

CITY COUNCIL REGULAR MEETING

JULY 15, 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, July 15, 2025, at 6:00 p.m.

The meeting was 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 Cox called the regular meeting to order at 6:00 p.m. upon determining a quorum consisting of himself and the following McKinney 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 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, Executive Director of Development Services Michael Quint, Deputy City Secretary Tenitrus Parchman, Planning Manager Caitlyn Strickland, Emergency Management Administrator Karen Adkins, City Secretary Administrative Assistant Sheridan Burns, Police Officer Kendall Sam and Police Officer John Marchand.

There were approximately 18 (eighteen) members of the public present.

Mayor Cox called for the Invocation and Pledge of Allegiance. The invocation was given by Beth Bentley.

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

Mike Redeker, 119 W. Virginia St, Suite 205, McKinney, TX 75069 expressed thoughts related to the Lower 5 Plaza.

Paul Ballesteros, 6508 Marvin Gardens, McKinney, TX 75070 expressed thoughts related to homelessness.

Kyle Sims, 5312 Fox Chase Ln, McKinney, TX 75071 expressed thoughts related to code enforcement and homelessness.

Aaryon Chawla, 201 Rivers Hill Ct, McKinney, TX 75069 expressed thoughts related to water conservation and sustainability.

Windy Gallagher, 1010 Lakewood, McKinney, TX 75072 expressed thoughts related to homelessness.

Beth Bentley, P.O. Box 2931, McKinney, TX 75070 expressed thoughts related to the Lower 5 Plaza.

Kim Black, 509 N. Kentucky, McKinney, TX 75069 expressed thoughts related to homelessness.

Mayor Cox called for the Consent Agenda.

Councilmember Cloutier requested to pull agenda item 25-2972 for discussion.

Council unanimously approved the motion by Councilmember Franklin, seconded by Councilmember Jones, to approve the Consent Agenda, excluding agenda item 25-2972.

Consent MINUTES

- 25-2820** Minutes of the Joint Meeting of City Council, McKinney Community Development Corporation, and McKinney Economic Development Corporation of March 18, 2025
- 25-2777** Minutes of the Library Advisory Board Meeting of April 17, 2025
- 25-2908** Minutes of the McKinney Community Development Corporation Finance Subcommittee Meeting of April 7, 2025
- 25-2909** Minutes of the McKinney Community Development Corporation Potential Projects Subcommittee Meeting of May 13, 2025
- 25-2907** Minutes of the McKinney Community Development Corporation Meeting of May 22, 2025
- 25-2896** Minutes of the McKinney Economic Development Corporation Meeting of May 20, 2025
- 25-2863** Minutes of the McKinney Main Street Board Meeting of May 8, 2025

Consent RESOLUTIONS

- 25-2970** Consider/Discuss/Act on a Resolution Authorizing the City Manager to

Approve the Purchase and Installation of a Replacement Emergency Generator through Altex Power Systems and Controls for the McKinney Ranch Pumpstation located at 3250 McKinney Ranch Pkwy; Resolution caption reads as follows:

RESOLUTION NO. 2025-07-105 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO APPROVE THE PURCHASE AND INSTALLATION OF A REPLACEMENT EMERGENCY GENERATOR THROUGH ALTEX POWER SYSTEMS AND CONTROLS FOR THE MCKINNEY RANCH PUMPSTATION LOCATED AT 3250 MCKINNEY RANCH PKWY. IF APPROVED, THE PURCHASE OF THE EMERGENCY GENERATOR WOULD BE CATEGORIZED AS AN EMERGENCY PURCHASE DUE TO RISK OF NOT HAVING A FUNCTIONING GENERATOR TO SUPPORT OUR WATER DISTRIBUTION SYSTEM

- 25-2971** Consider/Discuss/Act on a Resolution Authorizing the City Manager, or Designee, to Apply for Technology Grant Funding for Digital Signage through the ConocoPhillips Charitable Investments Program, the Moody Foundation, and the Ed Rachal Foundation, and Accept Funding if Awarded; Resolution caption reads as follows:

