

CITY COUNCIL SPECIAL MEETING & WORK SESSION

MAY 5, 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 5, 2026, at 3:00 p.m.

The meeting was streamed live 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 3:06 p.m. upon determining a quorum consisting of himself and the following members were present: Mayor Pro Tem Geré Feltus, and Council members 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, First Assistant City Attorney Benjamin Samples, Assistant City Attorney Alan Lathrom, Assistant to the City Manager Nimra Zubair, Director of Organizational Development & Performance Management Joe Mazzola, Executive Director of Development Services Michael Quint, President of McKinney Economic Development Corporation Michael Kowski, President of McKinney Community Development Corporation (MCDC) Cindy Schneible, Executive Director of Visit McKinney Aaron Werner, City Secretary Empress Drane, Director of Parks, Recreation & Open Space (PROS) Amy Kinkade, Director of Housing & Community Development Margaret Li, Director of Marketing & Communications CoCo Good, Director of Engineering Gary Graham, Director of McKinney National Airport Ken Carley, Chief of Police Joe Ellenburg, Director of Planning Lucas Raley, Director of McKinney Cultural District Andrew Jones, Director of Public Works Ryan Gillingham, Chief Building Official Suzanne Arnold, Municipal Court Judge Candace Carlsen, Deputy City Secretary Tenitrus Parchman, Assistant Director of PROS Erica Lyght, Assistant Director of (PROS) Robert Gaylor, Assistant Director of Engineering Tracy Lund, Capital Improvements Project Manager Blake Sills, Planning Manager Cassie Bumgarner, Assistant Director of Public Works Michael George,

Assistant Director of Visit McKinney Alisha Holmberg, Visit McKinney Sales Manager Tony Adamo, Visit McKinney Staff Assistant Victoria Goldston, Visit McKinney Staff Assistant Marci Zerger, Police Services Administrator Cammie Martin, Municipal Court Administrator April Morman, Procurement Services Manager Tracey Epps, Assistant Procurement Services Manager Mindy Smith, Civil Engineer II Robyn Root, Recreation Events Supervisor Cara Harting, Visit McKinney Executive Assistant Paula Martin, Transit Services Coordinator Kayla Modesto, Procurement Services Buyer II Sean Fu, City Secretary Administrative Assistant Sheridan Burns, City Secretary Permit Technician Katelyn Hardaway, City Secretary Accreditation & Reporting Specialist Edith Ruiz, Audio / Visual Technician Joshua Arias, Police Officer Kendall Sam, Sr., Police Officer Ronald Westbrook, Assistant Building Official Jackie Buckett, HVAC Supervisor Isidro Sanchez, Water Utilities Supervisor Michael D. Jones, Combination Building Inspector Michael Reeves, Wastewater Crew Leader Joshua Gyger, Wastewater Utilities Superintendent Scott Sandman, Water Utilities Supervisor Arnoldo Villarreal, Street Supervisor Alex Garcia, Water Utilities Inspector I Oswaldo Flores, Street Supervisor John Beasley, Wastewater Crew Leader Mason Toombs, Facility Maintenance Mechanic I Grant Vinakalns, Facilities Construction Supervisor Eduardo Barreto, Building Attendant Silvana Ortiz, Senior Plans Examiner Mike Smith, Plans Examiner John Clark, Senior Combination Building Inspector Dustin McIntosh, Senior Combination Building Inspector Clint Goodson, Combination Building Inspector Christian Pearce, Senior Combination Building Inspector Nicholas Watson, Water Services Supervisor Tracey Cottrell, Water Quality and Pumping Manager Justin Landrum, Parks Maintenance Specialist II Michael Davis, Wastewater Crew Leader Shawn Darland, Wastewater Supervisor Rihcard Burnside, Drainage Supervisor Armando Llamas, Inventory Specialist Michael Turner, Maintenance Technician Roy Sambrano, Maintenance Specialist Bill Chandler, Facility Maintenance Mechanic II Ellsworth Hanna, Facilities Maintenance Crew Leader David Gregory, Chief Building Inspector Johnny Harris, Combination Building Inspector Chris Nelson, Combination Building Inspector Bill Shulenberger, Assistant Building Official Jeff Harris, Senior Plans Examiner Joey Sleeper, Combination Building Inspector James Sweeney, Combination Building Inspector Taylor Robertson, Chief Plans Examiner Matt Harvick, Chief Building Inspector Jordan Webb, Streets/Drainage Superintendent Jeff

