

CITY COUNCIL REGULAR MEETING

JUNE 17, 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, June 17, 2025 at 6:00 p.m.

This meeting will be streamed live on the City's website 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.

Prior to the Call to Order: Installation of Mayor Bill Cox and City Councilmember At-Large #1 Ernest Lynch.

Mayor Bill Cox called the meeting to order at 6:26 pm upon determining a quorum of himself and the following City Councilmembers were present: Mayor Pro Tem Geré Feltus and Councilmembers 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 Barry Shelton, Assistant City Manager Steve Tilson, Assistant City Manager Trevor Minyard, Assistant City Manager Jennifer Arnold, City Attorney Mark Houser, City Secretary Empress Drane, Chief Financial Officer Mark Holloway, Executive Director of Development Services Michael Quint, Director of Housing and Community Development Margaret Li, Director of Engineering Gary Graham, Airport Director Ken Carley, Interim Planning Director Hayley Angel, Director of Parks and Recreation Amy Kinkade, Director of Marketing and Communications Coco Good, Director of Organizational Development and Performance Management Joe Mazzola, MEDC President Michael Kowski, MCDC President Cindy Schneible, MEDC Vice President Michael Talley, Deputy City Secretary Tenitrus Parchman, Planning Manager Caitlin Strickland, Emergency Management Administrator Karen Adkins, MCDC Grant Program & Marketing Manager Linda Jones, Community Service Administrator Shirletta Best, Audio Visual Technician Joshua Arias, Video Produce Joey Barr, Airport Financial & Operations Analyst Porter Burns, Police Officer Kendall Sams, City Secretary Office Administrative Assistant Sheridan Burns, and City Secretary Intern Saliyah Gathings.

There were approximately 150 members of the public in attendance including MCDC Board Chair Angela Richardson-Woods and Board members David Riche, Deborah Bradford, AJ Micheletto; MEDC Board President Brian Loughmiller and Board members James Craig, Scott Woodruff; Planning and Zoning Commissioners Charles Wattle, Mohammed Kacem; Historic Preservation Advisory Committee member Betty Petkovsek, Maylee Fuller, Kim Lynch and Wendy Cox.

Mayor Cox called for the Invocation and Pledge of Allegiance. The invocation led by Pastor Conrad Edwards of One Community Church and the pledge led by the McKinney Commandery Knights Templar.

Mayor Cox called for Information Sharing Items.

25-2876 Proclamation for Juneteenth National Independence Day

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

John Montes, 701 Addie Lane, McKinney, TX 75071 expressed thoughts related to parks safety.

The following attendees expressed their congratulations to Mayor Cox and Councilmember Lynch:

Tamera Johnson, PO Box 2514, McKinney, TX 75070

Lisa Washington, 7830 Van Tuyl Pkwy, McKinney, TX 75070

Cris Trevino, 903 N. Chestnut, McKinney, TX 75069

Samuel Hall, 2605 Sundall Dr, McKinney, TX 75071

Kyle Sims, 5312 Fox Chase Ln, McKinney, TX 75071

Beth Bentley, PO Box 2931, McKinney, TX 75070

Samar Waquar, 5025 Geranium Ct, McKinney, TX 75070

Maor Cox called for the Consent Agenda.

Council unanimously approved the motion by Councilmember Cloutier, seconded by Councilmember Franklin, to approve the Consent Agenda.

Consent MINUTES

25-2877 Minutes of the City Council Work Session of June 3, 2025

25-2878 Minutes of the City Council Regular Meeting of June 3, 2025

- 25-2622** Minutes of the McKinney Armed Services Memorial Board Meeting of March 12, 2025
- 25-2763** Minutes of the McKinney Armed Services Memorial Board Meeting of April 9, 2025
- 25-2783** Minutes of the McKinney Community Development Corporation Meeting of April 24, 2025
- 25-2752** Minutes of the McKinney Main Street Board Meeting of April 10, 2025

