



# CITY OF MCKINNEY, TEXAS

## Agenda City Council Regular Meeting

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Tuesday, December 16, 2025

6:00 PM

Council Chambers  
401 E. Virginia Street  
McKinney, TX 75069

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### WATCH THE MEETING LIVE

This meeting will be streamed live on the City's website. Members of the public who wish to watch this meeting may watch online at:  
<https://mckinneytx.new.swagit.com/views/130>

### CALL TO ORDER

### INVOCATION AND PLEDGE OF ALLEGIANCE

### INFORMATION SHARING

**25-3460**      [Proclamation for National Homeless Persons' Memorial Day, \(McKinney Homeless Coalition\)](#)

**Attachments:**    [Proclamation](#)

### PUBLIC COMMENTS ON AGENDA ITEMS (for Non-Public Hearing Items)

*If you wish to address the City Council on a posted item on this agenda, please fill out a "Request to Speak" card and present it to the City Secretary prior to the meeting.*

*Speakers wishing to address the City Council regarding any non-public hearing item on this agenda shall have a time limit of three (3) minutes per speaker, per agenda item. The Mayor may reduce the speaker time limit uniformly to accommodate the number of speakers or improve meeting efficiency.*

*Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the City Council for items listed as Public Hearings will be recognized when the Public Hearing is opened.*

### CONSENT AGENDA

*These items consist of non-controversial or housekeeping items required by law. Items may be considered individually by any Council member making such request prior to a motion and vote on the Consent Items.*

**Consent MINUTES**

- 25-3461**      [Minutes of the City Council Work Session of November 18, 2025](#)  
**Attachments:**    [Minutes](#)
- 25-3462**      [Minutes of the City Council Regular Meeting of November 18, 2025](#)  
**Attachments:**    [Minutes](#)
- 25-3314**      [Minutes of the McKinney Community Development Corporation Meeting of the Retail Development Infrastructure Grant Subcommittee of September 16, 2025](#)  
**Attachments:**    [Minutes](#)
- 25-3409**      [Minutes of the McKinney Community Development Corporation Meeting of October 23, 2025](#)  
**Attachments:**    [Minutes](#)
- 25-3410**      [Minutes of the McKinney Community Development Corporation Meeting of the Potential Projects Subcommittee of November 11, 2025](#)  
**Attachments:**    [Minutes](#)
- 25-3356**      [Minutes of the McKinney Main Street Board Meeting of October 9, 2025](#)  
**Attachments:**    [Minutes](#)
- 25-3246**      [Minutes of the Parks, Recreation, and Open Space Advisory Board Meeting of September 11, 2025](#)  
**Attachments:**    [Minutes](#)
- 25-3397**      [Minutes of the Visit McKinney Meeting of October 28, 2025](#)  
**Attachments:**    [Minutes](#)

**Consent ORDINANCES**

- 25-3463**      [Consider/Discuss/Act on an Ordinance Amending Chapter 70 "Offenses and Miscellaneous" of the Code of Ordinances by Amending Section 70-122, "Penalty," to Modify the Allowable Penalties](#)

**Attachments:**    [Ordinance](#)

- 25-3464**      [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2025-2026 Annual Budget and Amending the 2026-2030 Capital Improvements Program to Provide Funds for Roadway Impact Fee Study Project \(ST2518\)](#)

**Attachments:**    [Ordinance](#)

- 25-3465**      [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2025-2026 Annual Budget to Provide Funds for the purpose of the Downtown Fire Sprinkler Project](#)

**Attachments:**    [Ordinance](#)

#### **Consent RESOLUTIONS**

- 25-3466**      [Consider/Discuss/Act on a Resolution Approving the Distribution of the Remaining Opioid Settlement Funding for FY 26 to Grace to Change](#)

**Attachments:**    [Resolution](#)

- 25-3467**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Kimley-Horn and Associates, Inc. for Professional Engineering Design Services for Roadway Impact Fee Study \(ST2518\) and Authorizing Any Necessary Supplemental Agreements](#)

**Attachments:**    [Resolution](#)

- 25-3468**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Reed Fire Protection Engineering, L.L.C., to Provide Engineering Services for the McKinney Downtown Fire Sprinkler Project and Authorizing Any Supplemental Agreements](#)

**Attachments:** [Resolution](#)  
[Draft Proposal](#)  
[25-42RFQ - Scoring Summary](#)

**25-3469** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Roadway Impact Fee Credit and Developer Participation Agreement with AHC McKinney Ranch Owner, LLC, for the Construction of Collin McKinney Parkway and Dedication of Right-Of-Way, Serving an Approximately 18.23 Acre Development \(McKinney Ranch Multifamily Addition\), Generally Located on the South Side of McKinney Ranch Parkway and to be Bisected by the Future Extension of Collin McKinney Parkway](#)

**Attachments:** [Resolution](#)  
[Agreement](#)  
[Location Map and Aerial Exhibit](#)  
[Roadway Construction Exhibit](#)  
[Form 1295](#)

