

CITY COUNCIL REGULAR MEETING

NOVEMBER 18, 2025

The City Council of the City of McKinney, Texas met in regular session in the City Hall Council Chambers, 401 E. Virginia Street, McKinney, Texas, on Tuesday, November 18, 2025 at 6:00 p.m.

The meeting was streamed online at <https://mckinneytx.new.swagit.com/views/130>. A video recording of the meeting is available to members of the public through the City of McKinney meeting archive.

Mayor Bill Cox called the meeting to order at 6:00 p.m. upon determining a quorum consisting of himself and the following McKinney Councilmember s were present: Mayor Pro Tem Geré Feltus and Councilmember s Justin Beller, Patrick Cloutier, Rick Franklin, Michael Jones, and Ernest Lynch.

These City of McKinney staff were present: City Manager Paul Grimes, Assistant City Manager Trevor Minyard, Assistant City Manager Barry Shelton, Assistant City Manager Steve Tilton, Assistant City Manager Jennifer Arnold, City Attorney Mark Houser, First Assistant City Attorney Benjamin Samples, Director of Parks and Recreation Amy Kinkade, Director of Housing and Community Development Margaret Li, Airport Director Ken Carley, City Secretary Empress Drane, Director of Planning Lucas Raley, Deputy City Secretary Tenitrus Parchman, Assistant Director of Parks and Recreation Erica Lyght, Assistant Director of Parks and Recreation Robert Gaylor, Planning Manager Cassie Bumgarner, Community Services Administrator Shirletta Best, Audio Visual Technician Joshua Arias, Administrative Assistant Sheridan Burns, and Police Officer John Marchand.

There were approximately forty-five (45) members of the public present including MCDC Secretary Deborah Bradford.

Mayor Cox called for the Invocation and Pledge of Allegiance. The invocation was led by Pastor Edward DeJesus, Redemption Point Alliance Church and the attendees remained standing for the pledge led by members of the McKinney Boys and Girls Club.

Mayor Cox called for Information Sharing Items.

25-3379 Proclamation for National Hunger and Homelessness Awareness Week,

November 16-22, 2025

25-3378 Proclamation for the Salvation Army Red Kettle Campaign

Mayor Cox called for Public Comments on Agenda Items (for Non-Public Hearing Items)

The following members of the public expressed support for agenda item 25-3379, Proclamation for National Hunger and Homelessness Awareness Week

Paul Ballesteros, 6508 Marvin Gardens, McKinney, Texas 75070

Heather Molsbee, 1100 Crepe Myrtle, Anna, Texas 75409

John Hill, 2960 Reagan St, #203, Dallas, Texas 75219

Mayor Cox called for the Consent Agenda.

Councilmember Beller asked to pull agenda item 25-3384 for discussion.

Council unanimously approved the motion by Councilmember Beller, seconded by Councilmember Cloutier, to approve the consent agenda, excluding 25-3384.

Consent MINUTES

25-3380 Meeting Minutes of the City Council Regular Meeting of October 6, 2025

25-3241 Minutes of the McKinney Armed Services Memorial Board Meeting of September 10, 2025

25-3313 Minutes of the McKinney Community Development Corporation Meeting of September 25, 2025

25-3306 Minutes of the McKinney Economic Development Corporation Meeting of September 16, 2025

25-3257 Minutes of the McKinney Main Street Board Meeting of September 11, 2025

25-3281 Minutes of the Tax Increment Reinvestment Zone Number One Board Meeting of September 2, 2025

25-3322 Minutes of the Visit McKinney Meeting of September 30, 2025

Consent ORDINANCES

25-3381 Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2025-2026 Annual Budget and Amending the 2026-2030 Capital Improvements Program to Provide Funding for the Demolition Project of the Old City Hall

and Development Services Buildings in Downtown McKinney (FC2630);

Ordinance caption reads as follows:

