

CITY COUNCIL SPECIAL MEETING & WORK SESSION

MAY 19, 2026

The City Council of the City of McKinney, Texas met in special session and work session in the City Hall Council Chambers, 401 E. Virginia Street, McKinney, Texas, on Tuesday, May 19, 2026, at 3:00 p.m.

The meeting was broadcast 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 3:05 p.m. upon determining a quorum consisting of himself and the following Councilmembers were present: Mayor Pro Tem Geré Feltus and Councilmembers Rick Franklin, Justin Beller, Bill Cox, and Ernest Lynch.

Councilmember Michael Jones arrived at 3:22 p.m.

Councilmember Patrick Cloutier was absent.

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, First Assistant City Attorney Benjamin Samples, Assistant City Attorney Alan Lathrom, MEDC President Michael Kowski, City Secretary Empress Drane, Executive Director of Development Services Michael Quint, Director of Engineering Gary Graham, Director of Cultural District Andrew Jones, Director of Public Works Ryan Gillingham, Fire Chief Paul Dow, Director of Planning Lucas Raley, Chief Financial Officer Mark Holloway, Director of Organizational Development and Performance Management Joseph Mazzola, Director of Strategic Services Brandon Opiela, Director of Airports Ken Carley, Deputy City Secretary Tenitrus Parchman, Assistant Director of Parks and Recreation Erica Lyght, Assistant Director of Parks and Recreation Robert Gaylor, Assistant Director of Public Works Katie McKenzie, MEDC Marketing & Social Media Manager Luke Gajary, Grants Program Manager Elena Berg, Parks Planning Manager Jill Yount, Streets/Drainage Superintendent Jeff Moody, Facilities Construction Manager Patricia Jackson, Parks Construction Planner II Riley Davis, Procurement Supervisor Tracey Epps, Parks Construction Project Coordinator Dakota Cryer, Administrative

Assistant Sheridan Burns, Accreditation & Reporting Specialist Edith Ruiz, Audio Visual Technician Joshua Arias, and Police Officer Kendall Sam Sr.

Mayor Cox called for Public Comments on Agenda Items (For Non-Public Hearing Items) and on Matters Not on the Agenda. There were none at this time.

Mayor Cox called for Special Agenda Items.

26-0435 Consider/Discuss/Act on Appointing Members to the McKinney Development Committee

Council unanimously approved the motion by Councilmember Beller, seconded by Mayor Pro Tem Feltus, on appointing Councilmembers Rick Franklin and Ernest Lynch as City Council representatives to the McKinney Development Committee.

Council unanimously approved the motion by Councilmember Beller, seconded by Mayor Pro Tem Feltus, on appointing James Craig III and Jesserend Conrad as Planning & Zoning Commission representatives to the McKinney Development Committee.

Council unanimously approved the motion by Councilmember Franklin, seconded by Councilmember Lynch, on appointing George Fuller, Jon David Cross, Thad Hesley, and Landon King as McKinney Industry Professional representatives to the McKinney Development Committee.

Council unanimously approved the motion by Councilmember Beller, seconded by Mayor Pro Tem Feltus, on appointing Scott Woodruff, Jason Rose, Joe Riccardi, and Sam Franklin as McKinney Development Community representatives to the McKinney Development Committee.

The visual aid utilized for this item was not included on the posted agenda but is provided in these minutes as Appendix A: 26-0435 McKinney Development Committee.

Mayor Cox called for Discuss Agenda Items for the City Council Regular Meeting to be held on Tuesday, May 19, 2026, at 6:00 p.m., at which time there was none.

Mayor Cox called for Work Session Agenda Items.

26-0436 Consider/Discuss City Council Strategic Goals for FY27

26-0437 Downtown Parking Management Pilot

26-0438 Roadway Condition Assessment and Investment Update

This presentation was not included on the posted agenda but is provided in these minutes as Appendix B: 26-0438 Roadway Update.

Mayor Cox called for Executive Session at 4:26 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)

B. Section 551.071 (A) Pending or contemplated litigation

- City of Melissa / McKinney Mutual Boundary Agreement

- City of McKinney, Texas v. John Doyle Odom, Sharon Edelman, and the Real Property at 708 Finch Avenue, McKinney, Texas 75069, In Rem, Cause No. 471-02500-206, 471st District Court of Collin County, Texas

- North Texas Conservation Association et al, Plaintiffs, v. McKinney Community Development Corporation et al, Defendants, 471st District Court, Collin County, Texas, Cause No. 471-01849-2026

C. Section 551.072. Deliberations about Real Property

- Municipal Facilities

D. Section 551.074. Personnel Matters

E. Section 551.087. Deliberation Regarding Economic Development Matters

- Craig Ranch Luxury Hotel SPE Owner, LP Chapter 380 Agreement

- Project Plum Blossom

- Venu Holding Corporation, Successor-by-Name Change to Notes Live, Inc., Chapter 380, Grant, and Development Agreement, as amended

Council returned from Executive Session at 6:01 p.m.

Council unanimously approved the motion by Councilmember Jones, seconded by Mayor Pro Tem Feltus, to approve the Project Plum Blossom Agreement as discussed in Executive Session.

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Franklin, to adjourn the meeting at 6:01 p.m.

These minutes were approved by the City Council on June 16, 2026.

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: 26-0435 McKinney Development Committee
Appendix B: 26-0438 Roadway Update

McKinney Development Committee

2026 Member Appointments



City Council

Previous Member	Appointee
Rick Franklin	
Charlie Philips	



P&Z

Previous Member	Appointee
Bill Cox	
Bry Taylor	



Industry Professional within McKinney

Previous Member	Appointee
Jon David Cross	
Ray Eckenrode	
George Fuller	
Tim Spiars	