RESOLUTION NO. 2025-07-106 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO APPLY FOR TECHNOLOGY GRANT FUNDING FOR DIGITAL SIGNAGE THROUGH THE CONOCO PHILLIPS CHARITABLE INVESTMENTS PROGRAM, THE MOODY FOUNDATION, AND THE ED RACHAL FOUNDATION AND ACCEPT FUNDING IF AWARDED

- 25-2973** Consider/Discuss/Act on a Resolution Authorizing the City Manager to enter into an Interlocal Agreement with Collin County for Emergency Services for FY2026; Resolution caption reads as follows:

RESOLUTION NO. 2025-07-108 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN INTERLOCAL AGREEMENT WITH COLLIN COUNTY FOR EMERGENCY SERVICES FOR FY2026

- 25-2974** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Roadway Impact Fee and Cash Reimbursement Agreement with LI MCKINNEY TX OWNER, LLC for the Construction of Portions of Bloomdale Road and Dedication of Right-of-Way, Serving an

Approximately 22.417 Acre Industrial Development (McKinney Innovation Center), Which is Located on the South Side of County Road 164 (Bloomdale Road), Southwest of Farm to Market Road 543 (Laud Howell Parkway a/k/a Spur 195) and Intersected by Cypress Hill Drive; Resolution caption reads as follows:

RESOLUTION NO. 2025-07-109 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A ROADWAY IMPACT FEE REIMBURSEMENT AGREEMENT WITH LI MCKINNEY TX OWNER, LLC, FOR THE CONSTRUCTION OF PORTIONS OF BLOOMDALE ROAD AND DEDICATION OF RIGHT-OF-WAY, SERVING AN APPROXIMATELY 22.417 ACRE INDUSTRIAL DEVELOPMENT (MCKINNEY INNOVATION CENTER), GENERALLY LOCATED ON THE SOUTH SIDE OF BLOOMDALE ROAD AND THE WEST AND EAST SIDES OF CYPRESS HILL DRIVE

- 25-2975** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Supplemental Agreement with Pape - Dawson Engineers, LLC for the East McKinney Drainage Study and Street Rehabilitation; Resolution caption reads as follows:

RESOLUTION NO. 2025-07-110 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A SUPPLEMENTAL AGREEMENT WITH PAPE – DAWSON ENGINEERS, LLC FOR ADDITIONAL ENGINEERING DESIGN SERVICES FOR THE EAST MCKINNEY DRAINAGE STUDY AND REHABILITATION PROJECT FOR AN INCREASE IN THE NOT TO EXCEED FEE FROM \$790,000 TO A TOTAL AGGREGATE CONTRACT AMOUNT, INCLUSIVE OF ANY ADDITIONAL SUPPLEMENTAL AGREEMENTS, NOT TO EXCEED \$1,024,000

- 25-2972** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute an Animal Shelter Interlocal Agreement Between the City of McKinney, Texas and Collin County

Council unanimously approved the motion by Councilmember Patrick Cloutier, seconded by Mayor Pro Tem Feltus, to approve a Resolution Authorizing the City Manager to Execute an Animal Shelter Interlocal Agreement Between the City of McKinney, Texas and Collin County; with the following declaration:

“I move to approve the Resolution Authorizing the City Manager to Execute a Revised and Updated Animal Shelter Interlocal Agreement Between the City of McKinney, Texas and Collin County subject to the following conditions: McKinney’s participation in this New Interlocal Agreement shall be limited to an annual amount not to exceed \$ 546,693.00 for the upcoming fiscal year 2025-2026; In the event all of the

“Cities” or “Primary Cities” identified in the Agreement do not approve and execute the same, this New Interlocal Agreement shall be returned to the City Council for further consideration; and Should this New Interlocal Agreement not be approved and executed by all of the identified Cities or Primary Cities, McKinney’s participation in the existing Animal Shelter Interlocal Agreement shall be capped at an amount not to exceed \$ 623,918.00 for the upcoming fiscal year 2025-2026.”

