

CITY COUNCIL WORK SESSION

JULY 15, 2025

The City Council of the City of McKinney, Texas met in work session in the City Hall Council Chambers, 401 E. Virginia Street, McKinney, Texas on Tuesday, July 15, 2025, at 3:00 p.m.

The work session 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 work session to order at 3:00 p.m. upon determining a quorum consisting of himself and the following McKinney City Councilmembers were present: Mayor Pro Tem Geré Feltus and Councilmembers Patrick Cloutier, Rick Franklin, Michael Jones, Justin Beller, and Ernest Lynch.

These City of McKinney staff were present: City Manager Paul Grimes, Assistant City Manager Barry Shelton, Assistant City Manager Steve Tilton, Assistant City Manager Trevor Minyard, Assistant City Manager Jennifer Arnold, City Attorney Mark Houser, City Attorney Alan Lathrom, Executive Director of Development Services Michael Quint, Chief Financial Officer Mark Holloway, Director of Engineering Gary Graham, Housing and Community Development Director Margaret Li, Cultural District Director Andrew Jones, Interim Planning Director Hayley Angel, Airport Director Ken Carley, Deputy City Secretary Tenitrus Parchman, Assistant Director of Public Works Michael George, Procurement Manager Tracey Epps, Emergency Management Administrator Karen Adkins, Planning Manager Caitlyn Strickland, Parks Planning and Development Manager Jenny Baker, Parks Planning Manager Jill Younts, Parks Construction Project Coordinator Dakota Cryer, CIP Manager Blake Sills, Civil Engineer II Brook Retta, Downtown Development Manager Graham Meyers, Affordable Housing Administrator Cristel Todd, Community Services Administrator Shirletta Best, City Secretary Administrative Assistant Sheridan Burns, City Secretary Permit Technician Katelyn Hardaway, City Secretary Inter Saliyah Gathings, Service Desk Technician II Justin Han and Police Officer Kendall Sam.

There were approximately 4 (four) members of the public present.

Mayor Cox called for Public Comments on Agenda Items, at which time there were none.

Mayor Cox called for Discuss Agenda Items for the City Council Regular Meeting to be held on Tuesday, July 15, 2025 at 6:00 p.m.

Councilmember Cloutier requested to discuss agenda item 25-2970, *Consider/Discuss/Act on a Resolution Authorizing the City Manager to Approve the Purchase and Installation of a Replacement Emergency Generator through Altex Power Systems and Controls for the McKinney Ranch Pumpstation located at 3250 McKinney Ranch Pkwy*

Mayor Cox called for Work Session Items.

25-2965 Update on Community Land Trust

25-2966 2025-2029 Housing & Community Development Consolidated Plan and the 2025-2026 CDBG Annual Action Plan Update

25-2967 Lower 5 Plaza Update

The revised agenda item presentation not posted on the work session agenda is included in these minutes as *Appendix A: Agenda Item #25-2967 Lower 5 Plaza Update*

25-2968 Consider/Discuss State Legislative Updates regarding Governing Bodies and Public Meeting Agenda Postings

25-2969 Update on the 2025 City Boards & Commissions Member Appointments Program

Mayor Cox called for Council Liaison Updates regarding City Boards & Commissions.

Councilmember Cloutier stated the city has the largest municipal tennis and pickleball facility in the state and the Recreation Center at Towne Lake will be receiving a temporary certificate of occupancy in August.

Mayor Cox called for Executive Session at 4:37 p.m. in accordance with the Texas Government Code:

A. Section 551.071(2) Consultations with Attorney on any Work Session, Special Session, or Regular Session agenda item requiring confidential attorney/client advice necessitated by the deliberation or discussion of said items (as needed)

- Tucker Hill Facilities Agreement

B. Section 551.071 (A) Pending or contemplated litigation

- North Texas Conservation Association, Petitioner, vs. Texas Department of Transportation, and Dan Harmon, in his capacity as Director of the Texas Department of Transportation Aviation Division, City of McKinney, Texas, Bill Cox, in his capacity as Mayor of the City of McKinney, Texas, Federal Aviation Administration, and Chris Rocheleau, in his capacity as Administrator of the Federal Aviation Administration, Respondents

C. Section 551.072. Deliberations about Real Property

- 3.622 acres of land, situated in the H.L. Upshur Survey, Abstract No. 934 and the John McGarrah Survey, Abstract No. 572, in the City of McKinney, Collin County, Texas, and Generally Located at the Southwest Corner of North Lake Forest Drive and Summit View Drive

- Approximately 13.21 acres of land in the J.M. McReynolds Survey, Abst. No. 578, City of McKinney, Collin County, Texas

Council returned to work session at 5:51 p.m. All members except Councilmembers Franklin, Feltus and Jones. No action was taken on items discussed in Executive Session.