McKinney Development Community

Previous Member	Appointee
Joe Riccardi	
Rob Daake	
Scott Woodruff	
VACANT	

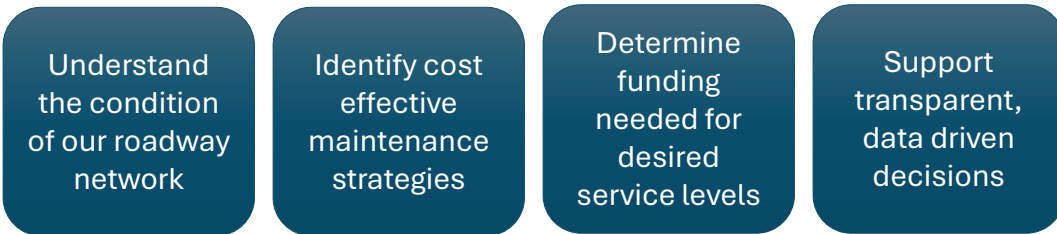


2025 Pavement Condition Assessment and Plan



Pavement Management Plan

Why It Matters



Best Practice: Reassess system condition every 3 to 5 years






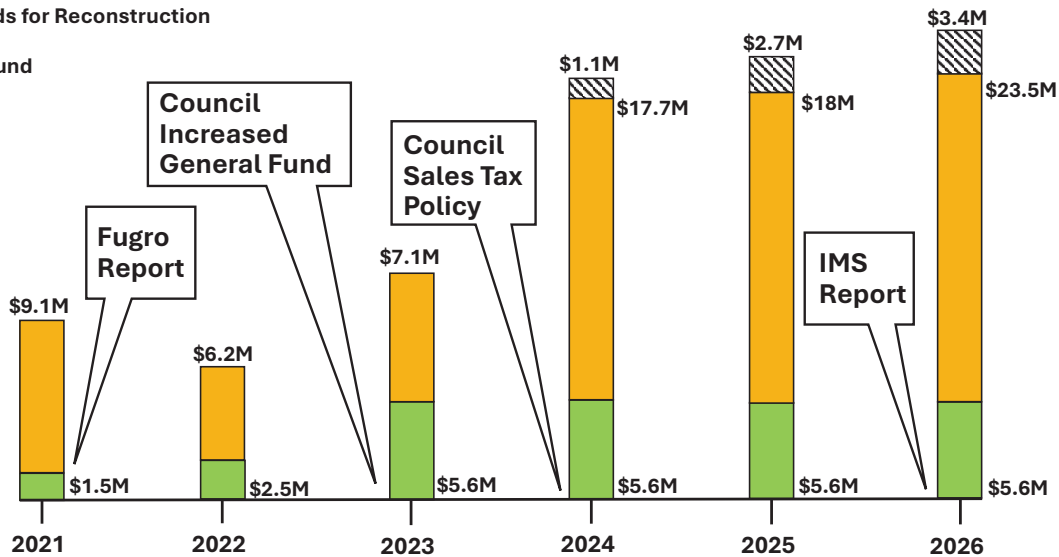
Pavement Condition Assessment Cycle

- ✓ **2012: Pavement Assessment [Fugro]**
- ✓ **2015: Pavement Assessment [Fugro]**
- ✓ **2021: Pavement Assessment [Fugro]**
 - Council Direction to Focus on Roadway Rehabilitation
 - Increased Roadway Funding
- ✓ **2025: Pavement Assessment [IMS]**



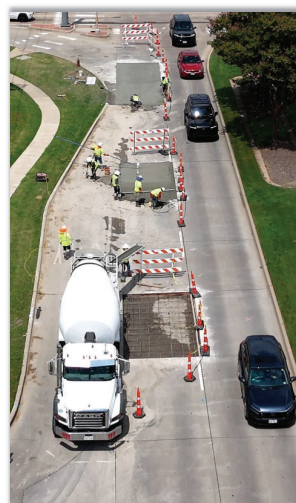
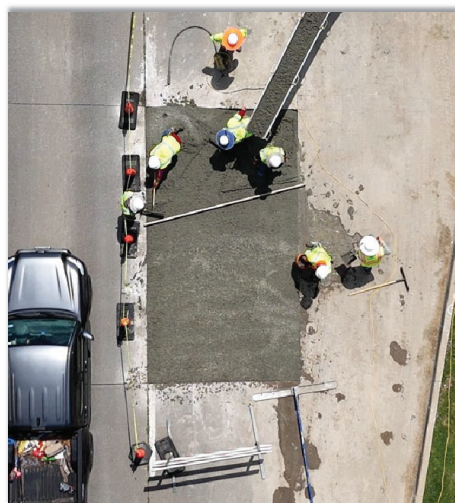
Funding and Policy Relationship

-  Sales Tax Offset
-  Bond Funds for Reconstruction
-  General Fund



Results of Council's Investment

Panel Replacement: Eldorado and Virginia Parkway



Results of Council's Investment

Neighborhood Reconstruction: White Avenue

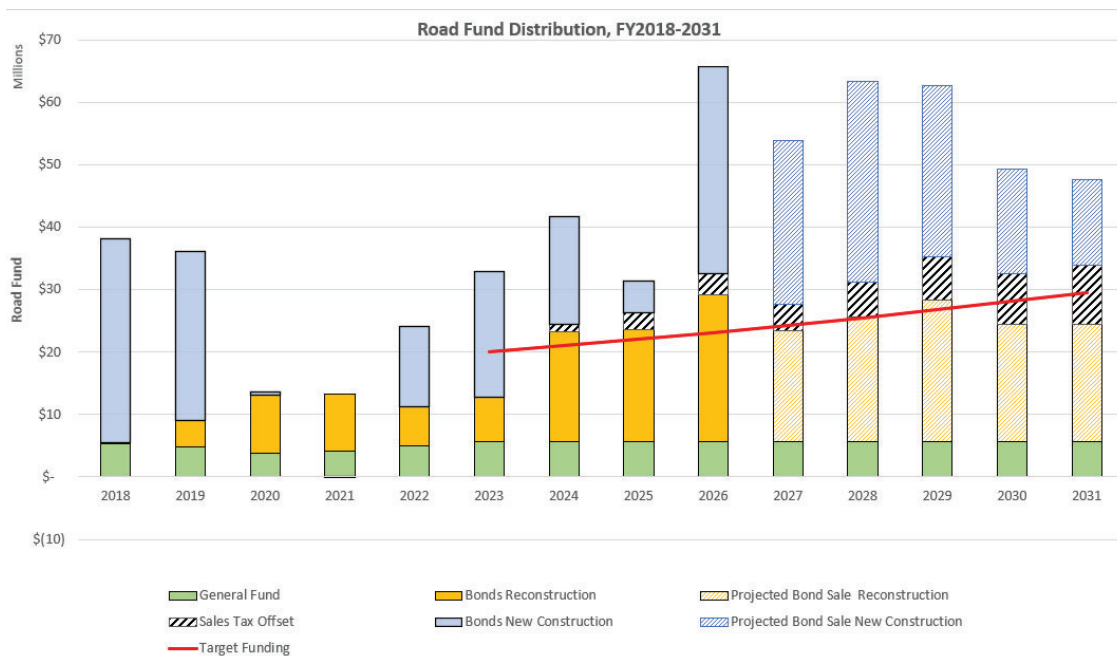


Results of Council's Investment

Crack Sealing: Redbud (White Avenue to Wilmeth Road)



Roadway Funding



Key Questions for Decision Making

1. What is the condition of the City's roadways?
2. What is the desired condition of the City's roadways?
3. When should the City make investments in its roadways?
4. How much money should the City be investing in its roadways?