Moody, Permit Technician Supervisor Pricilla Blanco-Gonzalez, Right-of-Way Manager Alice McBride, Water Utilities Supervisor Eddie Lydon, Wastewater Technician IV Connor Ledbetter, Facilities Operations Supervisor Vernon Cross, Water Utilities Inspector I Coy Cospers, Water Utilities Quality and Sampling IV Austin Moore, Support Services Financial Analyst Courtnee Mack, Support Services Manager Brenda Romero, Facilities Maintenance Crew Leader Bill Feeny, Senior Facility Maintenance Mechanic Jacob Fisher, Wastewater Crew Leader Lucky Vue, Facilities Maintenance Mechanic I Julian Salazar, Facilities Maintenance Mechanic Paul Narro, Fleet Services Manager Israel Blanco, Fleet Operations Analyst Daniel Bohannon, Senior Plans Examiner Judy Carlstrom, Combination Building Inspector Michael Reeves, Combination Building Inspector Gabriel Hernandez-Duarte, Combination Building Inspector James Hess, Combination Building Inspector Steffan Rendon, Combination Building Inspector Ivan Shevtsov, Graduate Engineer I Alvin Maliakal, Executive Office Supervisor Blanca Garcia, and Executive Assistant to the City Manager Amy Jeter.

There were approximately thirteen (13) members of the public present, including MCDC Secretary Deborah Bradford.

Mayor Cox called for Public Comments on Agenda Items. There were no requests to make comments.

Mayor Cox called for the Special Agenda items.

26-0376 Consider/Discuss/Act on a Resolution Appointing Presiding Municipal Court Judge Candace Carlsen, Associate Municipal Court Judge Peter Graham, and Contract Municipal Court Judge Anthonette Ayitey-Adjin for Two-Year Terms; and Providing for an Effective Date

Council unanimously approved the motion by Mayor Pro Tem Geré Feltus, seconded by Council member Michael Jones, to a Resolution Appointing Presiding Municipal Court Judge Candace Carlsen, Associate Municipal Court Judge Peter Graham, and Contract Municipal Court Judge Anthonette Ayitey-Adjin for Two-Year Terms; and Providing for an Effective Date; resolution caption reading as follows:

RESOLUTION 2026-05-063 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, APPOINTING CANDACE CARLSEN AS PRESIDING MUNICIPAL COURT JUDGE, PETER GRAHAM AS ASSOCIATE MUNICIPAL COURT JUDGE, AND ANTHONETTE

AYITEY-ADJIN AS CONTRACT MUNICIPAL COURT JUDGE, EACH FOR TWO-YEAR TERMS; AND PROVIDING FOR AN EFFECTIVE DATE

26-0377 Municipal Court Judges Swearing-In Ceremony

City Secretary Empress Drane administered the oath of each Municipal Judge with Mayor Bill Cox present. The Oath text for each Judge reads as follows:

"I, CANDACE M. CARLSEN, do solemnly swear that I will faithfully execute the duties of the office of **Presiding Municipal Judge** for the City of McKinney, State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and Laws of the United States and of this State, So Help Me God."

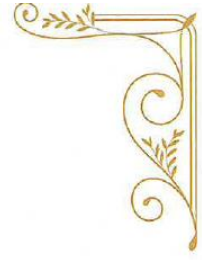
"I, ANTHONETTE AYITEY-ADJIN, do solemnly swear that I will faithfully execute the duties of the office of **Associate Municipal Judge** for the City of McKinney, State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and Laws of the United States and of this State, So Help Me God."

"I, PETER J. GRAHAM, do solemnly swear that I will faithfully execute the duties of the office of **Associate Municipal Judge** for the City of McKinney, State of Texas, and will to the best of my ability preserve, protect, and defend the Constitution and Laws of the United States and of this State, So Help Me God."

26-0378 Presentation of the Dallas Business Journal Best Real Estate Deals (BRED) Award - Community Impact (Public) Category to the McKinney National Airport

Dallas Business Journal Account Executive Darci Walts presented a Certificate of Recognition (next page) and congratulated the City of McKinney for the airport expansion project.

