



**MEETING OF CITY COUNCIL  
FRISCO CITY HALL  
GEORGE A. PUREFOY MUNICIPAL CENTER  
COUNCIL CHAMBERS  
6101 FRISCO SQUARE BLVD.  
FRISCO, TEXAS 75034**

**5:00 PM**

**TUESDAY, NOVEMBER 7, 2023**

**MINUTES**

*For complete details on each item, please view a video of the meeting on the [City of Frisco](#) website.*

**CALL TO ORDER**

Mayor Jeff Cheney called the meeting to order at 5:09 p.m. with a quorum of Council Members present.

1. Roll Call

Mayor	Jeff Cheney	Present
Mayor Pro-Tem	John Keating	Present
Deputy Mayor Pro-Tem	Angelia Pelham	Present
Council Member	Tammy Meinershagen	Present
Council Member	Bill Woodard	Absent
Council Member	Laura Rummel	Present
Council Member	Brian Livingston	Absent

Representing Staff: Wes Pierson, City Manager; Henry Hill, Deputy City Manager; Ben Brezina, Assistant City Manager; E.A. Hoppe, Assistant City Manager; Rob Millar, Assistant City Manager; Kristi Morrow, City Secretary; Ryan Pittman, City Attorney; Department Directors; and other Staff members.

## **CLOSED SESSION**

2. Recess into Closed Session in compliance with Section 551.001 et. seq. Texas Government Code, to wit;

Mayor Pro-Tem John Keating moved to enter recess at 5:10 p.m. Deputy Mayor Pro-Tem Angelia Pelham seconded the motion.

### **Passed**

**Vote: 4 – 0**

For: Mayor Pro-Tem John Keating, Deputy Mayor Pro-Tem Angelia Pelham, Council Member Tammy Meinershagen, Council Member Laura Rummel  
Against: (None)

- A. Section 551.071. Meeting with City Attorney regarding a matter(s) in which the duty of the City Attorney under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflicts with the Open Meetings Act regarding:
  - i. Receive legal advice regarding Texas Local Government Code Chapter 143 and 174.
- B. Section 551.072. To deliberate the purchase, exchange, lease, or value of real property located:
  - i. North of Sam Rayburn Tollway, west of Dallas North Tollway, east of Legacy Drive, and south of Lebanon Road.
- C. Section 551.087. Deliberation regarding commercial or financial information that the City has received from a business prospect or to deliberate the offer of a financial or other incentive to a business prospect.

3. Reconvene into Regular Session and take any action necessary as a result of the Closed Session.

Mayor Pro-Tem John Keating moved to reconvene into Regular Session at 7:28 p.m. Deputy Mayor Pro-Tem Angelia Pelham seconded the motion.

### **Passed**

**Vote: 4 – 0**

For: Mayor Pro-Tem John Keating, Deputy Mayor Pro-Tem Angelia Pelham, Council Member Tammy Meinershagen, Council Member Laura Rummel  
Against: (None)

As a result of Closed Session there was no action to take.

### **INVOCATION**

Priest Sreeram Panyam, from the Karya Siddhi Hanuman Temple in Frisco, led the invocation.

### **PLEDGE OF ALLEGIANCE**

Frisco Girl Scouts of America Troop 3293 led the pledges of allegiance to the United States and Texas flags.

### **PROCLAMATIONS**

4. Diwali

Mayor Jeff Cheney presented members of the Frisco Inclusion Committee with a proclamation in recognition of Diwali, an Indian Festival of Lights, observed on November 12, 2023.

5. Distinguished Veteran 2023

Mayor Jeff Cheney presented Mr. Don Fink with a proclamation honoring him as Frisco's 2023 Distinguished Veteran. Additionally, Mr. Fink was also presented with a Congressional Certificate of Recognition from Congressman Keith Self.

6. Hunger and Homelessness Awareness Week

Mayor Jeff Cheney presented members of the Frisco Social Services and Housing Board and Continuum of Care (Housing Forward) with a proclamation recognizing the week of November 11 through 18, 2023, as Hunger and Homelessness Awareness Week.

7. Council comment or acknowledgement of proclamations issued by the Mayor.

There were no comments or acknowledgments of proclamations issued by the Mayor.

### **REPORTS**

8. Library Report on monthly statistics and activities.

Library Adult Services Manager Thomas Finley presented the Library Report on monthly statistics and activities.

9. Parks and Recreation report on activities related to arts, culture, events, park

development and operations, natural resources, and recreation services.