McKinney Roadways

❑ Roadway Ownership

- McKinney ~2,000 lane miles
- TXDOT ~ 830 lane miles
- Collin County ~180 lane miles
- Private Roadways ~ 150 lane miles

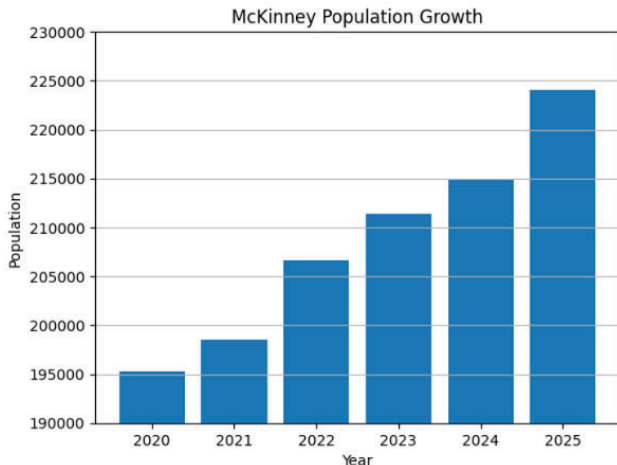
❑ Roadway Funding

- General Funds: \$5 million/year
- Capital Improvements Average: \$18 million/year
- Total Roadway Improvements: \$23 million/year

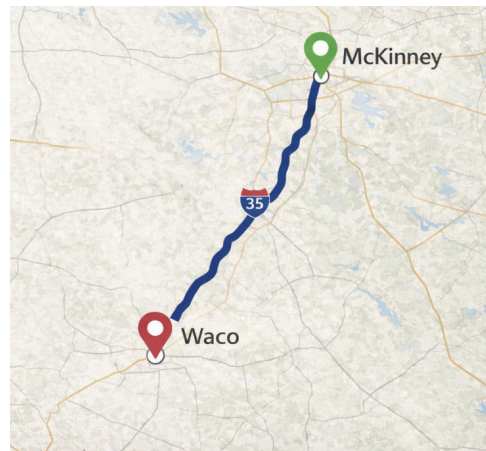


Roadway Growth

McKinney's population has increased by ~15% since 2020



McKinney's roadway network has grown by ~120 lane miles



Our Most Valuable and Visible Infrastructure Asset

❑ What is the Value of Our Roadway Network Worth?

- Total Replacement would cost ~\$2 Million per lane mile
- Our roadway network is worth ~\$4 Billion Dollars

❑ How Old are Our Roadways?

- Average lifespan of a roadway: 30-50 years
- Average age of our roadway network: 21 years

❑ We're investing but we must acknowledge:

- We are Growing.. More Roadways
- Costs are Rising
- Roadways are Aging



Pavement Condition Data Collection



IrisPRO Pave

- Laser Crack Measurement System (LCMS-2)
- High-definition imagery
- On-Board Drive map interface
- Connect Software
- Ladybug 6: 6 cameras capture a 360-degree panoramic view
- While data collection technology has advanced since 2021, ratings continue to follow the same AASHTO and ASTM standards



W. Tucker St. (between Waddill St. & West St.)

SegmentID	Road	Road ID	SequenceID	From Street	To Street	Direction	FunctionalClass
RC.M0002888	TUCKER ST	40050	4	OAK ST	N BRADLEY ST	W	LOCAL
RC.M0002890	TUCKER ST	40050	3	N BYRNE ST	OAK ST	W	LOCAL
RC.M0002893	TUCKER ST	40050	2	WEST ST	N BYRNE ST	W	LOCAL
RC.M0002897	TUCKER ST	40050	1	N WADDILL ST	WEST ST	W	LOCAL
RC.M0002899	TUCKER ST	40040	1	N GRAVES ST	N MORRIS ST	E	LOCAL
RC.M0002901	TUCKER ST	40040	2	N MORRIS ST	N BASS ST	E	LOCAL
RC.M0012432	TUCKERMAN WAY	40070	1	ANAQUITAS LN	TIOS LN	NW	LOCAL
RC.M0003767	TUDOR LN	40080	1	WORCHESTER LN	EVANSHIRE WAY	NW	LOCAL
RC.M0000690	TULIP DR	40090	1	SNAPDRAGON LN	VINEYARD LN	W	LOCAL

PCI Summary 1053.574 (mi)

- Excellent 27.32%
- Very Good 46.68%
- Good 13.37%
- Fair 4.73%
- Marginal 2.51%
- Poor 3.19%



Pavement Condition Index Score

What is a PCI?

The pavement condition index (PCI) is a numerical index between 0 and 100, which is used to indicate the general condition of a pavement section.

How are PCI scores used by McKinney?

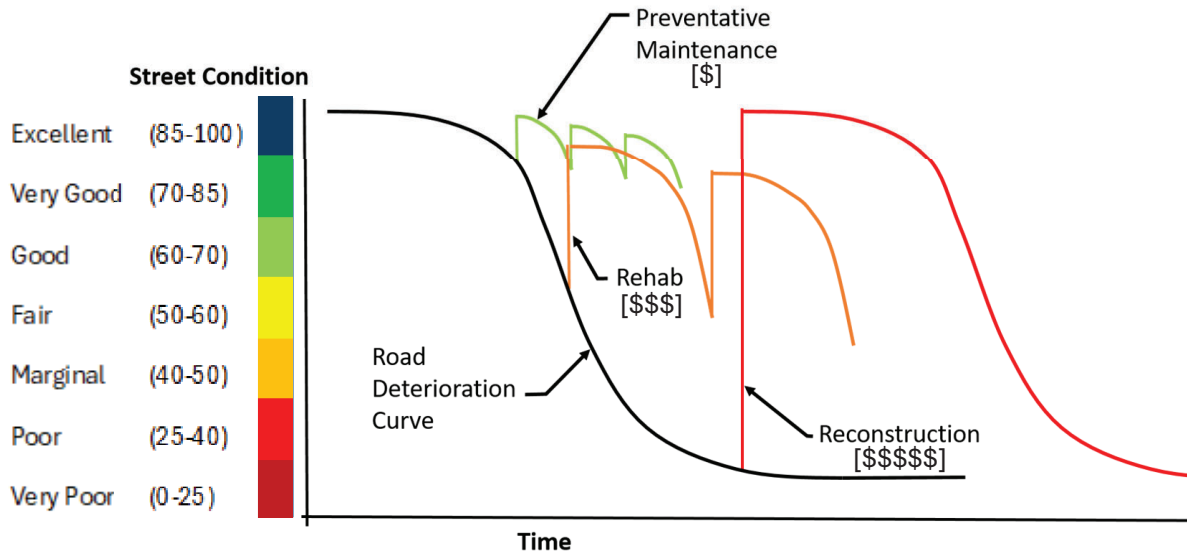
- Allows for comparisons of street conditions across the City
- Provides for general assignment of repair methods
- Allows for estimation of repair costs based on condition