Consent RESOLUTIONS

- 25-0003M2** Consider/Discuss/Act on a Resolution Accepting and Filing the Semiannual Impact Fee Report with Respect to the Progress of the Capital Improvements Plan for Roadway and Utility Impact Fees; resolution caption reads as follows:

RESOLUTION NO. 2025-06-092 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ACCEPTING AND FILING THE SEMIANNUAL REPORT WITH RESPECT TO THE PROGRESS OF THE CAPITAL IMPROVEMENTS PLAN FOR ROADWAY AND UTILITY IMPACT FEES

- 25-2879** Consider/Discuss/Act on a Resolution Authorizing the Application and Acceptance, if Awarded, of a Collin County Parks and Open Space Project Funding Assistance Program for the Rowlett Creek Trail Project; resolution caption reads as follows:

RESOLUTION NO. 2025-06-093 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO APPLY FOR AND ACCEPT, IF AWARDED, THE COLLIN COUNTY PARKS AND OPEN SPACE PROJECT FUNDING ASSISTANCE PROGRAM FOR THE ROWLETT CREEK TRAIL PROJECT

- 25-2880** Consider/Discuss/Act on a Resolution Authorizing the City Manager, or Designee, to Apply for a Planning and Demonstration Federal Grant through the Safe Streets and Roads for All (SS4A) Program and Accept Funding if Awarded; resolution caption reads as follows:

RESOLUTION NO. 2025-06-094 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO APPLY FOR A PLANNING AND DEMONSTRATION FEDERAL GRANT THROUGH THE SAFE STREETS AND ROADS FOR ALL (SS4A) PROGRAM AND ACCEPT FUNDING IF AWARDED

- 25-2881** Consider/Discuss/Act on a Resolution Authorizing the City Manager, or Designee, to Execute a Contract between the City of McKinney and Root Policy Research to Prepare a 2025-2029 Consolidated Plan for HUD Housing and Community Development; resolution caption reads as follows:

RESOLUTION NO. 2025-06-095 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH ROOT POLICY RESEARCH TO PREPARE THE HOUSING AND COMMUNITY DEVELOPMENT CONSOLIDATED PLAN FOR 2025-2029

- 25-2882** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Supplemental Agreement with HPS, LLC of Georgetown, Texas for Ongoing Maintenance of Master Meter Reading Equipment; resolution caption reads as follows:

RESOLUTION NO. 2025-05-096 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A SUPPLEMENTAL TASK ORDER AGREEMENT WITH HPS, LLC OF GEORGETOWN, TX FOR ONGOING MAINTENANCE OF THE MASTER METER READING EQUIPMENT AND ANNUAL HOSTING FOR THE ADVANCED METERING INFRASTRUCTURE (AMI) SYSTEM IN THE AMOUNT OF \$159,177.44 AND TO INCREASE THE NOT TO EXCEED AMOUNT FROM \$11,257,875 TO A TOTAL AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY ADDITIONAL SUPPLEMENTAL AGREEMENTS, NOT TO EXCEED \$12,757,875

- 25-2883** Consider/Discuss/Act on a Resolution Awarding Contracts to North Texas Winwater Co. of Anna, Texas and Ferguson Enterprises, LLC dba Ferguson Waterworks of Euless, Texas for Water and Wastewater Parts and Supplies; resolution caption reads as follows:

RESOLUTION NO. 2025-06-097 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE AWARD OF CONTRACTS TO NORTH TEXAS WINWATER CO. OF ANNA, TEXAS AS THE PRIMARY CONTRACT AND FERGUSON ENTERPRISES, LLC DBA FERGUSON WATERWORKS OF EULESS, TEXAS AS THE SECONDARY CONTRACT FOR WATER AND WASTEWATER PARTS AND SUPPLIES

Mayor Cox called for Regular Agenda And Public Hearing Items.