Council unanimously approved the motion by Councilmember Cloutier, seconded by Councilmember Beller, to adjourn the work session at 5:51 p.m.

These minutes were approved by the City Council on August 5, 2025.

SIGNED:

BILL COX, Mayor
GERÉ FELTUS, Mayor Pro Tem

ATTEST:

EMPRESS DRANE, City Secretary
TENITRUS PARCHMAN, Deputy City Secretary

City of McKinney, Texas

Appendix A: Agenda Item #25-2967 Lower 5 Plaza Update



SH 5 Lower 5 Plaza Update

City Council Work Session

July 15, 2025



Key Takeaways

- Timeline for SH 5 Phase 1 Has Been Accelerated
- Environmental Impact Assessment is Almost Complete
- City Plans to Conduct a Public Meeting on July 30, 2025
- City Council Update in August With Public Feedback
- Continued Pedestrian Safety Improvements Along SH 5

Background and Context

- SH 5 Corridor Context Sensitive Master Plan (Adopted June 2014)
- SH 5 Reconstruction Design Schematic and Environmental Completed by TxDOT in 2020
- Cultural District Placemaking Council Work Session Presentation (March 2020)
 - Council Direction for Staff to Perform High-Level “Deck Park” Feasibility
- East McKinney Redevelopment and Preservation Launch (Late 2020)
- High-Level “Deck Park” Study Completed July 2020
- Downtown Pedestrian Connection Feasibility Study Phase 1 and Public Outreach (July 12, 2022)
 - 3 Alternatives: Deck Park, Inverted Deck Park, and Enhanced At-Grade Crossing
 - Council Direction for Staff to Move Forward with the Inverted Deck Park (Lower 5 Plaza) on April 18, 2023
- Environmental Impact Assessment and Bridge Design is Underway

Lower 5 Plaza



Cost Summary

- Capital Cost: \$40M - \$45M
 - Infrastructure Cost: \$25M - \$30M*
 - Park Cost: \$15M**

*Includes Construction, Right-Of-Way Acquisition, and Engineering
**Hardscape Costs are Eligible Under the FY23 RCN Grant (\$15M)

- Annual O&M***: \$1.0M - \$1.25M

***Includes City Labor, Park Maintenance/Replacement, Programming, Security, and Tunnel/Bridge Maintenance

Note: Cost Summary Provided is Based on Estimates Prepared for the Year 2023

Project Funding

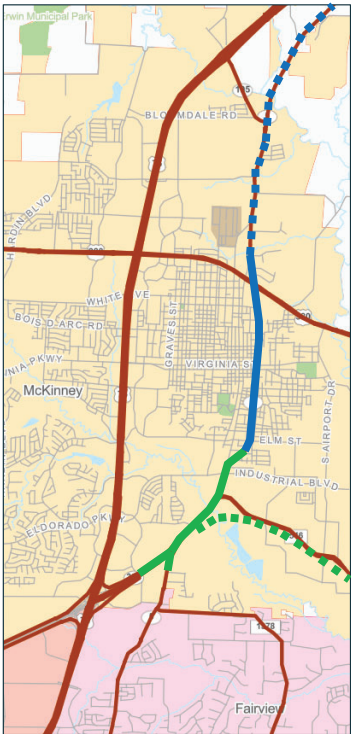
Total Funding	\$45M	
Source	\$22.65M \$15M \$4M \$3.35M	NCTCOG FY23 RCN Grant TxDOT Local
Use	<u>TxDOT</u>	<u>\$13.8M</u> • Engineering • Bridge Construction • Environmental Impact Assessment • Acquire ROW/Relocate Businesses
	<u>City</u>	<u>\$31.2M</u> • Design/Construct Drainage System • Design/Construct Plaza Infrastructure • Design/Construct Utility Relocation • Current Design of Plaza Infrastructure • Design/Construct Plaza Amenities