What are the general categories for condition?

Condition:	Very Poor	Poor	Marginal	Fair	Good	Very Good	Excellent
PCI Range:	[0 to 25]	[25 to 40]	[40 to 50]	[50 to 60]	[60 to 70]	[70 to 85]	[85 to 100]



Roadway Deterioration Curve



Concrete Streets – 1938 Lane Miles (92% of streets)			
Maintenance (Crack Sealing/Joint Repair)	Minor Rehabilitation (Patching/Mudjack/Panel Replacements)	Major Rehabilitation (Extensive Panel Replacements)	Full Reconstruction
Cost: \$0.25-\$1 per sq ft	Cost: \$8-\$10 per sq ft	Cost: \$15-\$20 per sq ft	Cost: \$25-\$30 per sq ft
Excellent to Very Good (69%) PCI: > 70	Good to Fair (24%) PCI: 50 – 70	Marginal to Poor (6%) PCI: 25 – 50	Very Poor (1%) PCI: < 25
Preservation		Rehabilitation	
N Lake Forest Drive (Preserve to Fieldcrest)	W Louisiana Street (Francis to Truett)	W Hunt Street (Brook to Finch)	Fitzhugh Street (Railroad to Murray)



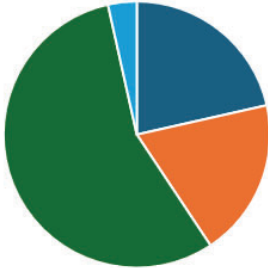
Asphalt Streets – 171 Lane Miles (8% of streets)			
Maintenance (Crack Seal/Fog Seal)	Minor Rehabilitation (Patching/Slurry Seal)	Major Rehabilitation (Mill and Overlay)	Reconstruction (AC Reclamation)
Cost: \$0.25-\$0.35 per sq ft	Cost: \$1-\$1.5 per sq ft	Cost: \$3-\$5 per sq ft	Cost: \$25-\$30 per sq ft
Excellent to Very Good (22%) PCI: > 70	Good to Fair (20%) PCI: 50 – 70	Marginal to Poor (46%) PCI: 25 – 50	Very Poor (11%) PCI: < 25
Preservation		Rehabilitation	
N Byrne Street (W Virginia to W Hunt)	W Lamar Street (N Wood to N Kentucky)	N Graves Street (W Hunt to W Lamar)	E Lamar Street (Main to Throckmorton)



Inventoried Roadway Network



■ Asphalt ■ Concrete



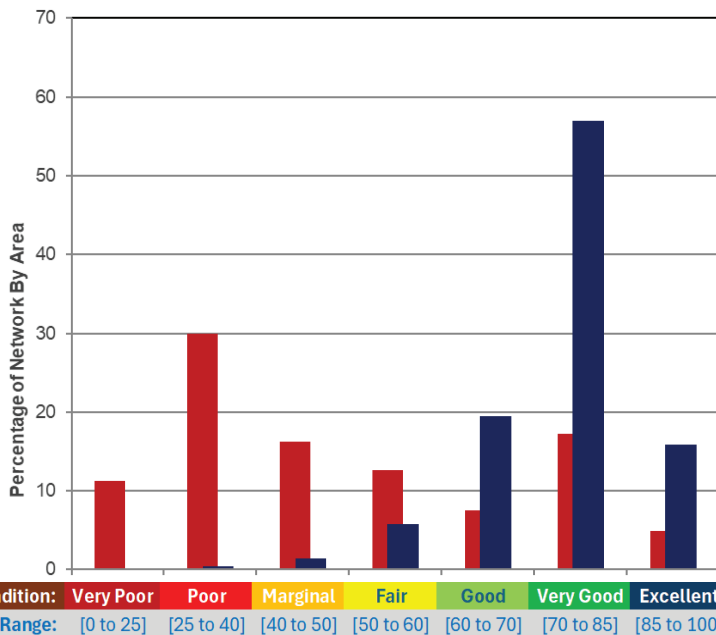
■ Arterial ■ Collector ■ Local ■ Alley

Category	Percentage of Network	Functional Class	Lane Miles	Percentage of Network
Asphalt	8%	Arterial	12	1%
		Collector	27	1%
		Local	107	6%
		Alley	1	0%
Concrete	92%	Arterial	376	21%
		Collector	320	18%
		Local	903	50%
		Alley	62	3%

Arterial (3-6 Lanes): Eldorado Pkwy., Hardin Blvd.
Collector (2 Lanes): Virginia St. (E of US 75), Tennessee St.
Local (1-2 Lanes): Kentucky St., Chestnut St.