(the remainder of this page intentionally blank)



CERTIFICATE OF RECOGNITION

This Certificate is proudly awarded to:

City of McKinney

This certificate is given to the City of McKinney for their work on the McKinney National Airport Commercial Terminal which won the Dallas Business Journal's Best Real Estate Deals Award for Community Impact (Public).




Ollie Chandhock
Publish & Market
President


Paul Grimes
City Manager,
McKinney



- 26-0379** Proclamation for Building Safety Month
- 26-0380** Proclamation for Municipal Clerks Week
- 26-0381** Proclamation for National Public Works Week
- 26-0382** Proclamation for National Travel and Tourism Week

The visual aids used for the Information Sharing items are provided in these minutes as *Appendix A: Information Sharing Visual Aids*.

Mayor Cox called for discussion of agenda items for the City Council Regular Meeting to be held on Tuesday, May 6, 2026 at 6:00 p.m. There was no discussion.

Mayor Cox called for the Work Session items.

- 26-0383** Update on the Eldorado & Virginia Parkway Panel Replacement Project

The presentation for this item was not included on the posted agenda but is provided in these minutes as *Appendix B: 26-0383 Panel Replacement Presentation*.

- 26-0384** Presentation on the McKinney Historic Half Marathon

Mayor Cox called for Council Liaison Updates regarding city boards and commissions. There were no updates.

Mayor Cox called for the Executive Session at 3:54 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 McKinney, Texas v. City of Melissa, Texas (boundary agreement)

C. Section 551.072. Deliberations about Real Property

- Municipal Facilities

Council returned from the Executive Session at 4:41 p.m. with Mayor Cox and Council members Cloutier, Beller, and Lynch present.

Mayor Pro Tem Feltus, Council member Jones, and Council member Franklin were absent.

No action was taken on items discussed in the Executive Session.

Council unanimously approved the motion by Council member Patrick Cloutier, seconded by Council member Justin Beller, to adjourn the meeting at 4:41p.m.

These minutes were approved by the City Council on May 19, 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

★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★

Appendix A: Information Sharing Visual Aids

Appendix B: 26-0383 Panel Replacement Presentation

26-0378 BDJ BRED Award – McKinney National Airport



26-0379 Proclamation – Building Safety

Week 1 **Week 2** **Week 3** **Week 4**

BUILDING SAFETY MONTH 2026

BUILT TO LAST

www.buildingsafetymonth.org #BuildingSafety365 [X](#) [f](#) [in](#) [@](#)

International Code Council family of solutions

Week 1: Safe Homes, Strong Communities (May 1–10) focuses on simple actions homeowners can take to improve safety at home

Week 2: Voices of the Built Environment (May 11–17) spotlights building safety professionals and the roles they play in keeping communities safe

Week 3: Prepared to Protect (May 18–24) encourages community preparedness and highlights how disaster-resilient building codes protect people and property

Week 4: Communities Without Limits (May 25–31) showcases the importance of accessibility in building construction and design

ICC INTERNATIONAL CODE COUNCIL®

26-0380 Proclamation – Municipal Clerks

celebrating

MUNICIPAL CLERKS WEEK

MAY 3 - 9, 2026

INTERNATIONAL INSTITUTE OF MUNICIPAL CLERKS

TEXAS MUNICIPAL CLERKS ASSOCIATION

TEXAS MUNICIPAL CLERKS CERTIFICATION BOARD

TEXAS MUNICIPAL CLERKS AWARD OF EXCELLENCE

LONE STAR CHAPTER

26-0381 Proclamation – Public Works



26-0382 Proclamation – Travel & Tourism







(End of Appendix A)