Lower 5 Plaza Impacted Properties



SH 5 / TxDOT Schedule Update

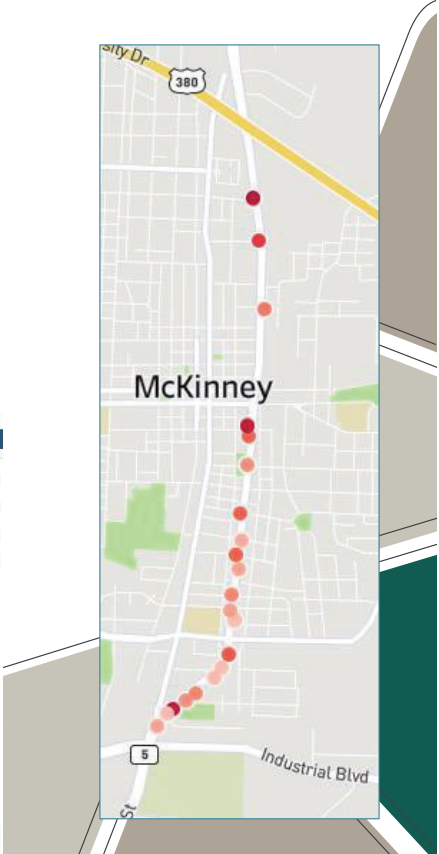
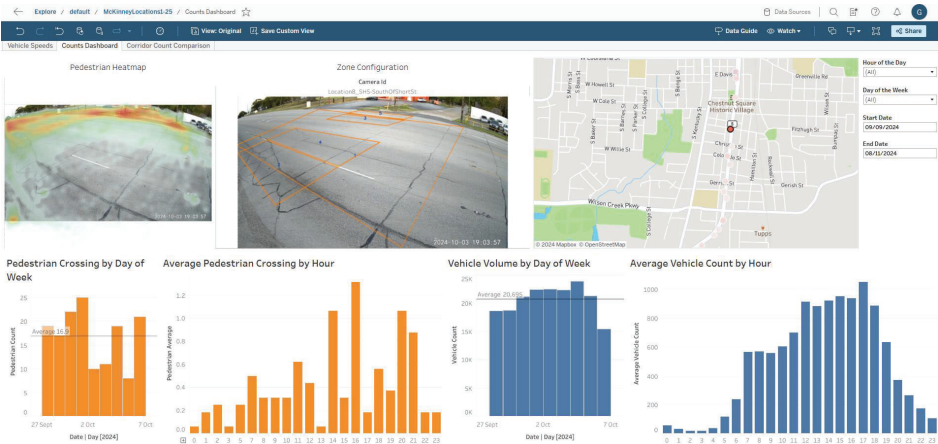
- Spur 399 Phase 1 —
 - Country Club Rd to McMakin St (Construction Underway)
- SH 5 Phase 1 —
 - McMakin St to Power House St (Letting in Mid 2028)
 - TxDOT is Accelerating This Phase to Late 2026/Early 2027