Condition of Roadway Network

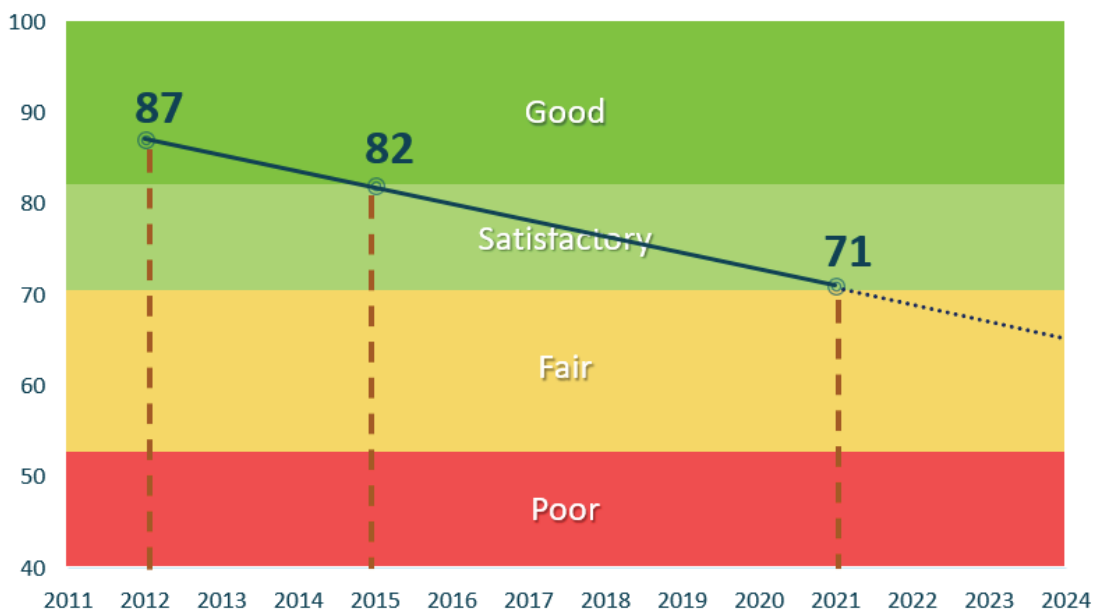


Asphalt Network
 Average Condition = 49
 171 Lane Miles

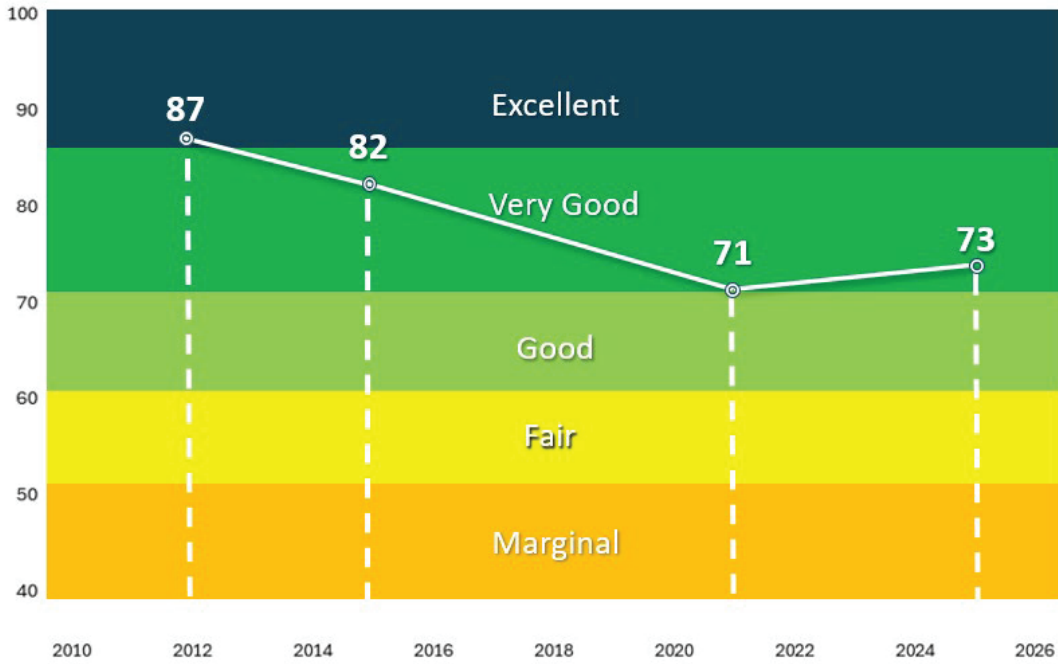
Concrete Network
 Average Condition = 75
 1,938 Lane Miles



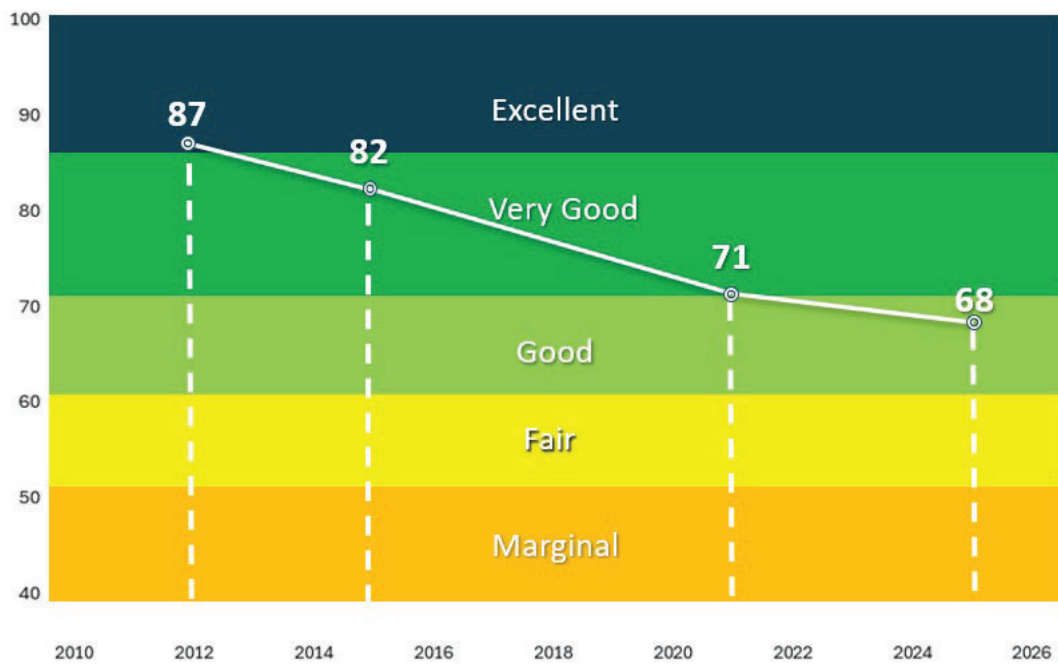
Historical McKinney Overall PCI Scores [2021]