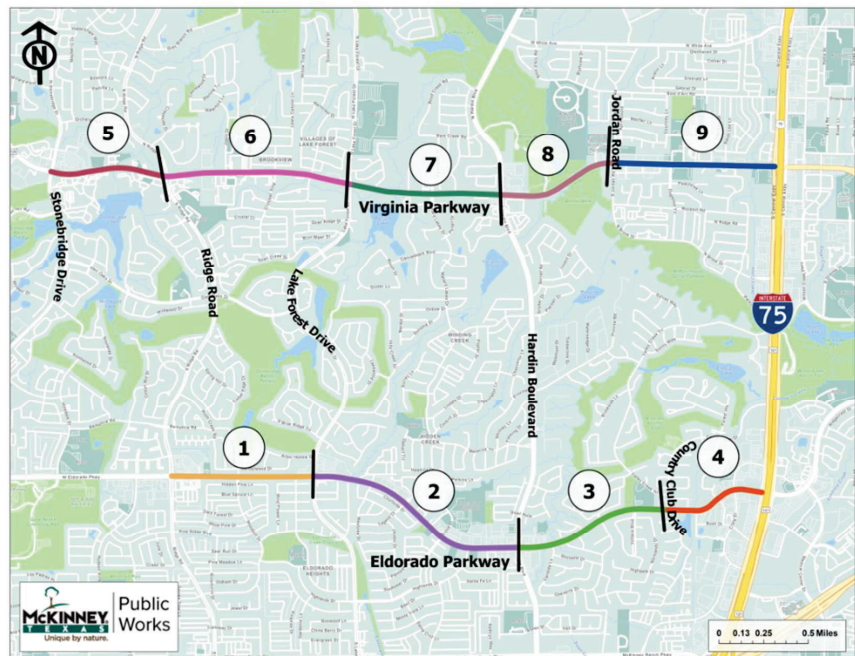
Panel Replacement Update: Eldorado and Virginia Parkway

City Council Work Session – May 5, 2026



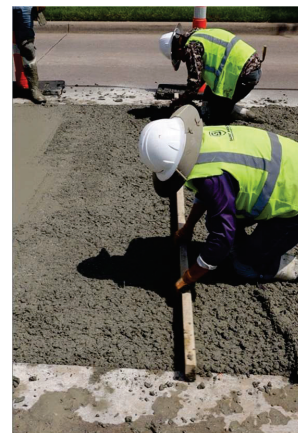
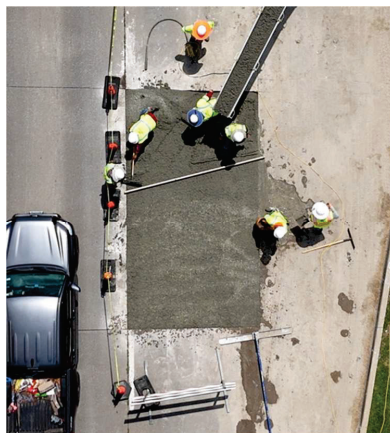
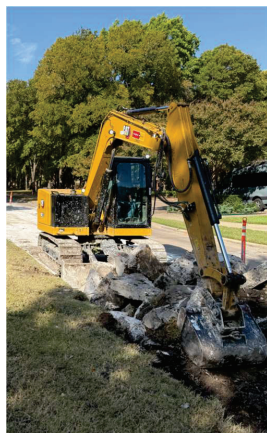
Agenda

-  Status Update
-  Challenges
-  Implications
-  Moving Forward



Status Update

Construction Along Eldorado is Complete



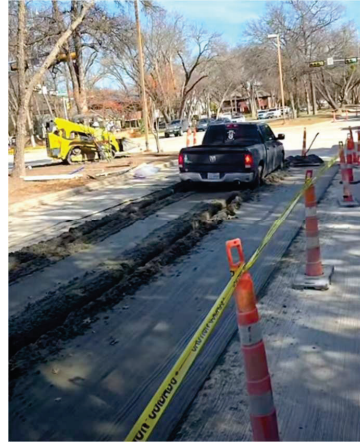


Status Update



Impacts to the Traveling Public

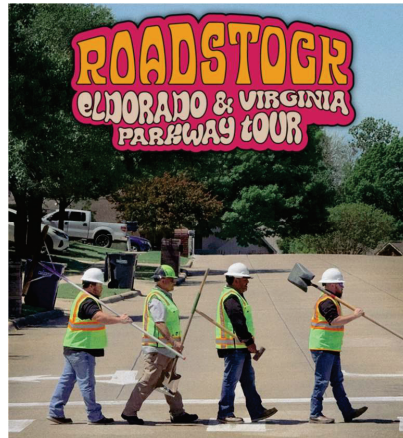
- Resident Feedback: Positive / Minimal
- Disruption: Limited, despite the impact on traffic