Parks and Recreation Director Shannon Coates presented the Parks and Recreation report on activities related to arts, culture, events, park development and operations, natural resources, and recreation services.

10. Engineering Services Monthly Report on planning, design, and construction of roadways, traffic control, water utilities, parks, and trails.

Interim Engineering Director Jason Brodigan presented the Engineering Services Monthly Report on planning, design, and construction of roadways, traffic control, water utilities, parks, and trails.

11. Public Works Monthly Report on water production, service requests, and stormwater updates.

Public Works Director Gabe Johnson presented the Public Works Monthly Report on water production, service requests, and stormwater updates.

12. Council Subcommittee reports for current activities of the Legislative Committee, Governance Committee, Budget and Audit Committee, Frisco Square Management District, Dallas Regional Mobility Commission, North Central Texas Emergency Preparedness Committee, Frisco Veterans Advisory Committee, North Texas Commission, and Regional Transportation Council.

Council Member Laura Rummel updated Council regarding the Animal Advisory Committee Meeting held on October 19, 2023. She mentioned the Committee reviewed the accomplishments of their first year and discussed future goals for the Committee. Ms. Rummel also noted that the Committee, in partnership with Operation Kindness, is scheduled to hold their first free pet vaccination and microchip clinic on November 11, 2023, at Frisco Warren Sports Complex.

### **CITIZEN INPUT (to begin approximately at 7:30 p.m.)**

Anyil Perez, Frisco, Texas, representing the Preston Hills community, advocated for funding to build a playground in their neighborhood.

Jennifer Mayfield, Frisco, Texas, spoke regarding educating citizens in an unbiased way on how to navigate health insurance.

### **CONSENT AGENDA**

(Items placed on the Consent Agenda are considered routine in nature and are considered non-controversial. The Consent Agenda can be acted upon in one motion. A majority of the Council is required to remove any item for discussion and separate action. Council members may vote nay on any single item without comment and may submit written comments as part of the official record.)

Deputy Mayor Pro-Tem Angelia Pelham moved to pull Consent Agenda Item

#22. Mayor Pro-Tem John Keating seconded the motion.

**Passed**

**Vote: 4 – 0**

For: Mayor Pro-Tem John Keating, Deputy Mayor Pro-Tem  
Angelia Pelham, Council Member Tammy Meinershagen,  
Council Member Laura Rummel  
Against: (None)

Mayor Pro-Tem John Keating moved to approve Consent Agenda Items #13 through #21 and #23 through #44. Deputy Mayor Pro-Tem Angelia Pelham seconded the motion.

**Passed**

**Vote: 4 – 0**

For: Mayor Pro-Tem John Keating, Deputy Mayor Pro-Tem  
Angelia Pelham, Council Member Tammy Meinershagen,  
Council Member Laura Rummel  
Against: (None)

Rashmi Abraham, Frisco, Texas, spoke in opposition of Consent Agenda Item #22.

Scott Ludeman, Frisco, Texas, spoke in opposition of Consent Agenda Item #22.

Deputy Mayor Pro-Tem Angelia Pelham moved to approve Consent Agenda Item #22. Mayor Pro-Tem John Keating seconded the motion.

**Passed**

**Vote: 4 – 0**

For: Mayor Pro-Tem John Keating, Deputy Mayor Pro-Tem  
Angelia Pelham, Council Member Tammy Meinershagen,  
Council Member Laura Rummel  
Against: (None)

13. Consider and act upon approval of Minutes. (CSO/KM)
  - A. Consider and act upon approval of the September 21, 2023, Special-Called City Council, Planning and Zoning Commission, and Frisco Economic Development Corporation Meeting Minutes. (CSO/KM)
  - B. Consider and act upon approval of the October 17, 2023, City Council Work Session Meeting Minutes. (CSO/KM)
  - C. Consider and act upon approval of the October 17, 2023, Regular City Council Meeting Minutes. (CSO/KM)