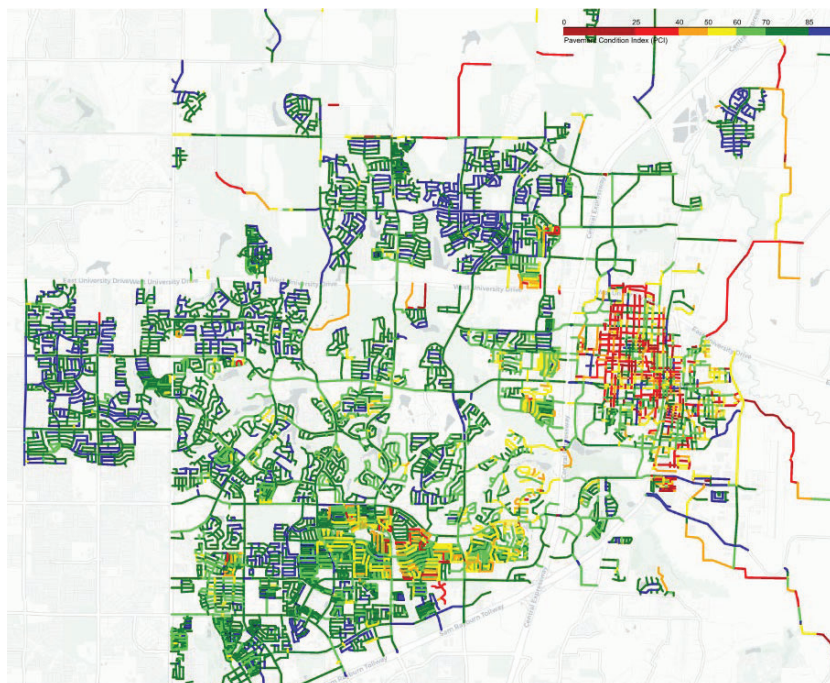
Historical McKinney Overall PCI Scores [2025]



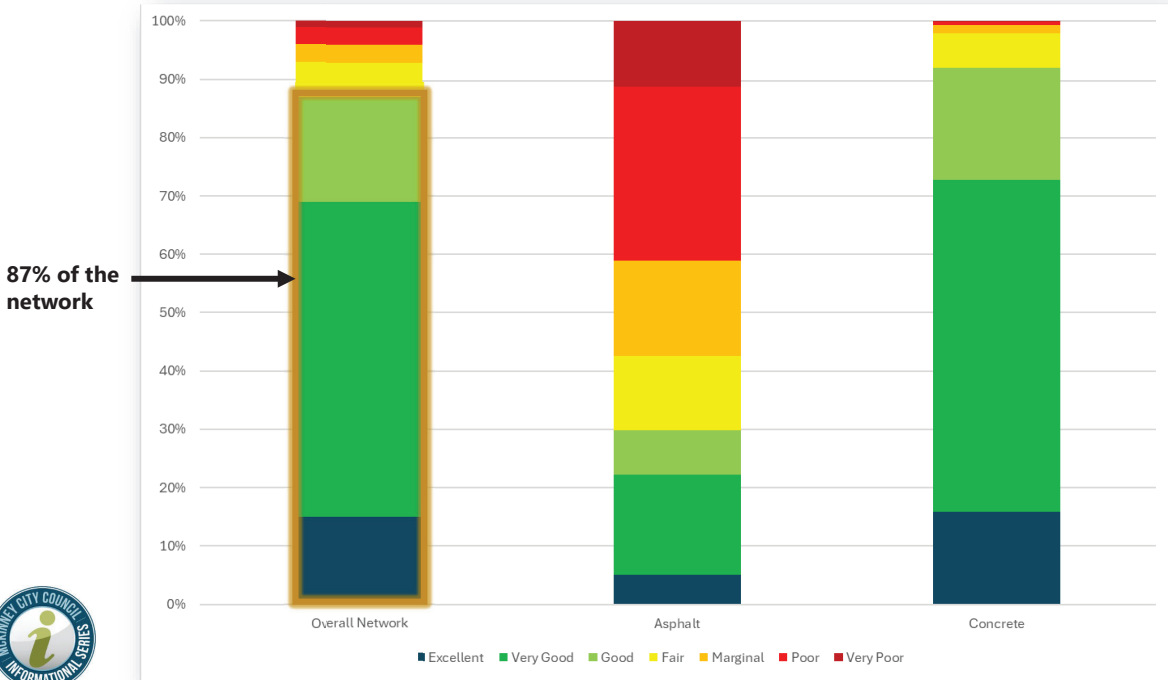
Historical McKinney Overall PCI Scores [2025] (New Roadways Omitted)