- 25-0002A/** 25-0036Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Petition to Annex (Case No. 25-0002A) and a Request to Zone the Subject Property to "R5" - Residential District (Case No. 25-0036Z),

Located at North of County Road 124 and Approximately 2,850 Feet West of County Road 161, and Accompanying Ordinance (REQUEST TO BE TABLED)

Council unanimously approved the motion by Councilmember Jones, seconded by Councilmember Franklin, to indefinitely table a Petition to Annex (Case No. 25-0002A) and a Request to Zone the Subject Property to "R5" - Residential District (Case No. 25-0036Z), Located at North of County Road 124 and Approximately 2,850 Feet West of County Road 161.

25-2884 Consider/Discuss/Act on an Ordinance Increasing the Homestead Exemption for Residents Over Age 65 and the Disabled

The Council took no action on this item.

The revised presentation not included with the agenda is documented in these minutes as Appendix A: Property Tax Exemptions.

25-2885 Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2024-2025 Annual Budget and the 2025-2029 Capital Improvements Program to Provide Funds for Project AI2114, Taxilane A Rehabilitation and Construction, Phase II

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Cloutier, to approve an ordinance Amending the Fiscal Year 2024-2025 Annual Budget and the 2025-2029 Capital Improvements Program to Provide Funds for Project AI2114, Taxilane A Rehabilitation and Construction, Phase II; ordinance caption reads as follows:

ORDINANCE NO. 2025-06-056

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING A CERTAIN BUDGET AMENDMENT PERTAINING TO THE FISCAL YEAR 2024-2025 ANNUAL BUDGET AND THE 2025-2029 CAPITAL IMPROVEMENTS PROGRAM, TO PROVIDE FUNDING FOR PHASE II OF PROJECT AI2114, TAXILANE A REHABILITATION & CONSTRUCTION; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

25-2886 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Agreement with Garver, LLC for McKinney National Airport Project AI2114, Taxilane A Rehabilitation & Construction, Phase II

Council unanimously approved the motion by Councilmember Lynch, seconded by Councilmember Franklin, to approve a Resolution Authorizing the City Manager to Execute an Agreement with Garver, LLC for McKinney National Airport Project AI2114, Taxilane A Rehabilitation & Construction, Phase II; resolution caption reads as follows:

RESOLUTION NO. 2025-06-098 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH GARVER, LLC FOR MCKINNEY NATIONAL AIRPORT PROJECT AI2114, TAXILANE A REHABILITATION & CONSTRUCTION; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

25-2887 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Grant Agreement with The Texas Department of Transportation for McKinney National Airport Project AI2114, Taxilane A Rehabilitation and Construction

Council unanimously approved the motion by Mayor Pro Feltus, seconded by Councilmember Franklin, to approve a Resolution Authorizing the City Manager to Execute a Grant Agreement with The Texas Department of Transportation for McKinney National Airport Project AI2114, Taxilane A Rehabilitation and Construction; resolution caption reads as follows:

RESOLUTION NO. 2025-06-099 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE CERTAIN CONTRACTS AND AGREEMENTS NECESSARY TO IMPLEMENT THE MCKINNEY NATIONAL AIRPORT PROJECT AI2114, THE TAXILANE A REHABILITATION & CONSTRUCTION PHASE II; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

25-2888 Consider/Discuss/Act on a Resolution Appointing Members to the Tax Increment Reinvestment Zone Number One Board; and Designating a TIRZ1 Board Chair for the Remainder of Calendar Year 2025

Council unanimously approved the motion by Councilmember Cloutier, seconded by Mayor Pro Tem Feltus, to approve a Resolution Appointing Members to the Tax Increment Reinvestment Zone Number One Board; and Designating Councilmember Franklin as Board Chair for the Remainder of Calendar Year 2025; resolution caption reads as follows:

RESOLUTION NO. 2025-06-100 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, APPOINTING MEMBERS TO THE BOARD OF DIRECTORS FOR THE TAX INCREMENT REINVESTMENT ZONE NUMBER ONE (TIRZ1), CITY OF MCKINNEY; AND PROVIDING FOR AN EFFECTIVE DATE

25-2889 Consider/Discuss/Act on a Resolution Appointing Members to the Tax Increment Reinvestment Zone Number Two Board; and Designating a TIRZ2 Board Chair for the Remainder of the Calendar Year 2025

