

CITY COUNCIL REGULAR MEETING

MARCH 17, 2026

The City Council of the City of McKinney, Texas met in regular session in the City Hall Council Chambers, located at 401 E. Virginia Street, McKinney, Texas, on Tuesday, March 17, 2026, at 6:00 p.m.

The meeting was broadcast live 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 6:04 p.m. upon determining a quorum consisting of himself and the following members were present: Mayor Pro Tem Geré Feltus, and Council members Justin Beller, Patrick Cloutier, Rick Franklin, and Michael Jones.

Council member Ernest Lynch was absent.

These City of McKinney staff were present: City Manager Paul Grimes, Assistant City Manager Jennifer Arnold, Assistant City Manager Barry Shelton, Assistant City Manager Steve Tilton, Assistant City Manager Trevor Minyard, First Assistant City Attorney Benjamin Samples, City Secretary Empress Drane, City Secretary Administrative Assistant Sheridan Burns, Director of Engineering Gary Graham, Chief Financial Officer Mark Holloway, Information Technology Audio / Video Technician Joshua Arias, Police Officer Ronald Westbrook, Community Services Administrator Shirletta Best, Director of Parks, Recreation & Open Space (PROS) Amy Kinkade, Assistant Director of PROS Robert Gaylor, and Planning Development Review Manager Caitlyn Strickland.

There were approximately fifty (50) members of the public in the audience.

Mayor Bill Cox called for the Invocation, which was given by Vice President Mehdi Elofir of the McKinney Islamic Association, and the Pledge of Allegiance.

Mayor Bill Cox called for Information Sharing items:

26-0209 Proclamation for Month of Ramadan

Mayor Bill Cox read an additional Proclamation for Surveyors Week. The proclamation text, not included on the posted agenda, reads as follows:

WHEREAS, for more than a quarter millennium, surveyors have played a central role in the epic saga of America, her people, and the land they love; and

WHEREAS, three of the four Presidents depicted on Mt. Rushmore were surveyors, including Thomas Jefferson, who tasked two of the most famous land surveyors in U.S. history, Meriwether Lewis and William Clark, to embark on an expedition through the uncharted territory purchased from France, sowing seeds of “Manifest Destiny” and a sense of purpose that would shape the trajectory of our people for years to come; and

WHEREAS, the promise of land ownership beckoned pioneers from disparate corners of the globe, and in the era of westward expansion, many such settlers journeyed to the Lone Star State in order to build a better life; and

WHEREAS, to inspire continued immigration from the United States, Stephen F. Austin, the Father of Texas, published the first commercially-produced map of the region in 1830 and updated it in 1840 to reflect Texas’ newfound status as a sovereign nation; and

WHEREAS, surveyors paved the way for many glories of the past, and their influence is as significant as ever in the present – whether construction, transportation, conservation, industry, or disaster recovery, much of modern life depends on our talented surveyors; and

WHEREAS, the field of land surveying is a sophisticated science that involves principles of geodesy, mathematics, advanced data collection and mapping methods, related applied and physical sciences, and relevant laws to measurement, evidence, and boundaries; and

WHEREAS, from land ownership to infrastructure development, surveyors make a meaningful, tangible difference in our city, state and nation; and

WHEREAS, the profession requires a breadth of technical expertise, astute analytical abilities and great attention to detail.

NOW, THEREFORE, I, BILL COX, BY THE POWER VESTED IN ME AS MAYOR OF THE CITY OF MCKINNEY, TEXAS, DO HEREBY PROCLAIM MARCH 15-21, 2026, AS SURVEYORS WEEK IN MCKINNEY, TEXAS, ENCOURAGING ALL RESIDENTS TO ACKNOWLEDGE AND APPLAUD THESE HARDWORKING PROFESSIONALS FOR THE IMPORTANT WORK THEY DO, WHICH IS OF GREAT BENEFIT TO US ALL.

