTS TO BE CALLED BY THE COLLIN COUNTY COMMISSIONER'S COURT FOR NOVEMBER 6, 2018; AND PROVIDING AN EFFECTIVE DATE.

- 5. Award Bid and Authorize the City Manager to Execute a Contract with FW Services Inc., dba Pacesetter Personnel Services, for Staffing Services at The Courses at Watters Creek with Options of Four, One-Year Renewals for an Estimated Annual Amount of \$119,392, and Award an Alternative Annual Contract with Qultek Consultants, Inc., to be Utilized in the Event the Primary Contractor is Unable to Fulfill their Contractual Obligations.**
- 7. Award Bid and Authorize the City Manager to Execute a Contract with Jim Bowman Construction Company, L.P., for the Construction of Intersection Improvements (Right Turn**

Lanes) for McDermott Drive at US75 and Greenville Avenue at Exchange Parkway in the Amount of \$1,002,959.

8. Award Bid and Authorize the City Manager to Execute a Contract with RBR Infrastructure & Road, LLC, for Construction of the Bethany Intersections Improvement Project in the Amount of \$1,298,633.
9. Receive the Capital Improvement Program (CIP) Status Report.
10. Receive the Investment Report for the Period Ending March 31, 2018.
11. Receive the Summary of Property Tax Collections as of March 2018.
12. Receive the Financial Report for Period Ending March 31, 2018.

The motion carried.

Regular Agenda

13. Conduct a Public Hearing and Adopt an Ordinance Amending the Development Regulations for District C of Planned Development No.108 and Adopting a Concept Plan, Building Elevations, Streetscape/Fencing/Perimeter Landscaping Plan, and Open Space Plans, for a 55.594± Acre Tract of Land Generally Located at the Northwest Corner of Exchange Parkway and Watters Road. [Twin Creeks North - Single-Family Residential and Commercial]

Mayor Terrell opened the public hearing and asked anyone wishing to speak for or against this item to do so at this time.

With no one speaking, Mayor Terrell closed the public hearing.

ORDINANCE NO. 3566-4-18: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE ZONING REGULATIONS AND ZONING MAP, AS PREVIOUSLY AMENDED, BY AMENDING THE DEVELOPMENT REGULATIONS OF DISTRICT C OF PLANNED DEVELOPMENT “PD” NO. 108, AND ADOPTING A CONCEPT PLAN, BUILDING ELEVATIONS, A STREETScape/FENCING/PERIMETER LANDSCAPING PLAN, AND OPEN SPACE PLANS RELATING TO THE USE AND DEVELOPMENT OF A 55.594± ACRE TRACT OF LAND SITUATED IN THE MICHAEL SEE SURVEY, ABSTRACT NO. 544; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

MOTION: Upon a motion made by Mayor Pro Tem Caplinger and a second by Councilmember Brooks, the Council voted seven (7) for and none (0) opposed to adopt Ordinance No. 3566-4-18, as previously captioned, to adopt a Concept Plan, Building Elevations, Streetscape/Fencing/Perimeter Landscaping Plan, and Open Space Plans, for a 55.594± acre tract of land generally for Twin Creeks North. The motion carried.

14. **Conduct a Public Hearing and Adopt an Ordinance to Establish Planned Development No. 135 with a Base Zoning of Corridor Commercial and Adopt Development Regulations, a Concept Plan, and Building Elevations, for a 32.016± Acre Tract of Land Generally Located South of State Highway 121 and East of Exchange Parkway. [Corridor Commercial - Collin College Technical Campus]**

Mayor Terrell opened the public hearing and asked anyone wishing to speak for or against this item to do so at this time.

Fawaz Bham, 1606 Alamosa Drive, Allen, Texas, spoke in favor of this item.

With no one else speaking, Mayor Terrell closed the public hearing.

ORDINANCE NO. 3567-4-18: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ALLEN, COLLIN COUNTY, TEXAS, AMENDING THE ALLEN LAND DEVELOPMENT CODE AND ZONING MAP, AS PREVIOUSLY AMENDED, RELATING TO THE USE AND DEVELOPMENT OF A 32.016± ACRE TRACT OF LAND SITUATED IN THE THOMAS PHILLIPS SURVEY, ABSTRACT NO. 727 AND THE J. W. PARSONS SURVEY, ABSTRACT NO. 705, PRESENTLY ZONED AS CORRIDOR COMMERCIAL “CC” AND PLANNED DEVELOPMENT “PD” NO. 98 CORRIDOR COMMERCIAL “CC” BY CHANGING THE ZONING TO CREATE PLANNED DEVELOPMENT “PD” NO. 135 WITH A BASE ZONING OF CORRIDOR COMMERCIAL “CC” AND ADOPTING DEVELOPMENT REGULATIONS, A CONCEPT PLAN, AND BUILDING ELEVATIONS; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

MOTION: Upon a motion made by Councilmember Sedlacek and a second by Councilmember Brooks, the Council voted seven (7) for and none (0) opposed to adopt Ordinance No. 3567-4-18, as previously captioned, to establish Planned Development No. 135 with a base zoning of Corridor Commercial and adopt Development Regulations, a Concept Plan, and Building Elevations, for Collin College Technical Campus. The motion carried.

Other Business

15. **Calendar.**

- April 23 - May 1, 2018 - City of Allen General Election Early Voting Period
- April 28, 2018 - Great American Cleanup, 8 a.m. - 1 p.m. at Allen City Hall
- May 5, 2018 - Election Day, 7 a.m. - 7 p.m.

16. **Items of Interest.**

- Council recognized scouts from Boy Scout Pack 358 and Boy Scout Troop 306 in attendance as a requirement for earning the community merit badge.

Executive Session

The Executive Session was not held.

Adjournment

MOTION: Upon a motion made by Councilmember Stout and a second by Councilmember Brooks, the Council voted seven (7) for and none (0) opposed to adjourn the Regular Meeting of the Allen City Council at 8:00 p.m. on Tuesday, April 24, 2018. The motion carried.

These minutes approved on the 8th day of May 2018.

APPROVED:

Stephen Terrell, MAYOR

ATTEST:

Shelley B. George, TRMC, CITY SECRETARY