Council unanimously approved the motion by Councilmember Cloutier, seconded by Councilmember Jones, to approve a Resolution Appointing Members to the Tax Increment Reinvestment Zone Number Two Board; and Designating Councilmember Beller as TIRZ2 Board Chair for the Remainder of Calendar Year 2025; resolution caption reads as follows:

RESOLUTION NO. 2025-06-101 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, APPOINTING MEMBERS TO THE BOARD OF DIRECTORS FOR THE TAX INCREMENT REINVESTMENT ZONE NUMBER TWO (TIRZ2) BOARD, CITY OF MCKINNEY; AND PROVIDING FOR AN EFFECTIVE DATE

25-2890 Consider/Discuss/Act on Appointing Members to the McKinney Public Facility Corporation Board of Directors

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Cloutier, to approve Appointing Mayor Cox and Councilmember Lynch as members to the McKinney Public Facility Corporation Board of Directors.

Mayor Cox called for Council and Manager Comments.

Councilmember Beller congratulated Mayor Cox and Councilmember Lynch; he attended the Tacos with Cops at Old Settlers and thanked Chief Ellenburg and the PD staff for a great event; he attended the Texas Music Revolution and thanked Andrew Jones and the Main Street staff for hosting a great event; and he attended the Juneteenth event at he thanked Amy Kinkade and the Parks team for planning and executing a great event.

Councilmember Frankin congratulated Mayor Cox and Councilmember Lynch; he expressed his gratitude to staff for their work on the design and installation of the new wayfaring signage around the city.

Councilmember Cloutier expressed his appreciation for the new wayfaring signage; he attended the VENUE groundbreaking; and he attended the groundbreaking of Spur 399 along with Mayor Cox and Councilmember Beller.

Councilmember Jones attended the One Community Church Men's Conference last Friday; he attended the VENUE groundbreaking; and he wished all of the fathers a Happy Belated Father's Day.

Mayor Pro Tem Feltus expressed her excitement for the VENU amphitheatre; she attended the Juneteenth event and thanked Amy Kinkade and the Parks team for an incredible event; she provided an update on the Bonnie Wenk vandalism issue and she expressed her thanks and excitement for the Grazing Goats in the park; and she congratulated Mayor Cox and Councilmember Lynch.

City Manager Grimes welcomed and congratulated Mayor Cox and Councilmember Lynch; he stated New Councilmember orientation will be held on June 24; he thanked the Parks staff for a spectacular Juneteenth event; he stated City offices will be closed on June 19 in observance of Juneteenth; and he welcomed everyone to attend Red, White and Boom being held on July 4 at Town Lake.

Mayor Cox expressed his appreciation and honor of being elected as mayor and he encouraged everyone to find their passion and get involved.

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Cloutier, to adjourn the regular meeting at 7:40 p.m.

The ordinance caption(s) approved in this meeting were scheduled for publication in the Friday, June 20, 2025, edition of the McKinney Courier-Gazette and the Celina Record newspaper.

These minutes were approved by the City Council on July 1, 2025.

SIGNED:

GEORGE C. FULLER, Mayor
GERÉ FELTUS, Mayor Pro Tem

ATTEST:

EMPRESS DRANE, City Secretary
TENITRUS PARCHMAN, Deputy City Secretary

City of McKinney, Texas

Appendix A: Property Tax Exemptions

FY26 Property Tax Exemptions



Types of Exemptions

- **Over 65/Disabled Exemption**
 - Targeted
 - Changeable
 - Evaluated Yearly
- **Homestead Exemption**
 - All Homeowners
 - Changeable
 - Reduces tax burden on homeowners
- **Over 65/Disabled Tax Freeze**
 - Targeted
 - Permanent



Over 65/Disabled Tax Exemption

- Reduces the amount of taxable value eligible homeowners pay
- Current exemption \$90,000
- Current exemption equals \$374 in reduced taxes at current tax rate
- Exemption last increased in 2024
- For every \$5,000 increase in exemption, eligible homeowners will pay \$21 less in taxes at current tax rate
- For every \$5,000 increase in exemption, non-eligible homeowners will pay \$3.26 more in taxes at current tax rate
- At current exemption level of \$90,000, non-eligible homeowners pay \$56 more in taxes per year at current tax rate