WITNESS MY HAND AND SEAL OF THE CITY OF MCKINNEY, TEXAS, THIS 17TH DAY OF MARCH, 2026.

Mayor Bill Cox called for Public Comments on Agenda Items (for Non-Public Hearing Items). There were no requests to make such comments.

Mayor Bill Cox called for Public Comments on Non-Agenda Items:

The following individuals made comments about the Thunderbolt Composite Squadron (TX-295), United States Air Force Auxiliary Civil Air Patrol, which is located in the city of McKinney:

- Paul Pasit Sumerthasorn, 938 Scotia Drive, Allen TX 75013
- Ethan Gregory McGee, 9105 Regal Oaks Drive, McKinney TX 75072
- Daksha Mathru Srinivasan, 3198 Parkwood Boulevard, Frisco TX 75034

The following individuals commented on Petland pet store and illness experienced by pets and pet owners:

- Christy Herndon, 8417 Casita Drive, McKinney TX 75071

Mayor Bill Cox called for the Consent Agenda. Council unanimously approved the motion by Council member Patrick Cloutier, seconded by Mayor Pro Tem Geré Feltus, to approve the Consent Agenda as presented:

- 26-0144** Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of December 18, 2025
- 26-0145** Minutes of the McKinney Community Development Corporation Promotional and Community Event Grant Subcommittee of January 12, 2026
- 26-0143** Minutes of the McKinney Community Development Corporation Meeting of January 22, 2026
- 26-0131** Minutes of the Visit McKinney Meeting of November 25, 2025
- 26-0210** Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2025-2026 Annual Budget to Provide Funds for the Reimbursement of Park Maintenance to Trinity Falls McKinney Municipal Utility District #1 and McKinney Municipal Utility District #2; ordinance caption reads as follows:

ORDINANCE NO. 2026-03-034

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 FOR REIMBURSEMENT OF MAINTENANCE FUNDS TO THE TRINITY FALLS MUD#1 AND MUD#2; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF

- 26-0211** Consider/Discuss/Act on a Resolution Adopting the Fiscal Year 2026 Federal Legislative Priorities of the City of McKinney, Texas; resolution caption reads as follows:

RESOLUTION NO. 2026-03-027 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE APPROVAL OF THE CITY OF MCKINNEY'S FISCAL YEAR 2026 FEDERAL LEGISLATIVE AGENDA

- 26-0212** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Change Order to the Professional Services Agreement with

Terracon Consultants Inc. for Construction Materials Observation, Engineering and Testing Services in Conjunction with the Design and Construction of the McKinney National Airport Commercial Terminal Project (AI2250); resolution caption reads as follows:

RESOLUTION NO. 2026-03-028 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CHANGE ORDER TO THE PROFESSIONAL SERVICES AGREEMENT WITH TERRACON CONSULTANTS, INC. FOR ADDITIONAL CONSTRUCTION MATERIALS OBSERVATION, ENGINEERING AND TESTING SERVICES RELATED TO THE DESIGN AND CONSTRUCTION OF THE MCKINNEY NATIONAL AIRPORT COMMERCIAL TERMINAL (AI2250)

26-0213 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Construction Agreement with RNDI Companies, Inc. of Rockwall, Texas for Asbestos Abatement and Demolition of the Old City Hall and Development Services Buildings in Downtown McKinney (FC2630); resolution caption reads as follows:

RESOLUTION NO. 2026-03-029 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSTRUCTION AGREEMENT WITH RNDI COMPANIES, INC. (RNDI) RELATED TO THE ASBESTOS ABATEMENT AND THE DEMOLITION OF THE OLD CITY HALL AND DEVELOPMENT SERVICES BUILDINGS LOCATED ON TENNESSEE STREET IN DOWNTOWN MCKINNEY

26-0214 Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Lee Engineering, LLC for Professional Engineering Services for the Design of Traffic Signals at Two Locations Along Bloomdale Road and Any Necessary Supplemental Agreements; resolution caption reads as follows:

RESOLUTION NO. 2026-03-030 (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 \$122,337 WITH LEE ENGINEERING, LLC FOR PROFESSIONAL ENGINEERING SERVICES FOR THE DESIGN OF TRAFFIC SIGNALS AT TWO LOCATIONS ALONG BLOOMDALE ROAD AND AUTHORIZING ANY SUPPLEMENTAL AGREEMENTS UNDER SAID CONTRACT UP TO THE AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF SAID SUPPLEMENTAL AGREEMENTS, OF \$135,000

26-0215 Consider/Discuss/Act on a Resolution Authorizing the City Manager to

Execute an Amendment to the Professional Services Contract with Occumed Plus - McKinney, L.P. to Provide Medical Services and Supplies to Employees Enrolled in the City of McKinney's Self-Funded Healthcare Benefit Plan and Their Eligible Dependents; resolution caption reads as follows:

RESOLUTION NO. 2026-03-031 (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 OCCUMED PLUS – MCKINNEY, L.P. TO PROVIDE MEDICAL SERVICES AND SUPPLIES TO EMPLOYEES ENROLLED IN THE CITY OF MCKINNEY'S SELF-FUNDED HEALTHCARE BENEFIT PLAN AND THEIR ELIGIBLE DEPENDENTS

26-0216 Consider/Discuss/Act on a Resolution Adopting the Budget Policies and Guidelines for Fiscal Year 2026-27; resolution caption reads as follows:

RESOLUTION NO. 2026-03-032 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE ADOPTION OF BUDGET GUIDELINES FOR FISCAL YEAR 2026-27

26-0217 Consider/Discuss/Act on a Resolution of the City Council of the City of McKinney, Texas, Expressing Support for the City of Melissa, Texas to Become a Member City of the North Texas Municipal Water District Regional Solid Waste System; and Providing an Effective Date; resolution caption reads as follows:

RESOLUTION NO. 2026-03-033 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, EXPRESSING SUPPORT FOR THE CITY OF MELISSA, TEXAS TO BECOME A MEMBER CITY OF THE NORTH TEXAS MUNICIPAL WATER DISTRICT REGIONAL SOLID WASTE SYSTEM; AND PROVIDING AN EFFECTIVE DATE

Mayor Bill Cox called for the Regular Agenda and Public Hearing items:

26-0218 Conduct a Public Hearing to Consider/Discuss/Act on Administrative and Allocation Adjustments to the Fiscal Year 2025-2026 Annual Action Plan and the Fiscal Year 2026-2027 Community Support Grant Application Scope

There were no requests to make Public Hearing comments.

Council unanimously approved the motion by Council member Patrick Cloutier, seconded by Council member Rick Franklin, to close the Public Hearing and approve Administrative and Allocation Adjustments to the Fiscal Year 2025-2026 Annual Action Plan and the Fiscal Year 2026-2027 Community Support Grant Application Scope. The captions for the three (3) resolutions related to this item read as follows:

RESOLUTION NO. 2026-03-034 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AMENDING THE POLICY FOR PRIORITIZING COMMUNITY SUPPORT GRANTS

RESOLUTION NO. 2026-03-035 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, APPROVING ACTIVITY REVISIONS UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT, FY 2026 (PY 2025) ANNUAL ACTION PLAN, AND PROVIDING AN EFFECTIVE DATE

RESOLUTION NO. 2026-03-036 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, APPROVING THE FISCAL YEAR 2026 COMMUNITY SUPPORT GRANT FUNDING ALLOCATIONS, AND PROVIDING AN EFFECTIVE DATE

26-0219 Consider/Discuss/Act on All Matters Incident and Related to the Issuance and Sale of "City of McKinney, Texas General Obligation Refunding and Improvement Bonds, Series 2026" including the Adoption of an Ordinance Authorizing the Issuance of Such Bonds, Establishing Parameters of the Sale of Such Bonds and Delegating Certain Matters to an Authorized Official(s) of the City