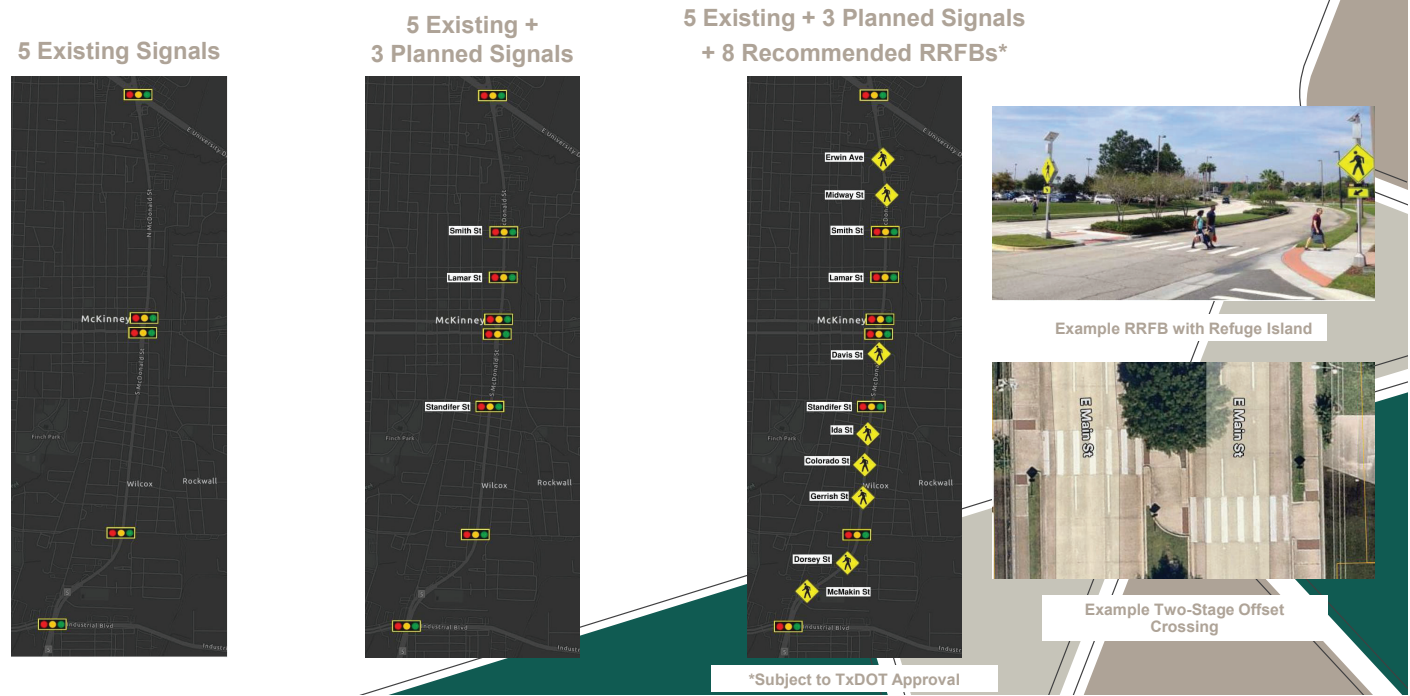
Current Limits of SH 5 Project

SH 5 Pedestrian Analysis

- Study Limits: Eldorado Parkway to University Drive
- Reviewed the following:
 - 2024 Pedestrian and Traffic Volumes
 - 2020-2025 Crash History
 - Major Traffic Generators



SH 5 Pedestrian Recommendations



Environmental Update

- TxDOT Updated Original Environmental Document to Include Lower 5 Plaza
- No Public Meeting Required For Environmental Clearance According to TxDOT
- TxDOT Coordination with THC (Texas Historical Commission) is Underway
- Impacted Properties Are Required to be Notified (Notice and Opportunity to Comment)
- COA (Certificate of Appropriateness) Will Be Required for Properties Within the City’s Historic Overlay District

City Hosted Public Meeting

- Date and Location: July 30, 2025, At City Hall
- TxDOT Will Attend
- Project Update Will Be Provided
- City Wants to Offer Opportunity for Public Input
 - In-Person Meeting
 - Online Survey
- Key Components:
 - Safety and Security
 - Amenities
 - Activities and Programming

Project Timeline

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Phase 1 Feasibility Study (City of McKinney)											
Bridge Layout (City of McKinney)											
TxDOT Agreement # NCTCOG Grant Selection (March 13, 2024)			#								
Environmental / NEPA Review (TxDOT)											
Final Infrastructure Design (City of McKinney)											
Final Park Design (City of McKinney)											
ROW Acquisition/Business Relocation (TxDOT)											
Building Demolition (TxDOT)											
Utility Relocations (City of McKinney)											
Spur 399 Phase 1 Construction (South of McMakin) (TxDOT)											
SH 5 Phase 1 Construction (North of McMakin) (TxDOT)											
SH 5 Bridge Construction - Buried Bridge (included with SH 5 Phase 1) (TxDOT)											
Grade Separation Infrastructure Construction (City of McKinney)											
Park Construction (City of McKinney)											
SH 5 On-System/Off-System (City of McKinney)											

Next Steps

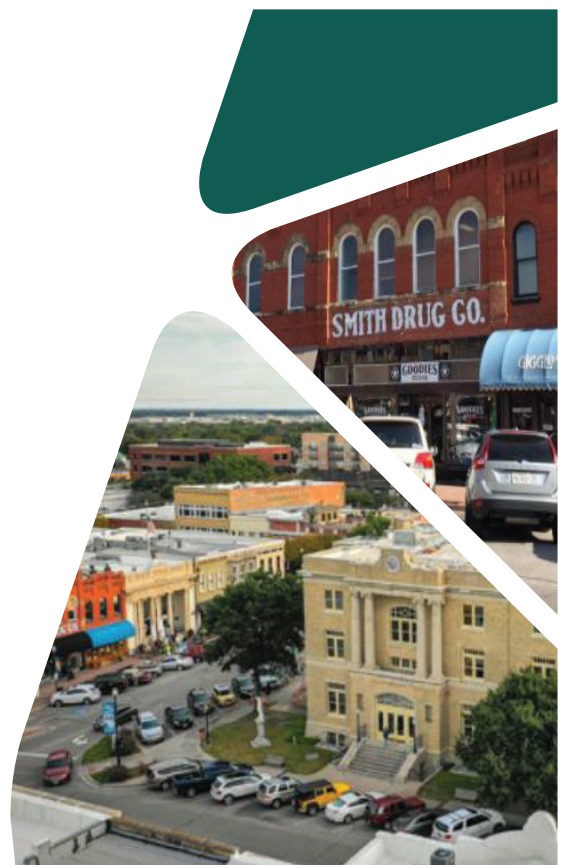
- Public Meeting on July 30, 2025
- Council Update in August to Provide Public Engagement Summary
- Council Resolution of Support to Move Forward With Lower 5 Plaza



Key Takeaways

- Timeline for SH 5 Phase 1 Has Been Accelerated
- Environmental Impact Assessment is Almost Complete
- City Plans to Conduct a Public Meeting on July 30, 2025
- City Council Update in August With Public Feedback
- Continued Pedestrian Safety Improvements Along SH 5

Questions?



Enhanced At-Grade Crossing



Enhanced At-Grade Crossing