Resolution caption reads as follows:

RESOLUTION NO. 2025-07-107 (R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE AN ANIMAL SHELTER INTERLOCAL AGREEMENT BETWEEN THE CITY OF MCKINNEY, TEXAS AND COLLIN COUNTY

Mayor Cox called for Regular Agenda and Public Hearing Items.

25-0004A/ Conduct a Public Hearing to Consider/Discuss/Act on a Petition to Annex

25-0060Z (Case No. 25-0004A) and a Request to Zone (Case No. 25-0060Z) the Subject Property to "AG" - Agriculture District, Located on the West Side of Trinity Falls Parkway and Approximately 1,650 Feet North of Laud Howell Parkway, and Accompanying Ordinance(s)

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Franklin, to approve a Petition to Annex (Case No. 25-0004A) and a Request to Zone (Case No. 25-0060Z) the Subject Property to "AG" - Agriculture District, Located on the West Side of Trinity Falls Parkway and Approximately 1,650 Feet North of Laud Howell Parkway; Ordinance captions read as follows:

ORDINANCE NO. 2025-07-059

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. 2025-07-060

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 16.86-ACRE PROPERTY, LOCATED ON THE WEST SIDE OF TRINITY FALLS PARKWAY AND APPROXIMATELY 1,650 FEET NORTH OF LAUD HOWELL PARKWAY, IS ZONED TO “AG” - AGRICULTURE DISTRICT; 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

25-0007A/ Conduct a Public Hearing to Consider/Discuss/Act on a Petition to Annex
25-0063Z (Case No. 25-0007A) and a Request to Zone (Case No. 25-0063Z) the
Subject Property to "AG" - Agriculture District, Located Approximately 90
Feet East of Spur 195 and Approximately 2,200 Feet South of North
Central Expressway, and Accompanying Ordinance(s)

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded
by Councilmember Jones, to approve a Petition to Annex (Case No. 25-0007A) and a
Request to Zone (Case No. 25-0063Z) the Subject Property to "AG" - Agriculture
District, Located Approximately 90 Feet East of Spur 195 and Approximately 2,200
Feet South of North Central Expressway; Ordinance captions read as follows:

ORDINANCE NO. 2025-07-061

**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. 2025-07-062

**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 18.637-ACRE PROPERTY,
LOCATED APPROXIMATELY 90 FEET EAST OF SPUR 195 AND
APPROXIMATELY 2,200 FEET SOUTH OF NORTH CENTRAL
EXPRESSWAY, IS ZONED TO "AG" - AGRICULTURE DISTRICT;
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 Cox called for Council and Manager Comments.

Councilmember Cloutier participated in a ride along with City Marshall Tim Rich;
Ryan Gillingham invited him to attend and witness a pipe bursting at Horseshoe Bend;
and he attended the E.A. Randles Park rededication.

Mayor Pro Tem Feltus expressed her thanks and congratulations to Amy
Kinkade and the Parks staff on the success of Red, White and Boom; she invited
residents to attend the Town Hall at MPAC being held on July 17 at 8:30 a.m. to discuss
downtown security.

Mayor Cox encouraged everyone to keep the families affected by the Kerrville
floods in their thoughts and prayers as the search and rescue continues.

City Manager Grimes stated McKinney Fire Department deployed the special rescue team to Kerrville, and surrounding areas, to assist with rescue and recovery efforts; and he recognized the Procurement Department as the department received the 2025 Achievement of Excellence in Procurement Award.

Council unanimously approved the motion by Mayor Pro Tem Feltus, seconded by Councilmember Franklin, to adjourn the regular meeting at 6:40 p.m.

The ordinance caption(s) approved in this meeting were scheduled for publication in the Friday, July 18, 2025, edition of the McKinney Courier-Gazette and the Celina Record newspaper.

These minutes were approved by the City Council on August 5, 2025.

SIGNED:

BILL COX, Mayor
GERÉ FELTUS, Mayor Pro Tem

ATTEST:

EMPRESS DRANE, City Secretary
TENITRUS PARCHMAN, Deputy City Secretary

City of McKinney, Texas