Homestead Exemption

- Reduces the amount of taxable value eligible homeowners pay
- Currently no City homestead exemption
- Homestead Exemption is a percentage of a property’s appraised value
 - Maximum of 20%, but exemption cannot be less than \$5,000
- If Homestead Exemption had been implemented in FY25:

	Adopted FY25 Tax Rate	Homestead 5%	Homestead 7.5%	Homestead 10%
Total Tax Rate (assuming same levy)	0.415513	0.428446	0.435219	0.442211
Tax Bill (Average Taxable Value \$514,460)	2,138	2,094	2,071	2,047
Reduction		44	67	90



City of McKinney Over 65/Disabled Property Tax Exemption Increase FY26 Estimate

Current Number of Over 65 & Disabled Property Exemptions: 11,100 FY26 Estimated Over 65 & Disabled Property Exemptions: 11,489

Current Over 65 & Disabled Tax Exemption: \$90,000

McKinney Population Makeup	FY20	FY25 Actual	% Change
Total Population	195,342	224,043	15%
Single Family Res (excludes Over 65 & Disabled)	44,623	49,128	10%
Over 65 & Disabled Exemptions	8,646	11,100	28%
Total Percent of Over 65 & Disabled	16%	18%	

FY26 Estimated Impact of Increased Over 65 & Disabled Exemption	Exemption Amount	\$90,000	\$95,000	\$100,000	\$105,000	\$110,000	\$115,000
Total Exempted Value		\$ 992,035,307	\$ 1,049,477,807	\$ 1,106,920,307	\$ 1,164,362,807	\$ 1,221,805,307	\$ 1,279,247,807
Tax Revenue Exempted at Current Rate		4,122,036	4,360,717	4,599,398	4,838,079	5,076,760	5,315,441

Estimated Annual Impact of Current Over 65 & Disabled Exemption	Exemption Amount - \$90,000	FY26	FY27	FY28	FY29	FY30	FY31
Total Exempted Value		\$ 992,035,307	\$ 1,028,224,082	\$ 1,065,679,464	\$ 1,104,445,785	\$ 1,144,568,926	\$ 1,186,096,378
Tax Revenue Exempted at Current Rate		4,122,036	4,272,405	4,428,037	4,589,116	4,755,833	4,928,385

Estimated Impact of Over 65 Freeze	FY26	FY27	FY28	FY29	FY30	FY31
Value Exempted	\$ 452,210,337	\$ 649,457,157	\$ 859,732,129	\$ 1,083,895,764	\$ 1,322,865,406	\$ 1,577,618,993
Tax Revenue Exempted at Current Rate	1,878,993	2,698,579	3,572,299	4,503,728	5,496,678	6,555,212

Potential Homestead Exemption	Estimated Impact of 5% Homestead Exemption	FY26	FY27	FY28	FY29	FY30	FY31
Taxable Value Exempt		\$ 1,168,824,570	\$ 1,203,889,307	\$ 1,240,005,986	\$ 1,277,206,166	\$ 1,315,522,351	\$ 1,354,988,022
Tax Revenue Exempted at Current Rate		4,856,618	5,002,317	5,152,386	5,306,958	5,466,166	5,630,151



Preliminary Taxable Valuation

- Existing Valuation
 - Preliminary Increase of 4.34% on Existing Property
 - Aggregate estimate – further breakdown to come from CCAD by July 25th
- New Construction
 - Preliminary Addition of 3.84% in New Property
 - Total Preliminary Value of New Construction – \$1.57 Billion
 - Aggregate estimate – further breakdown to come from CCAD by July 25th
- Tax Year 2025 Average Homestead Market Value
 - Preliminary Average of \$580,815
 - Tax Year 2024 Certified Average of \$574,579
- Any Change to Current Exemption Must be Adopted by July 1