Council unanimously approved the motion by Mayor Pro Tem Geré Feltus, seconded by Council member Michael Jones, to approve All Matters Incident and Related to the Issuance and Sale of "City of McKinney, Texas General Obligation Refunding and Improvement Bonds, Series 2026" including the Adoption of an Ordinance Authorizing the Issuance of Such Bonds, Establishing Parameters of the Sale of Such Bonds and Delegating Certain Matters to an Authorized Official(s) of the City; ordinance captions reading as follows:

ORDINANCE NO. 2026-03-029

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE ISSUANCE OF "CITY OF MCKINNEY, TEXAS, GENERAL OBLIGATION REFUNDING AND IMPROVEMENT BONDS, SERIES 2026"; LEVYING A CONTINUING DIRECT ANNUAL AD VALOREM TAX FOR THE PAYMENT OF SAID BONDS; RESOLVING OTHER MATTERS INCIDENT AND

RELATED TO THE ISSUANCE, SALE, PAYMENT AND DELIVERY OF SAID BONDS; ESTABLISHING PROCEDURES FOR THE SALE AND DELIVERY OF SAID BONDS; AND DELEGATING MATTERS RELATING TO THE SALE AND ISSUANCE OF SAID BONDS TO AN AUTHORIZED CITY OFFICIAL; ENACTING PROVISIONS INCIDENT AND RELATED TO THE PURPOSES AND SUBJECT OF THIS ORDINANCE; AND PROVIDING AN EFFECTIVE DATE

26-0220 Consider/Discuss/Act on All Matters Incident and Related to the Issuance and Sale of "City of McKinney, Texas, Waterworks and Sewer System Revenue Refunding and Improvement Bonds, Series 2026", Including the Adoption of an Ordinance Authorizing the Issuance of Such Bonds, Establishing Parameters for the Sale of Such Bonds and Delegating Certain Matters to an Authorized City Official(s) of the City

Council unanimously approved the motion by Mayor Pro Tem Geré Feltus, seconded by Council member Rick Franklin, to approved All Matters Incident and Related to the Issuance and Sale of "City of McKinney, Texas, Waterworks and Sewer System Revenue Refunding and Improvement Bonds, Series 2026", Including the Adoption of an Ordinance Authorizing the Issuance of Such Bonds, Establishing Parameters for the Sale of Such Bonds and Delegating Certain Matters to an Authorized City Official(s) of the City; ordinance caption reading as follows:

ORDINANCE NO. 2026-03-030

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE ISSUANCE OF "CITY OF MCKINNEY, TEXAS, WATERWORKS AND SEWER SYSTEM REVENUE REFUNDING AND IMPROVEMENT BONDS, SERIES 2026," MAKING PROVISIONS FOR THE PAYMENT AND SECURITY OF SAID BONDS; RESOLVING OTHER MATTERS INCIDENT AND RELATED TO THE ISSUANCE, SALE, PAYMENT AND DELIVERY OF SAID BONDS, ESTABLISHING PROCEDURES FOR THE SALE AND DELIVERY OF SAID BONDS; AND DELEGATING MATTERS RELATING TO THE SALE AND ISSUANCE OF SAID BONDS TO AN AUTHORIZED CITY OFFICIAL; ENACTING PROVISIONS INCIDENT AND RELATED TO THE PURPOSES AND SUBJECT OF THIS ORDINANCE; AND PROVIDING AN EFFECTIVE DATE

24-0004A/ 24-0104Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Petition to Annex (Case No. 24-0004A) and a Request to Zone the Subject Property to "MF36" - Multi-Family Residential District (Case No. 24-0104Z), Located on the West Side of County Road 161 and Approximately 2,050 feet North of County Road 124, and Accompanying Ordinance(s)

The following individual spoke in support of the annexation and zoning:

- Bob Roeder, 1700 Redbud Blvd. #300, McKinney TX 75069 (Applicant)

There were no other requests to make Public Hearing comments.