Status Update



Communications and Marketing

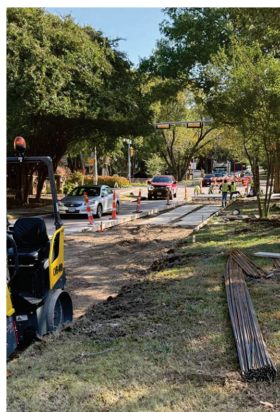


Challenges



Eldorado Parkway

- More Panels Replaced + Root Barrier System
- Budget = \$3.54 M
- Final Cost = \$6M





Implications



Construction Contract with Garret Shields

- Original Contract
 - Original contract value = \$8.3M
 - Original NTE approved by Council = **\$9.2M**
- State Law: Maximum increase = 25% of original contract value
 - Maximum contract value = \$8.3M * 1.25 = **\$10.4M**
 - Additional need = \$10.4M - \$9.2M = **\$1.2M**
- Staff Recommendation: Increase Garret Shields Contract by \$1.2M
 - Maximize the work we can get done now
 - Prices anticipated to rise



Implications



Construction Funding

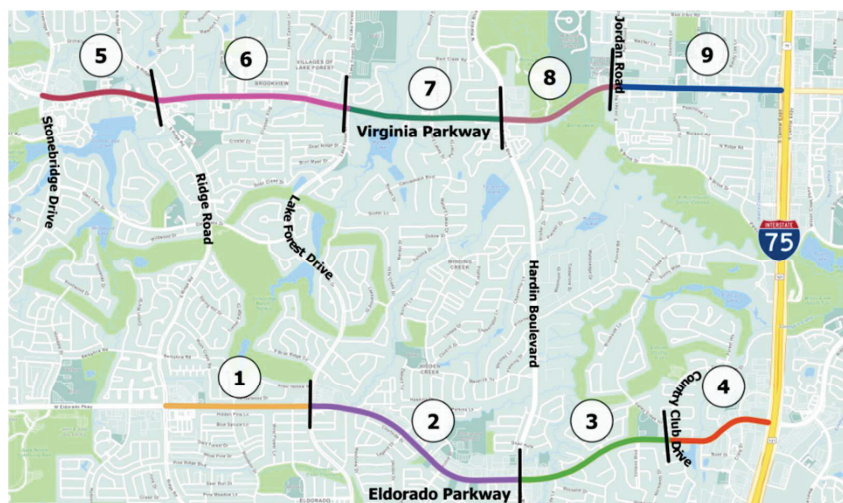
Expenses		Funding Sources	
Eldorado (Actual)	\$6.0M	Original Contract	\$9.2M
Virginia (Estimated)	\$4.8M - \$6M	Contract Increase	\$1.2M
		Subtotal =	\$10.4M
		Estimated Future Project Need	\$0.4M - \$1.6M
Total =	\$10.8M - \$12M	Total =	\$10.8M - \$12M



Implications



Impact to the Project



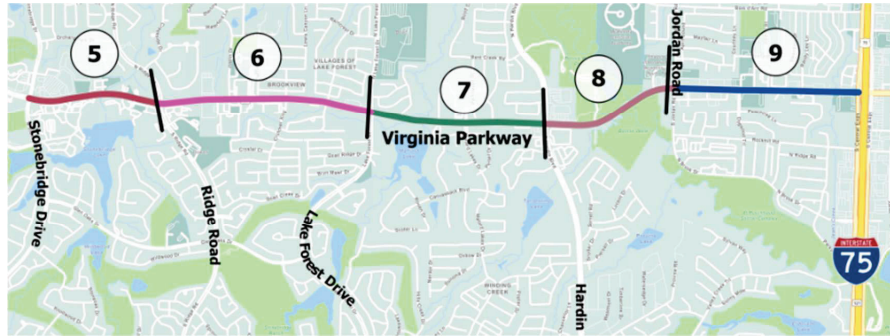


Moving Forward



Virginia Parkway

- Existing Contract: Phases 5 & 6 (at a minimum)
- Remaining Phases: Publicly Bid, New Contract Awarded
- Future Project Combined with Airport Drive



Moving Forward



Timeline

- Virginia Parkway (Garret Shields)
 - April 2026: Construction Began at Stonebridge
 - Summer 2026: Anticipated Construction Complete at Lake Forest*
*eastern limits could change based on field conditions
- Virginia Parkway (Future, Combine with Airport Road)
 - Spring 2027: Publicly Bid



(End of Appendix B)