ORDINANCE NO. 2025-11-104

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING A CERTAIN BUDGET AMENDMENT PERTAINING TO THE FISCAL YEAR 2025-2026 BUDGET AND THE 2026–2030 CAPITAL IMPROVEMENTS PROGRAM FOR THE DEMOLITION PROJECT OF OLD CITY HALL AND DEVELOPMENT SERVICES BUILDINGS IN DOWNTOWN MCKINNEY (FC2630); AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

- 25-3382** Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2025-2026 Annual Budget to Provide Funds for the Purchase of Smart Truck Camera Technology and Recycling Education and Outreach; Ordinance caption reads as follows:

ORDINANCE NO. 2025-11-105

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING A CERTAIN BUDGET AMENDMENT PERTAINING TO THE FISCAL YEAR 2025-2026 ANNUAL BUDGET TO PROVIDE FUNDING FOR SMART TRUCK CAMERA TECHNOLOGY AND RECYCLING EDUCATION AND OUTREACH; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

- 25-3383** Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2025-2026 Annual Budget to Provide Funds for the purpose of a Chapter 380 Economic Development Agreement and Project Plan Implementation Agreement with UB33 McKinney LLC for a Vacant/Underutilized Project at 308 W Virginia Street; Ordinance caption reads as follows:

ORDINANCE NO. 2025-11-106

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING A CERTAIN BUDGET AMENDMENT PERTAINING TO THE FISCAL YEAR 2025-2026 ANNUAL BUDGET TO PROVIDE FUNDING FOR A CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT AND PROJECT PLAN IMPLEMENTATION AGREEMENT WITH UB33 MCKINNEY LLC; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

Consent RESOLUTIONS

- 25-3384** Consider/Discuss/Act on a Resolution Adopting Guiding Principles for the Destination Sports Park

Council unanimously approved the motion by Councilmember Beller, seconded by Mayor Pro Tem Feltus, to table 25-3384 Consider/Discuss/Act on a Resolution Adopting Guiding Principles for the Destination Sports Park to the December 2, 2025 Regular meeting.

25-3385 Consider/Discuss/Act on a Resolution Authorizing the City Manager, or Designee, to Apply for Funding from the Fund for Veterans' Assistance from the Texas Veterans Commission to Assist with Operating Costs for the Collin County Transit Program and Accept Funding if Awarded; Resolution caption reads as follows:

RESOLUTION NO. 2025-11-187 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO APPLY FOR FUNDING FROM THE FUND FOR VETERANS' ASSISTANCE FROM THE TEXAS VETERANS COMMISSION TO ASSIST WITH OPERATING COSTS FOR THE COLLIN COUNTY TRANSIT PROGRAM AND ACCEPT FUNDING IF AWARDED

25-3386 Consider/Discuss/Act on a Resolution Authorizing the City Manager, or Designee, to Apply for Funding from the Watershed Protection Plan Implementation Grant Program from the Texas A&M Forest Service through the U.S. Department of Agriculture and U.S. Forest Service to Plant Trees at Various City-Owned Sites and Accept Funding if Awarded; Resolution caption reads as follows:

RESOLUTION NO. 2025-11-188 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO APPLY FOR FUNDING FROM THE WATERSHED PROTECTION PLAN IMPLEMENTATION GRANT PROGRAM FROM THE TEXAS A&M FOREST SERVICE THROUGH THE U.S. DEPARTMENT OF AGRICULTURE AND THE U.S. FOREST SERVICE TO PLANT TREES AT VARIOUS CITY-OWNED SITES AND ACCEPT FUNDING IF AWARDED

25-3387 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Team Consultants, Inc. for Geotechnical and Materials Testing Services for the Construction of the FY23 Citywide Street Rehabilitation Project and Authorizing Any Necessary Supplemental Agreements; Resolution captions reads as follows:

RESOLUTION NO. 2025-11-189 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A SUPPLEMENTAL AGREEMENT WITH TEAM CONSULTANTS, INC. MATERIALS TESTING SERVICES FOR THE CONSTRUCTION OF FY23 CITYWIDE STREET REHABILITATION PROJECT FOR AN INCREASE IN THE CONTRACT AMOUNT OF \$49,098.00 TO A TOTAL AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY ADDITIONAL SUPPLEMENTAL AGREEMENTS, NOT TO EXCEED \$140,000.00

- 25-3388** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Construction Manager at Risk Services Agreement with Crossland Construction Company Inc. for Services Related to the Preconstruction Phase of the Public Safety Building Renovation Project (FP2004) located at 2200 Taylor Burk Drive, McKinney, Texas 75071; Resolution caption reads as follows:

RESOLUTION NO. 2025-11-190 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSTRUCTION MANAGER AT RISK (CMAR) CONTRACT WITH CROSSLAND CONSTRUCTION COMPANY INC. WHOSE LOCAL OFFICE IS IN PROSPER, TEXAS FOR PRECONSTRUCTION SERVICES RELATED TO THE MCKINNEY PUBLIC SAFETY BUILDING DESIGN AND RENOVATION PROJECT (FP2004)

- 25-3389** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Roadway Impact Fee and Cash Reimbursement Agreement with RG McKinney Commerce Center Owner LLC for the Construction of Portions of Redbud Boulevard and Dedication of Right-of-Way, Serving an Approximately 19.63 Acre Industrial Development (McKinney Commerce Center), Which is Located on the West Side of Redbud Boulevard, on the East Side of U.S. Highway 75 (North Central Expressway) and to the North of Wilmeth Road; Resolution caption reads as follows:

RESOLUTION NO. 2025-11-191 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A ROADWAY IMPACT FEE CREDIT AND CASH REIMBURSEMENT AGREEMENT WITH RG MCKINNEY COMMERCE CENTER OWNER LLC, FOR THE CONSTRUCTION OF PORTIONS OF REDBUD BOULEVARD AND DEDICATION OF RIGHT-OF-WAY, SERVING AN APPROXIMATELY 19.63 ACRE INDUSTRIAL DEVELOPMENT (MCKINNEY COMMERCE CENTER), GENERALLY LOCATED ON THE WEST SIDE OF REDBUD BOULEVARD, ON THE EAST SIDE OF U.S. HIGHWAY 75 (NORTH CENTRAL EXPRESSWAY) AND TO THE

NORTH OF WILMETH ROAD

- 25-3390** Consider/Discuss/Act on a Resolution Awarding a Contract to TJC Worldwide, LLC of Pilot Point, Texas for Type 1L Portland Cement; Resolution caption reads as follows:

RESOLUTION NO. 2025-11-192 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE AWARD OF A CONTRACT TO TJC WORLDWIDE, LLC OF PILOT POINT, TEXAS FOR TYPE 1L PORTLAND CEMENT

Mayor Cox called for Regular Agenda and Public Hearing Items.

- 25-3391** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Agreement with The Texas Department of Transportation for McKinney National Airport Eastside Improvements

Council unanimously approved the motion by Councilmember Cloutier, seconded by Mayor Pro Tem Feltus, to approve a Resolution Authorizing the City Manager to Execute an Agreement with The Texas Department of Transportation for McKinney National Airport Eastside Improvements; Resolution caption reads as follows:

RESOLUTION NO. 2025-11-193 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION ("TxDOT") FOR MCKINNEY NATIONAL AIRPORT EASTSIDE IMPROVEMENTS; AND PROVIDING AN EFFECTIVE DATE HEREOF

- 25-0009A/** 25-0102Z Conduct a Public Hearing to Consider/Discuss/Act on a Petition
25-0102Z to Annex (Case No. 25-0009A) and a Request to Zone (Case No. 25-0102Z) the Subject Property to "I1" - Light Industrial District, Located Approximately 265 Feet North of Old Mill Road and on the East Side of FM 546 and Located on the East and West Sides of Future Spur 399, and Accompanying Ordinance(s)

Landowner, Douglas Mousel, 5850 Granite Parkway, Plano, Texas 75204 was present for questions.