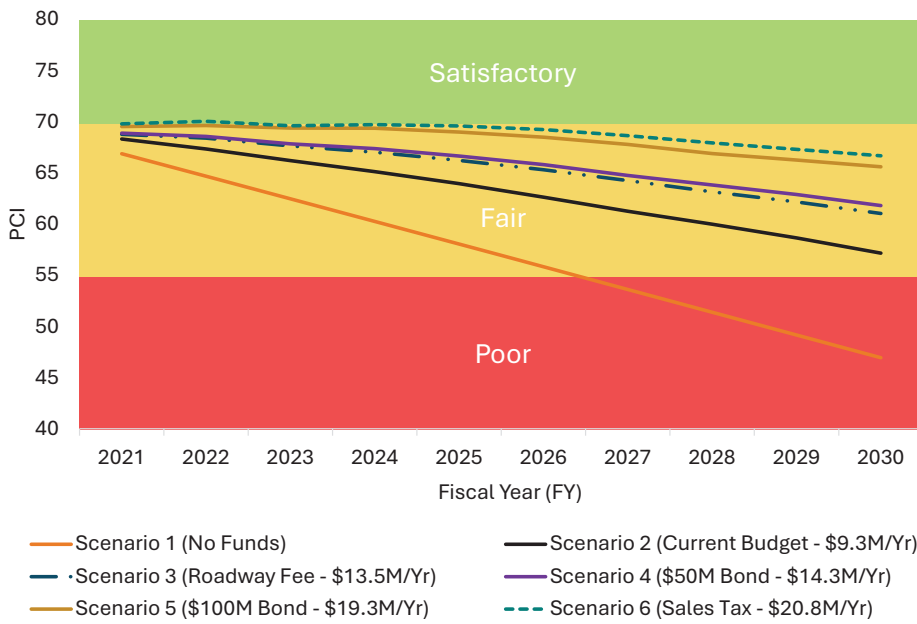
Network Condition Map



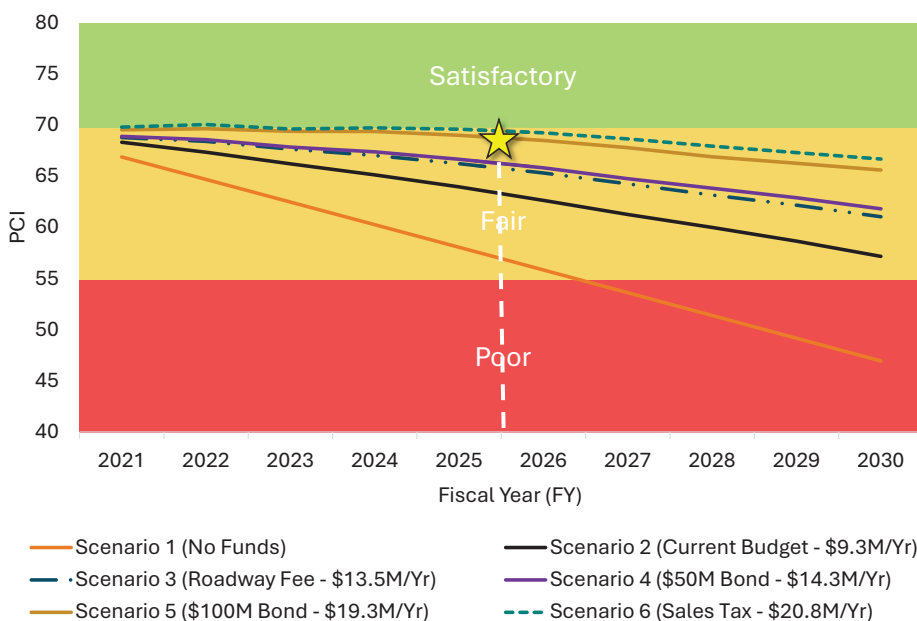
Network Condition Distribution



Impact of Funding on Overall PCI Score [2021]

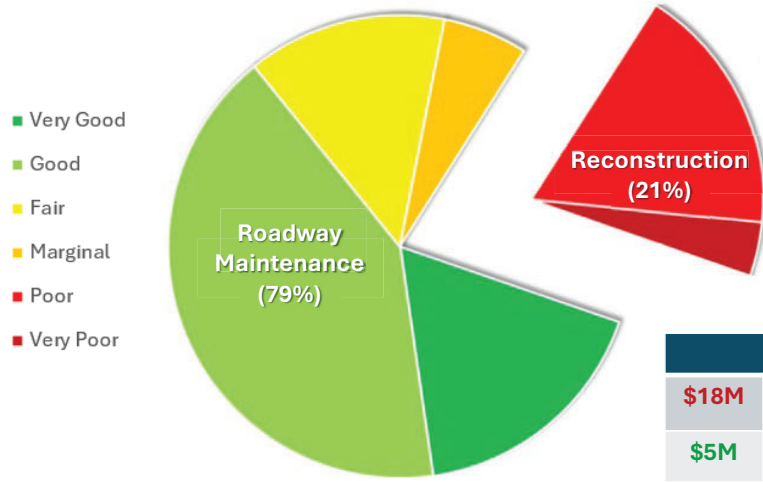


Our Investment Made a Difference



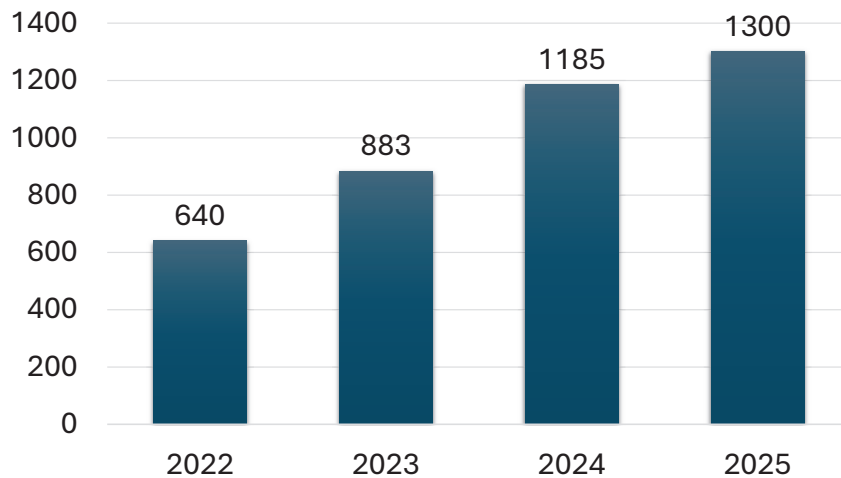
Identified Needs

Backlog Balance vs. Fund Distribution



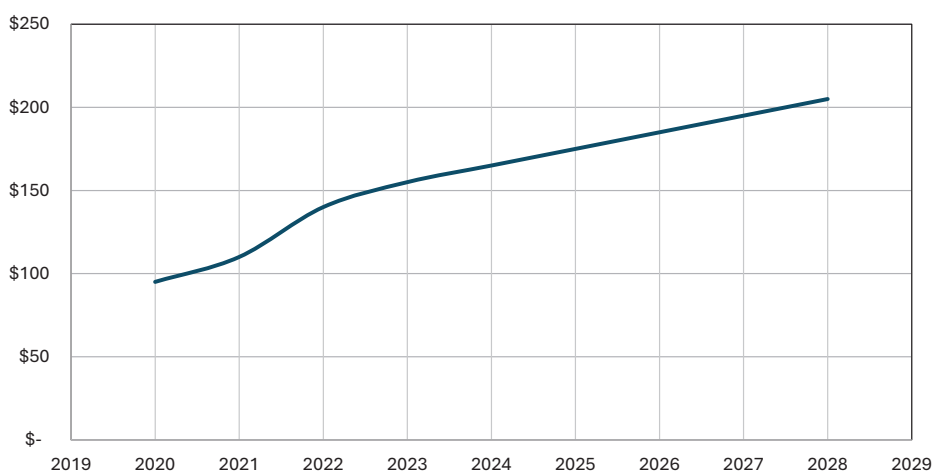
Residential Service Requests are Increasing

(Potholes, Panel Replacement, Sidewalk Repairs)