14. Consider and act upon acceptance of the Quarterly Investment Report for July 1, 2023, through September 30, 2023. (Budget/BP)
15. Consider and act upon acceptance of the Annual Investment Report for October 1, 2022, through September 30, 2023. (Budget/BP)
16. Consider and act upon authorizing the City Manager to execute a Development Agreement by and between the City of Frisco and Nash FM 3537, LLC for upsizing of a sanitary sewer line. (CMO/MD)
17. Consider and act upon authorizing the City Manager to execute a Development Agreement between the City of Frisco and Rising5, LLC on 2.7± acres on the north side of Stonebrook Parkway, 600± feet west of Teel Parkway (“Property”). (Development Services/KC)
18. Consider and act upon authorizing the City Manager to execute a Purchase and Sale Agreement by and between the City of Frisco and the Hutson Family for acquiring easements for construction, access, and maintenance of Stewart Creek North Interceptor Phase 4B. (Engineering/ALS)
19. Consider and act upon authorizing the City Manager to execute a Master Agreement by and between the City of Frisco and Dunaway Associates, L.P. to perform on-call professional survey services. (Engineering/ALS)
20. Consider and act upon authorizing the City Manager to execute Amendment Number Two to the Professional Services Agreement by and between the City of Frisco and Kimley-Horn and Associates, Inc. to perform design and bid package preparation for Panther Creek Parkway from DNT to Preston Road. (Engineering/TN)
21. Consider and act upon authorizing the City Manager to execute a contract for regional water supply by and between the City of Frisco and the North Texas Municipal Water District for an additional point of delivery at Frisco #4 Pump Station. (Engineering/WJ)
22. Consider and act upon authorizing the City Manager to execute a Professional Services Agreement by and between the City of Frisco and STUDIO tla LLC for the design services of Forest Bark Dog Park. (Engineering/NC)
23. Consider and act upon authorizing the City Manager to execute an interlocal cooperation agreement for design and construction of Frisco Pump Station #4 by and between the City of Frisco and the North Texas Municipal Water District for an additional point of delivery. (Engineering/WJ)
24. Consider and act upon authorizing the City Manager to execute a Professional Services Agreement with Freese and Nichols, Inc. for condition assessments of

- the Teel and Timber Ridge elevated storage tanks. (Public Works/DF)
25. Consider and act upon authorizing the City Manager to execute a Professional Service Agreement with Drytec Moisture Protection Technology Consultants for building envelope consulting services for the Frisco Athletic Center. (Administrative Services/DF)
  26. Consider and act upon authorization for the City Manager to execute the Second Slope Repair Agreement with The Villas at the Lakes on Legacy Drive Residential Association, Inc. (Engineering/DLC)
  27. Consider and act upon authorizing the City Manager to execute a Guaranteed Maximum Price Amendment with McKinstry Essention, LLC for the Frisco Police Department Gun Range Ventilation Replacement project. (Police/DF)
  28. Consider and act upon authorizing the City Manager to execute a Quote from Fit Supply, LLC for the purchase and installation of fitness machines at the Frisco Athletic Center. (Parks and Recreation/DF)
  29. Consider and act upon authorizing the City Manager to execute a Quote with Intelligent Marking USA, Inc. for the purchase of a field painter for Parks and Recreation. (Parks and Recreation/DF)
  30. Consider and act upon adoption of a Resolution approving the Fiscal Year 2024 Certified Appraisal Tax Roll for Tax Year 2023. (Budget/TA)  
**RESOLUTION 2023-11-48R**
  31. Consider and act upon adoption of a Resolution accepting the FY24 Violence Against Women Act (VAWA) grant award for funding the Special Victims Investigator position and acceptance of grant funds by the City Manager or his designee. (Police/LT) **RESOLUTION 2023-11-49R**
  32. Consider and act upon adoption of a Resolution accepting the FY24 Violence Against Women Act (VAWA) grant award for funding the High-Risk Lethality Detective position and acceptance of grant funds by the City Manager or his designee. (Police/LT) **RESOLUTION 2023-11-50R**
  33. Consider and act upon award of Request for Proposal #2305-067 Outdoor Digital Signage to US Hospitality Publishers, Inc. for interactive outdoor digital kiosks at Frisco Commons Park. (Parks and Recreation/DF)
  34. Consider and act upon award of Competitive Bid #2308-102 to Urban Infraconstruction and authorize the City Manager to execute a Standard Construction Contract for Dallas Parkway Phase 4 Improvements (Lebanon Road to Eldorado Parkway and Eldorado Parkway to Panther Creek Parkway). (Engineering/DLC)