Council unanimously approved the motion by Councilmember Cloutier, seconded by Councilmember Franklin, to approve a Petition to Annex (Case No. 25-

0009A) and a Request to Zone (Case No. 25-0102Z) the Subject Property to "I1" - Light Industrial District, Located Approximately 265 Feet North of Old Mill Road and on the East Side of FM 546 and Located on the East and West Sides of Future Spur 399; Ordinance captions read as follows:

ORDINANCE NO. 2025-11-107

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ANNEXING CERTAIN TERRITORIES TO THE CITY OF MCKINNEY; PROVIDING FOR THE PUBLICATION OF THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE THEREOF

ORDINANCE NO. 2025-11-108

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 32.26-ACRE PROPERTY, LOCATED APPROXIMATELY 265 FEET NORTH OF OLD MILL ROAD AND ON THE EAST SIDE OF FM 546 AND LOCATED ON THE EAST AND WEST SIDES OF FUTURE SPUR 399, IS ZONED TO "I1" – LIGHT INDUSTRIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

- 25-** Conduct a Public Hearing to Consider/Discuss/Act on a Specific Use
- 0009SUP3** Permit Request for Passenger Vehicle Fuel Sales (7-Eleven), Located on the Southwest Corner of Bloomdale Road and North Central Expressway (US Highway 75), and Accompanying Ordinance

Applicant Brian Glaser, 4619 Insurance Lane, Dallas, Texas 75205 addressed the Council.

Council unanimously approved the motion by Councilmember Franklin, seconded by Councilmember Cloutier, to approve a Specific Use Permit Request for Passenger Vehicle Fuel Sales (7-Eleven), Located on the Southwest Corner of Bloomdale Road and North Central Expressway (US Highway 75); Ordinance caption reads as follows:

ORDINANCE NO. 2025-11-109

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; PROVIDING FOR A SPECIFIC USE PERMIT FOR A PASSENGER VEHICLE FUEL SALES FACILITY (7-ELEVEN), LOCATED ON THE SOUTHWEST CORNER OF BLOOMDALE ROAD AND NORTH CENTRAL EXPRESSWAY; PROVIDING REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE

CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

25-0105Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "RS 60" - Single-Family Residence District to "PD" - Planned Development District, Generally to Allow Religious Assembly Uses and Modify the Development Standards, Located at Approximately 155 Feet East of Nelson Street and on the North Side of Anthony Street, and Accompanying Ordinance

Applicants Miram & Deborah Bradford, addressed the Council.

The following members of the public expressed support for the proposed request:

Sarah Beth Johnson, Student at Collin College.

Dr. Lee Brock, 2602 Cedarwood Court, McKinney, Texas 75072

Kathryn McGill, 3408 Jackson Drive, McKinney, Texas 75070

Council unanimously approved the motion by Councilmember Franklin, seconded by Mayor Pro Tem Feltus, to approve a Request to Rezone the Subject Property from "RS 60" - Single-Family Residence District to "PD" - Planned Development District, Generally to Allow Religious Assembly Uses and Modify the Development Standards, Located at Approximately 155 Feet East of Nelson Street and on the North Side of Anthony Street; Ordinance caption reads as follows:

ORDINANCE NO. 2025-11-110

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE ZONING MAP OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 1.5-ACRE PROPERTY, LOCATED APPROXIMATELY 155 FEET EAST OF NELSON STREET AND ON THE NORTH SIDE OF ANTHONY STREET, IS REZONED FROM "RS 60" – RESIDENCE DISTRICT TO "PD" – PLANNED DEVELOPMENT DISTRICT, GENERALLY TO ALLOW RELIGIOUS ASSEMBLY USES AND MODIFY THE DEVELOPMENT STANDARDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

25-3392 Consider/Discuss/Act on a Resolution Casting 88 Votes to the Board of Directors for the Collin Central Appraisal District

