

CITY COUNCIL REGULAR MEETING

DECEMBER 16, 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, December 16, 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 regular meeting to order at 6:04 p.m. upon determining a quorum consisting of himself and the following City Council members were present: Mayor Pro Tem Geré Feltus, and Council members Justin Beller, Patrick Cloutier, Rick Franklin, Michael Jones, and Ernest Lynch.

These City of McKinney staff members were present: City Manager Paul Grimes, Assistant City Manager Steve Tilton, Assistant City Manager Barry Shelton, Assistant City Manager Trevor Minyard, Assistant City Manager Jennifer Arnold, City Attorney Mark Houser, First Assistant City Attorney Benjamin Samples, Director of Housing and Community Development Margaret Li, Director of Airport Ken Carley, Director of Planning Lucas Raley, Director of Engineering Gary Graham, Chief Building Official Suzanne Arnold, Deputy City Secretary Tenitrus Parchman, Facilities Construction Manager Patricia Jackson, Airport Financial & Operations Analyst Porter Burns, Audio Visual Technician Joshua Arias, Administrative Assistant Sheridan Burns, and Police Officer Kendall Sam.

Mayor Cox called for the Invocation and Pledge of Allegiance. The invocation was given by Councilmember Jones and the attendees remained standing for the pledge of allegiance.

Mayor Cox called for Information Sharing.

25-3460 Proclamation for National Homeless Persons' Memorial Day, (McKinney Homeless Coalition)

Mayor Cox called for Public Comments on Agenda Items (for Non-Public Hearing Items) and Matters not on the Agenda.

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Chris Thornton, 805 Howell Street, McKinney, Texas 75069 spoke regarding parking in his neighborhood.

Shannon White, 2004 Burton Hollow Way, McKinney, Texas 75071 spoke in support of agenda item 25-3466, Opioid Settlement Funding.

Trisha Roberts, spoke regarding the Rotary Christmas parade.

Paul Ballesteros, 6508 Marvin Gardens, McKinney, Texas 75070 spoke regarding homelessness.

Mayor Cox called for the Consent Agenda.

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Franklin, to approve the Consent Agenda.

Consent MINUTES

25-3461 Minutes of the City Council Work Session of November 18, 2025

25-3462 Minutes of the City Council Regular Meeting of November 18, 2025

25-3314 Minutes of the McKinney Community Development Corporation Meeting of the Retail Development Infrastructure Grant Subcommittee of September 16, 2025

25-3409 Minutes of the McKinney Community Development Corporation Meeting of October 23, 2025

25-3410 Minutes of the McKinney Community Development Corporation Meeting of the Potential Projects Subcommittee of November 11, 2025

25-3356 Minutes of the McKinney Main Street Board Meeting of October 9, 2025

25-3246 Minutes of the Parks, Recreation, and Open Space Advisory Board Meeting of September 11, 2025

25-3397 Minutes of the Visit McKinney Meeting of October 28, 2025

Consent ORDINANCES

25-3463 Consider/Discuss/Act on an Ordinance Amending Chapter 70 "Offenses and Miscellaneous" of the Code of Ordinances by Amending Section 70-122, "Penalty," to Modify the Allowable Penalties; ordinance caption reads as follows:

ORDINANCE NO. 2025-12-119

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING OF THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS, THROUGH THE AMENDMENT OF CHAPTER 70, "OFFENSES AND MISCELLANEOUS PROVISIONS," BY AMENDING ARTICLE V, "NOISE," -SECTION 70-122, "PENALTY"; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR A PENALTY FOR THE VIOLATION HEREOF; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

25-3464 Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2025-2026 Annual Budget and Amending the 2026-2030 Capital Improvements Program to Provide Funds for Roadway Impact Fee Study Project (ST2518); ordinance caption reads as follows:

ORDINANCE NO. 2025-12-120

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 ROADWAY IMPACT FEE STUDY PROJECT (ST2518); AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

25-3465 Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2025-2026 Annual Budget to Provide Funds for the purpose of the Downtown Fire Sprinkler Project; ordinance caption reads as follows:

ORDINANCE NO. 2025-12-121

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 THE DOWNTOWN FIRE SPRINKLER PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

Consent RESOLUTIONS

25-3466 Consider/Discuss/Act on a Resolution Approving the Distribution of the Remaining Opioid Settlement Funding for FY 26 to Grace to Change; resolution caption reads as follows:

RESOLUTION NO. 2025-12-201 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE EXPENDITURE OF FUNDS UNDER OPIOID SETTLEMENT FUND

25-3467 Consider/Discuss/Act on a Resolution Authorizing the City Manager to

Execute a Contract with Kimley-Horn and Associates, Inc. for Professional Engineering Design Services for Roadway Impact Fee Study (ST2518) and Authorizing Any Necessary Supplemental Agreements; resolution caption reads as follows:

RESOLUTION NO. 2025-12-202 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT IN THE AMOUNT OF \$191,000 WITH KIMLEY-HORN AND ASSOCIATES, INC., FOR CONSULTING ENGINEERING AND PLANNING SERVICES FOR PROJECT ST2518 – ROADWAY IMPACT FEE STUDY AND AUTHORIZING ANY SUPPLEMENTAL AGREEMENTS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF SAID SUPPLEMENTAL AGREEMENTS, NOT TO EXCEED \$220,000

25-3468 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Reed Fire Protection Engineering, L.L.C., to Provide Engineering Services for the McKinney Downtown Fire Sprinkler Project and Authorizing Any Supplemental Agreements; resolution caption reads as follows:

RESOLUTION NO. 2025-12-203 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES CONTRACT WITH REED FIRE PROTECTION ENGINEERING, L.L.C. WHOSE LOCAL OFFICE IS IN DALLAS, TEXAS FOR ENGINEERING SERVICES RELATED TO THE MCKINNEY DOWNTOWN FIRE SPRINKLER PROJECT

25-3469 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Roadway Impact Fee Credit and Developer Participation Agreement with AHC McKinney Ranch Owner, LLC, for the Construction of Collin McKinney Parkway and Dedication of Right-Of-Way, Serving an Approximately 18.23 Acre Development (McKinney Ranch Multifamily Addition), Generally Located on the South Side of McKinney Ranch Parkway and to be Bisected by the Future Extension of Collin McKinney Parkway; resolution caption reads as follows:

RESOLUTION NO. 2025-12-204 (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 DEVELOPER PARTICIPATION AGREEMENT WITH AHC MCKINNEY RANCH OWNER, LLC, FOR THE CONSTRUCTION OF COLLIN MCKINNEY PARKWAY AND DEDICATION OF RIGHT-OF-WAY, SERVING AN APPROXIMATELY 18.23 ACRE DEVELOPMENT (MCKINNEY

RANCH MULTIFAMILY ADDITION), GENERALLY LOCATED ON THE SOUTH SIDE OF MCKINNEY RANCH PARKWAY AND TO BE BISECTED BY THE FUTURE EXTENSION OF COLLIN MCKINNEY PARKWAY

25-3470 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Supplemental Agreement with AtkinsRealis USA Inc. for Professional Engineering Design Services for the Stacy Road Bridges Over Rowlett Creek Project; resolution caption reads as follows:

RESOLUTION NO. 2025-12-205 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A SUPPLEMENTAL AGREEMENT WITH ATKINSREALIS USA INC. FOR ADDITIONAL ENGINEERING DESIGN SERVICES FOR THE STACY ROAD BRIDGES OVER ROWLETT CREEK PROJECT FOR AN INCREASE IN THE NOT TO EXCEED FEE FROM \$83,948 TO A TOTAL AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY ADDITIONAL SUPPLEMENTAL AGREEMENTS, NOT TO EXCEED \$190,000

25-3471 Consider/Discuss/Act on a Resolution Designating and Approving Certain Capital Improvement Projects Eligible for Funding under the Transportation Infrastructure Initiative and Economic Development Program by McKinney Economic Development Corporation and McKinney Community Development Corporation Sales Tax Revenues for FY 2025-2026; resolution caption reads as follows:

RESOLUTION NO. 2025-12-206 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS, DESIGNATING AND APPROVING CERTAIN PROJECTS ELIGIBLE FOR FUNDING UNDER THE TRANSPORTATION INFRASTRUCTURE INITIATIVE AND ECONOMIC DEVELOPMENT PROGRAM BY MEDC AND MCDC SALES TAX REVENUES FOR FY 2025-2026

Mayor Cox called for Regular Agenda and Public Hearing Items.