35. Consider and act upon award of bid to Wilson Contractor Services, LLC and authorizing the City Manager to execute a Standard Construction Contract for Upper Reuse 24-Inch Pipeline Phase 3 (Bid No. 2306-078) and authorizing construction phase contingencies. (Engineering/SH)
36. Consider and act upon approval of purchase orders to Caldwell Country Chevrolet, LLC, and Defender Supply for the purchase of eight (8) vehicles and related upfitting for the Frisco Fire Department. (Fire/DF)
37. Consider and act upon approval of a purchase order to Deccan International for the purchase of apparatus deployment software for the Frisco Fire Department. (Fire/DF)
38. Consider and act upon approval of a purchase order to Allterra Central, Inc. for the purchase of a 3D scanner and supporting software for the Frisco Police Department. (Police/DF)
39. Consider and act upon approval of a purchase order to Hanover Specialties, Inc. for resurfacing at three parks. (Parks and Recreation/DF)
40. Consider and act upon approval of a purchase order to MasterTurf Products and Services, Inc. for the purchase and installation of field surfacing for the baseball fields at B.F. Phillips Community Park. (Parks and Recreation/DF)
41. Consider and act upon approval of a purchase order to Deen Kubota, LLC for the purchase of five (5) zero turn mowers for Parks and Recreation. (Parks and Recreation/DF)
42. Consider and act upon approval of a purchase order increase to Legacy Contracting, LP for pump equipment repair and maintenance during FY 2024. (Public Works/DF)
43. Consider and act upon approval of a purchase order to Team Consultants, Inc. for material testing during FY 2024. (Public Works/DF)
44. Consider and act upon whether to direct Staff to submit a written notice of appeal on behalf of the City Council to Development Services, pursuant to Subsection 6.19 of the Zoning Ordinance and/or Section 4.02 of the Subdivision Ordinance, regarding action taken by the Planning and Zoning Commission on any site plan or plat. Any written notice of appeal must be submitted to Development Services. (Development Services)

## **LEGISLATIVE AGENDA**

(These items may legally require Council Action, but by Council Policy should be the City Manager's responsibility. The Legislative Agenda can be acted upon in one motion. The concurrence of two council members is required to remove any item for separate discussion and action. Council members may vote nay on any single item without comment and may submit written comments as part of the official record.)



Mayor Pro-Tem John Keating moved to approve Legislative Agenda Item #45. Deputy Mayor Pro-Tem Angelia Pelham seconded the motion.

**Passed**

**Vote: 4 – 0**

For: Mayor Pro-Tem John Keating, Deputy Mayor Pro-Tem Angelia Pelham, Council Member Tammy Meinershagen, Council Member Laura Rummel

Against: (None)

45. Consider and act upon adoption of an Ordinance to grant a Specific Use Permit for a Utility Distribution/Transmission Line on one lot on 0.4± acres at the northwest corner of Lebanon Road and State Highway 121 (“Property”) and to amend the Zoning Ordinance (Ordinance No. 11-04-09, as amended). Zoned Planned Development-154 Office-1. Neighborhood #27. Zoning Case No. SUP23-0007. Applicant: BAPS Frisco, LLC. (Development Services/KC)  
**ORDINANCE 2023-11-53**

**REGULAR AGENDA**

46. Public Hearing: A request to consider possible amendments to Zoning Ordinance Subsection 2.05, Special Zoning Districts, to establish development standards for a Cotton Gin Road Overlay District, and to consider to direct Staff to prepare an Ordinance of the same. Zoning Case No. ZA23-0002. Applicant: City of Frisco. (Development Services/JH)

Mayor Pro-Tem John Keating moved to open the Public Hearing. Deputy Mayor Pro-Tem Angelia Pelham seconded the motion.

**Passed**

**Vote: 4 – 0**

For: Mayor Pro-Tem John Keating, Deputy Mayor Pro-Tem Angelia Pelham, Council Member Tammy Meinershagen, Council Member Laura Rummel

Against: (None)

Mayor Pro-Tem John Keating moved to close the Public Hearing. Deputy Mayor Pro-Tem Angelia Pelham seconded the motion.

**Passed**

**Vote: 4 – 0**

For: Mayor Pro-Tem John Keating, Deputy Mayor Pro-Tem Angelia Pelham, Council Member Tammy Meinershagen, Council Member Laura Rummel

Against: (None)

Mayor Pro-Tem John Keating moved to approve a request for amendments to

Zoning Ordinance Subsection 2.05, Special Zoning Districts, to establish development standards for a Cotton Gin Road Overlay District, and to direct Staff to prepare an Ordinance of the same. Zoning Case No. ZA23-0002. Applicant: City of Frisco. Deputy Mayor Pro-Tem Angelia Pelham seconded the motion.