Council unanimously approved the motion by Councilmember Beller, seconded by Councilmember Jones, to approve a Resolution Casting 88 Votes or Steve Wilson,

Candidate to the Board of Directors for the Collin Central Appraisal District; Resolution caption reads as follows:

RESOLUTION NO. 2025-11-194 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, CASTING 88 VOTES FOR STEVE WILSON, CANDIDATE FOR THE BOARD OF DIRECTORS FOR THE CENTRAL APPRAISAL DISTRICT OF COLLIN COUNTY, TEXAS, AND PROVIDING FOR AN EFFECTIVE DATE

Mayor Cox called for Citizen Comments on Matters not on the Agenda, at which time there were none.

Mayor Cox called for Council and Manager Comments.

Councilmember Jones recently attended the Smart Cities Conference in Barcelona.

Mayor Pro Tem Feltus recently attended the Smart Cities Conference in Barcelona and she discussed on the importance of being a city of innovation; she attended the Cub Scouts Pack #909 meeting at Wolford Elementary School; she will be attending the Giving Machine event on Friday; and she thanked AEYL and The McKinney Baptist Church for hosting the thanksgiving food drive.

Councilmember Beller along with Mayor Cox and Councilmember Cloutier participated in pushing the new ARF truck into Fire Station #4; he along with Mayor Cox and City Manager Grimes attended an event at the Boys and Girls Club of McKinney; he attended the Boards and Commissions Reception and thanked the staff members who helped to plan the event; he along with Councilmember Cloutier attended Display Day at the airport and he thanked the staff for their work on the event; he attended the Visit McKinney meeting where TUPPS and Bingham Estates won a state award for Visit Events; he attended the Chamber Best of Event; he thanked the city manager and staff for the closure of Church Street on Halloween and he stated he received several positive notes from residents; he attended the State of the City and mentioned Assistant City Manager Arnold did a wonderful job; he attended the Cirrus event at the airport; he attended a Cub Scouts event held at Council Chambers; he attended and spoke at a Regional Chamber event held at City Hall hosted by Lisa Hermes; he attended the 85th birthday of Leonard Gonzales; he attended the city staff hosted Veterans Day event; he along with Mayor Cox and Councilmember Cloutier attended the Jimmy Carter Habitat

For Humanity home blessing for the Hernandez family; he attended the AEYL and The First Baptist Church food drive; he attended the New Jerusalem thanksgiving event and the Legacy Neighborhood group was in attendance; and he mentioned the Division II Football Playoffs begins Saturday.

Councilmember Cloutier he along with Mayor Cox and Councilmember Beller attended the Jimmy Carter Habitat For Humanity home blessing for the Hernandez family; he along with Councilmember Beller will be participating in the Red Kettle bell ringing on December 17 from 2:00 p.m. to 3:00 p.m. at Sam's Club; he spoke at the Veteran's Day Event; he attended the Cirrus airport event along with Councilmember Beller; he along with Mayor Cox attended the Fire Promotional Ceremony at City Hall.

Mayor Cox thanked city staff for their hard work and he thanked the residents for their love for the city.

City Manager Grimes stated we recently hosted a government tech group of about eighty (80) attendees; Home for the Holidays will be November 28 – 30 in Downtown McKinney and the tree lighting will be Friday at 6:15 p.m. and more information can be found at mckinneychristmas.com; on December 11 downtown will serve as a drop off location for the WFAA Santa's Helpers Toy drive where new unwrapped toys will be accepted.

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Franklin, to adjourn the meeting at 7:16 p.m.

The ordinance caption(s) approved in this meeting were scheduled for publication in the Friday, November 21, 2025, edition of the McKinney Courier-Gazette and the Celina Record newspaper.

These minutes were approved by the City Council on December 16, 2025.

SIGNED:

BILL COX, Mayor
GERÉ FELTUS, Mayor Pro Tem

ATTEST:

EMPRESS DRANE, City Secretary
TENITRUS PARCHMAN, Deputy City Secretary

City of McKinney, Texas