25-3472 Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2025-2026 Annual Budget and Amending the 2026-2030 Capital Improvements Program to Provide Funds for the McKinney National Airport Eastside Development and Infrastructure Project (AI2250)

Council unanimously approved the motion by Councilmember Cloutier, seconded by Mayor Pro Tem Feltus, to approve an Ordinance Amending the Fiscal Year 2025-2026 Annual Budget and Amending the 2026-2030 Capital Improvements Program to Provide Funds for the McKinney National Airport Eastside Development and Infrastructure Project (AI2250); ordinance caption reads as follows:

ORDINANCE NO. 2025-12-122

**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 McKINNEY NATIONAL AIRPORT EASTSIDE
DEVELOPMENT AND INFRASTRUCTURE PROJECT (AI2250) AND PROVIDING
FOR AN EFFECTIVE DATE HEREOF**

25-3473 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Agreement with Terracon Consultants, Inc. for Construction Materials Testing and Observation Services for the McKinney National Airport Eastside Development and Infrastructure Project (AI2250)

Council unanimously approved the motion by Councilmember Lynch, seconded by Councilmember Jones, to approve a Resolution Authorizing the City Manager to Execute an Agreement with Terracon Consultants, Inc. for Construction Materials Testing and Observation Services for the McKinney National Airport Eastside Development and Infrastructure Project (AI2250); resolution caption reads as follows:

RESOLUTION NO. 2025-12-207 R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS,
AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH
TERRACON CONSULTANTS, INC. FOR CONSTRUCTION MATERIALS TESTING
AND OBSERVATION SERVICES FOR THE McKINNEY NATIONAL AIRPORT
EASTSIDE DEVELOPMENT AND INFRASTRUCTURE PROJECT (AI2250); AND
PROVIDING FOR AN EFFECTIVE DATE HEREOF**

25-3474 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Amendment to the Contract with Garver, LLC for The McKinney National Airport Eastside Development and Infrastructure Project (AI2250)

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Franklin, to approve a Resolution Authorizing the City Manager to Execute an Amendment to the Contract with Garver, LLC for The McKinney National Airport Eastside Development and Infrastructure Project (AI2250); resolution caption reads as follows:

RESOLUTION NO. 2025-12-208 R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF McKINNEY, TEXAS,
AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO
THE CONTRACT WITH GARVER, LLC FOR THE McKINNEY NATIONAL AIRPORT
EASTSIDE DEVELOPMENT AND INFRASTRUCTURE PROJECT (AI2250); AND
PROVIDING FOR AN EFFECTIVE DATE HEREOF**

25-3475 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Construction Contract with Mario Sinacola & Sons Excavating, Inc. for the McKinney National Airport Eastside Development and Infrastructure Project (AI2250) and Authorizing All Necessary Change Orders under Said Contract up to the Aggregate Contract Amount, Inclusive of any Change Orders

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Cloutier, to approve a Resolution Authorizing the City Manager to Execute a Construction Contract with Mario Sinacola & Sons Excavating, Inc. for the McKinney National Airport Eastside Development and Infrastructure Project (AI2250) and Authorizing All Necessary Change Orders under Said Contract up to the Aggregate Contract Amount, Inclusive of any Change Orders; resolution caption reads as follows:

RESOLUTION NO. 2025-12-209 R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSTRUCTION CONTRACT WITH MARIO SINACOLA & SONS EXCAVATING, INC. FOR THE MCKINNEY NATIONAL AIRPORT EASTSIDE DEVELOPMENT AND INFRASTRUCTURE PROJECT (AI2250) AND AUTHORIZING ALL NECESSARY CHANGE ORDERS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY CHANGE ORDERS; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