**25-3470** [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Supplemental Agreement with AtkinsRealis USA Inc. for Professional Engineering Design Services for the Stacy Road Bridges Over Rowlett Creek Project](#)

**Attachments:** [Resolution](#)  
[Location Map](#)

**25-3471** [Consider/Discuss/Act on a Resolution Designating and Approving Certain Capital Improvement Projects Eligible for Funding under the Transportation Infrastructure Initiative and Economic Development Program by McKinney Economic Development Corporation and McKinney Community Development Corporation Sales Tax Revenues for FY 2025-2026](#)

**Attachments:** [Resolution](#)  
[Exhibit A](#)  
[Resolution 2022-06-088 R](#)

**END OF CONSENT AGENDA****REGULAR AGENDA AND PUBLIC HEARING ITEMS**

*This portion of the agenda consists of items requiring individual consideration by the Council.*

*Pursuant to Section 551.007 of the Texas Government Code, any person wishing to address the City Council for items listed as Public Hearings will be recognized when the Public Hearing is opened.*

**25-3472**      [Consider/Discuss/Act on an Ordinance Amending the Fiscal Year 2025-2026 Annual Budget and Amending the 2026-2030 Capital Improvements Program to Provide Funds for the McKinney National Airport Eastside Development and Infrastructure Project \(AI2250\)](#)

**Attachments:**    [Ordinance](#)

**25-3473**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Agreement with Terracon Consultants, Inc. for Construction Materials Testing and Observation Services for the McKinney National Airport Eastside Development and Infrastructure Project \(AI2250\)](#)

**Attachments:**    [Resolution](#)  
                          [Proposal](#)  
                          [Presentation](#)

**25-3474**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Amendment to the Contract with Garver, LLC for The McKinney National Airport Eastside Development and Infrastructure Project \(AI2250\)](#)

**Attachments:**    [Resolution](#)  
                          [Proposal](#)  
                          [Presentation](#)

**25-3475**      [Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Construction Contract with Mario Sinacola & Sons Excavating, Inc. for the McKinney National Airport Eastside Development and Infrastructure Project](#)

(AI2250) and Authorizing All Necessary Change Orders under Said Contract up to the Aggregate Contract Amount, Inclusive of any Change Orders

**Attachments:** Resolution  
Letter of Recommendation  
Presentation

**25-3476** Conduct a Public Hearing to Consider/Discuss/Act on a Request to Modify Two of the Operational Standards Contained in Sections 205.H.3.g.l.b and 205.H.3.g.l.e of the Unified Development Code Applicable to a Warming Station for Which a Permit has Been Issued at First McKinney Baptist Church, 1615 W. Louisiana Street, Regarding the Temperature at Which the Warming Station May Begin Operating and the Maximum Occupancy Limit for Said Warming Station

**Attachments:** Aerial Exhibit

**25-3477** Consider/Discuss/Act on a Resolution Appointing a Member to the 9-1-1 Emergency Communications District Board of Managers within the North Central Texas Council of Governments (NCTCOG)

**Attachments:** Resolution  
About NCT9-1-1  
Current Members

## **END OF REGULAR AGENDA AND PUBLIC HEARING ITEMS**

### **CITIZEN COMMENTS on Matters not on the Agenda**

*If you wish to address the City Council on a posted item on this agenda, please fill out a "Request to Speak" card and present it to the City Secretary prior to the meeting.*

### **COUNCIL AND MANAGER COMMENTS**

*Council and Manager Comments relating to items of public interest: Announcements regarding local or regional civic and charitable events, staff recognition, commendation of citizens, traffic issues, upcoming meetings, informational update on City projects, awards, acknowledgement of meeting attendees, birthdays, requests of the City Manager for items to be placed on upcoming agendas, and condolences.*

**EXECUTIVE SESSION**

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 551.072. Deliberations about Real Property

- Municipal Facilities

D. Section 551.087. Deliberation Regarding Economic Development Matters

- Project Hemispheres

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

**ACTION ON EXECUTIVE SESSION ITEMS****ADJOURN**

*PURSUANT TO TEXAS GOVERNMENT CODE SECTION 551.002, A QUORUM OF VARIOUS CITY BOARDS OR COMMISSIONS MAY BE PRESENT. NO BOARD OR COMMISSION ACTION WILL BE TAKEN.*

*Posted in accordance with Texas Government Code, Chapter 551, on December 9, 2025.*

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*Empress Drane, City Secretary  
Tenitrus Parchman, Deputy City Secretary*

*In accordance with the Americans with Disabilities Act, it is the policy of the City of McKinney to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the ADA Coordinator at least 48 hours in advance of the event. Email [contact-adacompliance@mckinneytexas.org](mailto:contact-adacompliance@mckinneytexas.org). Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility. ADA grievances may also be directed to the ADA Coordinator or filed online at <http://www.mckinneytexas.org/ada>.*