**Passed**

**Vote: 4 – 0**

For: Mayor Pro-Tem John Keating, Deputy Mayor Pro-Tem Angelia Pelham, Council Member Tammy Meinershagen, Council Member Laura Rummel

Against: (None)

47. Public Hearing: A request for a Specific Use Permit for a Licensed Child-Care Center on one lot on 2.7± acres on the north side of Stonebrook Parkway, 600± feet west of Teel Parkway (“Property”) and to consider and act to direct Staff to prepare an Ordinance of the same. Zoned Retail with a Specific Use Permit (S-280) for a Licensed Child-Care Center. Neighborhood #42. Zoning Case No. SUP23-0004. Applicant: Rising5, LLC. (Development Services/KC)

Mayor Pro-Tem John Keating moved to open the Public Hearing. Deputy Mayor Pro-Tem Angelia Pelham seconded the motion.

**Passed**

**Vote: 4 – 0**

For: Mayor Pro-Tem John Keating, Deputy Mayor Pro-Tem Angelia Pelham, Council Member Tammy Meinershagen, Council Member Laura Rummel

Against: (None)

Mayor Pro-Tem John Keating moved to close the Public Hearing. Deputy Mayor Pro-Tem Angelia Pelham seconded the motion.

**Passed**

**Vote: 4 – 0**

For: Mayor Pro-Tem John Keating, Deputy Mayor Pro-Tem Angelia Pelham, Council Member Tammy Meinershagen, Council Member Laura Rummel

Against: (None)

Mayor Pro-Tem John Keating moved to approve a request for a Specific Use Permit for a Licensed Child-Care Center on one lot on 2.7± acres on the north side of Stonebrook Parkway, 600± feet west of Teel Parkway (“Property”) and to direct Staff to prepare an Ordinance of the same. Zoned Retail with a Specific Use Permit (S-280) for a Licensed Child-Care Center. Neighborhood #42. Zoning Case No. SUP23-0004. Applicant: Rising5, LLC. Deputy Mayor Pro-Tem Angelia Pelham seconded the motion.

**Passed**

**Vote: 4 – 0**

For: Mayor Pro-Tem John Keating, Deputy Mayor Pro-Tem Angelia Pelham, Council Member Tammy Meinershagen, Council Member Laura Rummel  
Against: (None)

48. Consider and act upon accepting the resignation of Debbie Gillespie from Place 4, Frisco ISD Representative, on the Economic Development Corporation Board. (CSO/KM)

Mayor Pro-Tem John Keating moved to approve the resignation of Debbie Gillespie from Place 4, Frisco ISD Representative, on the Economic Development Corporation Board. Deputy Mayor Pro-Tem Angelia Pelham seconded the motion.

**Passed**

**Vote: 4 – 0**

For: Mayor Pro-Tem John Keating, Deputy Mayor Pro-Tem Angelia Pelham, Council Member Tammy Meinershagen, Council Member Laura Rummel  
Against: (None)

49. Consider and act upon appointment of an individual to fill a vacancy for Place 4, Frisco ISD Representative, on the Economic Development Corporation Board for a term ending on September 30, 2024. (CSO/KM)

Mayor Pro-Tem John Keating moved to approve the appointment of Gopal Ponangi to fill a vacancy for Place 4, Frisco ISD Representative, on the Economic Development Corporation Board for a term ending on September 30, 2024. Deputy Mayor Pro-Tem Angelia Pelham seconded the motion.

**Passed**

**Vote: 4 – 0**

For: Mayor Pro-Tem John Keating, Deputy Mayor Pro-Tem Angelia Pelham, Council Member Tammy Meinershagen, Council Member Laura Rummel  
Against: (None)

50. City Council discussion with City Staff concerning any actions required by City Staff as a result of any item on tonight's agenda.

Council requested staff-follow up regarding citizens' concerns over the proposed location for the future Forest Bark Dog Park.

Council requested staff-follow up regarding residents' request for funding to build a playground within the Preston Hills community.

51. Discussion on Governance Monitoring of present City Council Meeting.

Mayor Pro-Tem John Keating was responsible for the Governance Monitoring Form (Exhibit A) for this Council Meeting and gave Council an "A" rating.

**ADJOURN**

Mayor Pro-Tem John Keating moved to adjourn at 8:58 p.m. Deputy Mayor Pro-Tem Angelia Pelham seconded the motion.

**Passed**

**Vote: 4 – 0**

For: Mayor Pro-Tem John Keating, Deputy Mayor Pro-Tem Angelia Pelham, Council Member Tammy Meinershagen, Council Member Laura Rummel

Against: (None)

Approved this 21<sup>st</sup> day of November 2023.

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Jeff Cheney, Mayor

ATTEST:

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Kristi Morrow, City Secretary

*Please note these are preliminary results and are not official until approved at the next scheduled meeting. Approved/signed minutes are available at <https://agenda.friscotexas.gov/OnBaseAgendaOnline/>.*

**EXHIBIT A**