Council approved the motion by Council member Rick Franklin, seconded by Council member Patrick Cloutier, to close the Public Hearing and approve the Petition to Annex (Case No. 24-0004A) and the Request to Zone the Subject Property to "MF36" - Multi-Family Residential District (Case No. 24-0104Z), Located on the West Side of County Road 161 and Approximately 2,050 feet North of County Road 124, and Accompanying Ordinance(s) with a vote of 5 - 1, Council member Michael Jones voting no; the two (2) related ordinance captions reading as follows:

ORDINANCE NO. 2026-03-031

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. 2026-03-032

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 37-ACRE PROPERTY, Located ON THE WEST SIDE OF COUNTY ROAD 161 AND APPROXIMATELY 2,050 FEET NORTH OF COUNTY ROAD 124, IS ZONED TO "MF-36" – MULTI-FAMILY RESIDENTIAL DISTRICT, GENERALLY TO ALLOW FOR MULTI-FAMILY RESIDENTIAL USES; 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

24-0148Z2 Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "AG" - Agriculture District to "I1" - Light Industrial District, Located at 2906 Woodlawn Road, and Accompanying Ordinance

There were no requests to make Public Hearing comments.

The applicant, Steve Caraway, was present in support of the rezoning but made no comments.

Council unanimously approved the motion by Mayor Pro Tem Geré Feltus, seconded by Council member Michael Jones, to close the Public Hearing and approve the Request to Rezone the Subject Property from "AG" - Agriculture District to "I1" - Light Industrial District, Located at 2906 Woodlawn Road, and Accompanying Ordinance; caption reading as follows:

ORDINANCE NO. 2026-03-033

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 11.112-ACRE PROPERTY, Located AT 2906 Woodlawn Road, IS REZONED FROM “AG” – AGRICULTURE DISTRICT TO “I1” – LIGHT INDUSTRIAL DISTRICT, GENERALLY TO ALLOW FOR LIGHT INDUSTRIAL USES; 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

Mayor Bill Cox called for Council member and City Manager Comments.

Council member Michael Jones stated that he and Mayor Cox recently attended a meeting of the Stonebridge Ranch Homeowner's Association at which they heard updates regarding lakes and trails.

Mayor Pro Tem Geré Feltus commented on also attending the Stonebridge meeting, as well as the Major Investors Gathering hosted by the McKinney Chamber of Commerce, and a meeting of the NAACP “Prepared to Lead” Youth Program serving the Collin County area.

Council member Justin Beller recently attended an event tour of the Job Corps facility and met with students of the program, and he attended a Women's Entrepreneur Bazaar Showcase event hosted by the Dawoodi Bohras community along with City Manager Paul Grimes.