25-3476 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Modify Two of the Operational Standards Contained in Sections 205.H.3.g.I.b and 205.H.3.g.I.e of the Unified Development Code Applicable to a Warming Station for Which a Permit has Been Issued at First McKinney Baptist Church, 1615 W. Louisiana Street, Regarding the Temperature at Which the Warming Station May Begin Operating and the Maximum Occupancy Limit for Said Warming Station

Paul Ballesteros, 6508 Marvin Gardens, McKinney, Texas 75070 spoke in support of this item.

Travis Hofeldt, 1505 W. Louisiana Street, McKinney, Texas spoke in opposition to this item.

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Council unanimously approved the motion by Councilmember Franklin, seconded by Councilmember Jones, to close the public hearing and approve a Request to Modify Two of the Operational Standards Contained in Sections 205.H.3.g.I.b and 205.H.3.g.I.e of the Unified Development Code Applicable to a Warming Station for Which a Permit has Been Issued at First McKinney Baptist Church, 1615 W. Louisiana Street, Regarding the Temperature at Which the Warming Station May Begin Operating and the Maximum Occupancy Limit for Said Warming Station.

25-3477 Consider/Discuss/Act on a Resolution Appointing a Member to the 9-1-1 Emergency Communications District Board of Managers within the North Central Texas Council of Governments (NCTCOG)

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Lynch, to approve a Resolution Appointing Councilmember Cloutier to the 9-1-1 Emergency Communications District Board of Managers within the North Central Texas Council of Governments (NCTCOG); resolution caption reads as follows:

RESOLUTION NO. 2025-12-210 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, APPOINTING A MEMBER TO THE INITIAL NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS 9-1-1 EMERGENCY COMMUNICATIONS DISTRICT BOARD OF MANAGERS

Mayor Cox called for Council and Manager Comments.

Councilmember Lynch wished everyone a Merry Christmas.

Councilmember Jones attended the Santa's Helpers Toy Drive downtown with Mayor Cox and he thanked Encore Wire for their donation of toys and bicycles.

Mayor Pro Tem Feltus thanked Jason Hernandez for the invitation to speak at the At Last Youth Organization meeting and applauded the brilliance of the students; she along with Councilmember Beller spoke to a group of students from the AEYL program at McKinney High School; she thanked city staff for the organizing and executing the Christmas parade; attended the ground breaking of Cannon Beach; acknowledged Amanda Beller and her program Art Wise event last week; and she attended the 70th Anniversary of the Montgomery Bus Boycott In Montgomery,

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Alabama and she thanked Doris Crenshaw with the Rosa Parks Foundation for organizing the event.

Councilmember Cloutier attended the Christmas parade and thanked the staff for the planning and execution of the event; he attended the City Employee Luncheon; toured the Children Advocacy Center since the ribbon cutting; and tomorrow he along with Councilmember Beller will be ringing the bell at Sam's for the Salvation Army Red Kettle Campaign.

Councilmember Franklin attended the Christmas parade and spoke regarding parking issues related to those attending the event.

Councilmember Beller attended the Christmas parade and acknowledged the mayor for selecting staff members to serve as the Grand Marshalls; attended the grand reopening of Towne Lake Community Center; and he stated on Saturday McKinney will be hosting the NCAA Division II Football Championship with Harding vs. Ferris.

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Lynch, to adjourn the meeting at 7:03 p.m.

The ordinance caption(s) approved in this meeting were scheduled for publication in the Friday, December 19, 2025, edition of the McKinney Courier-Gazette and the Celina Record newspaper.

These minutes were approved by the City Council on January 20, 2026.

SIGNED:

BILL COX, Mayor
GERÉ FELTUS, Mayor Pro Tem

ATTEST:

EMPRESS DRANE, City Secretary
TENITRUS PARCHMAN, Deputy City Secretary

City of McKinney, Texas