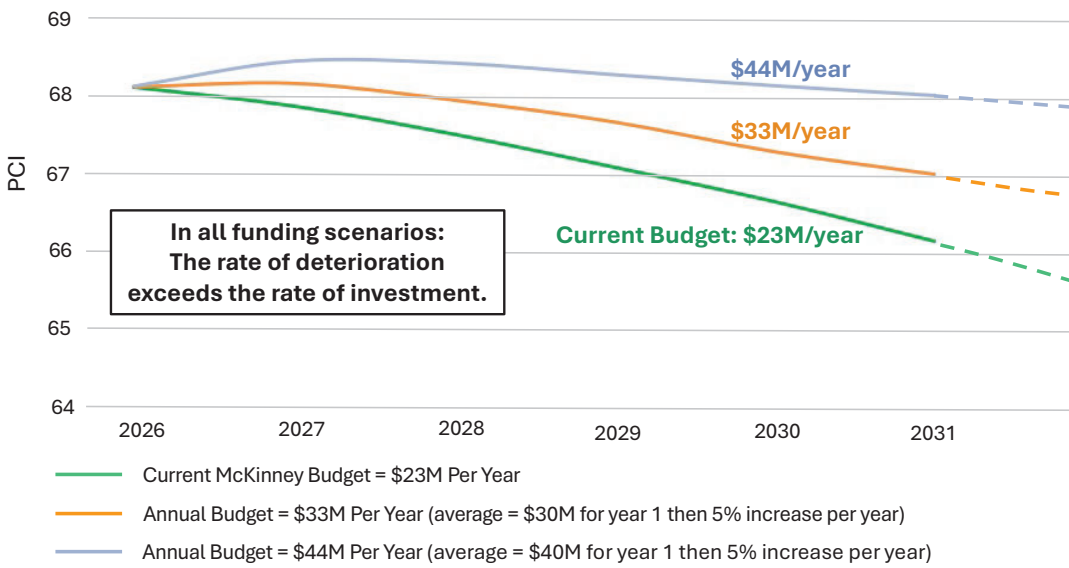


Costs are Rising

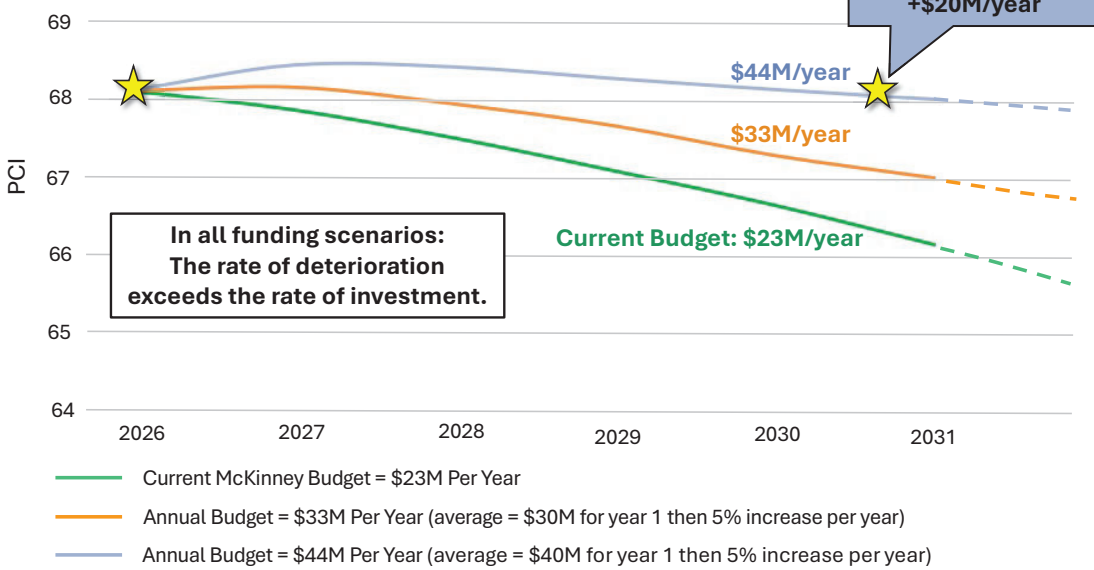
Average Price of Concrete/SY



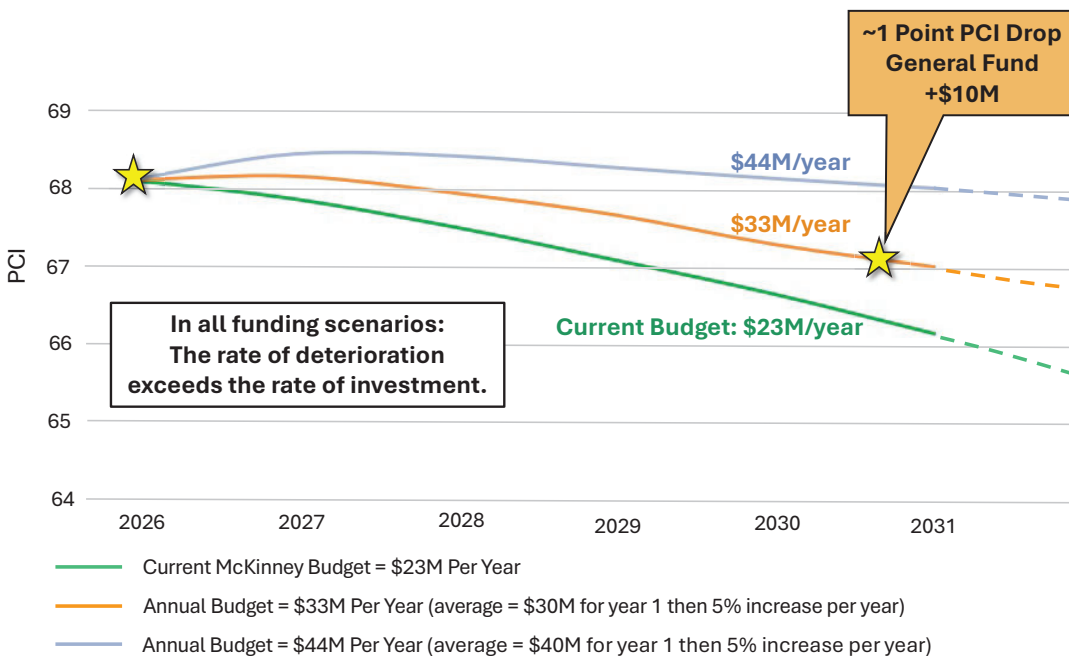
Impact of Funding Scenarios on Overall PCI Score [2025]



Impact of Funding Scenarios on Overall PCI Score [2025]



Budget Impact



Key Questions for Decision Making

- ✓ 1. What is the condition of the City's roadways?
2. What is the desired condition of the City's roadways?
3. When should the City make investments in its roadways?
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