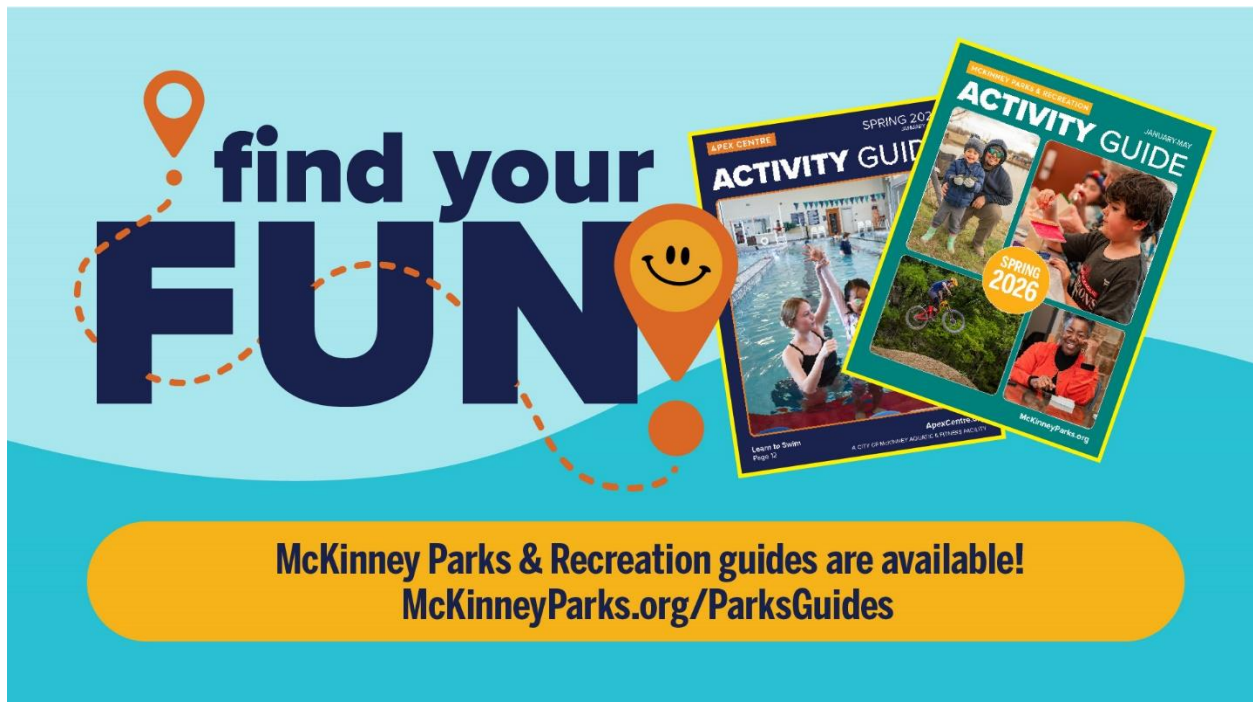
Council member Rick Franklin did not make comments.

Council member Patrick Cloutier recently attended the opening of the Small Business Silos at TUPPS along with City Manager Grimes and City Council member Rick Franklin, attended a HUGS gala event in Plano, Texas, with Council member Michael Jones, and attended a tour of the Texas Health Resources Hospital in Frisco, Texas, with community member Alex Bannister, and attended an Iftar dinner hosted by the McKinney Islamic Association along with City Manager Paul Grimes. He also recognized Leadership McKinney Class of 2026 members Oscar Garza and Madeline Underwood who were present in the audience.

Mayor Bill Cox expressed appreciation for the numerous opportunities to attend events and meet with members of the community, and he thanked City Manager Paul Grimes and city employees for leadership, culture and work.

City Manager Paul Grimes provided these updates:

- It's Spring Break, and we encourage residents to take advantage of everything McKinney has to offer. The city features nearly 60 parks, 94 miles of trails, multiple recreation centers, and the John & Judy Gay Library, all great places to explore this week.



- The 2025 Annual Development Report is now available, highlighting McKinney's latest permit activity, development trends, and updated data on population, land area, unemployment, and more. View it at McKinneyTexas.org/Reports.



- As we enter severe weather season, remember McKinney's Outdoor Warning Siren system alerts people who are outdoors to dangerous conditions, including

severe storms with large hail or destructive winds. If you hear a siren, move indoors and monitor local media or weather apps for updates.



The Council did not meet in Executive Session.

Council unanimously approved the motion by Mayor Pro Tem Geré Feltus, seconded by Council member Patrick Cloutier, to adjourn the meeting at 6:54 p.m.

The ordinance captions approved in this meeting were scheduled for publication in the Friday, March 20, 2026, edition of the McKinney Courier-Gazette and the Celina Record newspapers.

These minutes were approved by the City Council on April 7, 2026.

SIGNED:

BILL COX, Mayor
GERÉ FELTUS, Mayor Pro Tem

ATTEST:

EMPRESS DRANE, City Secretary
TENITRUS PARCHMAN, Deputy City Secretary

City of McKinney
Collin County, Texas