

CITY COUNCIL WORK SESSION

JANUARY 20, 2026

The City Council of the City of McKinney, Texas met in work session in the City Hall Council Chambers, 401 E. Virginia Street, McKinney, Texas on Tuesday, January 20, 2026 at 3:00 p.m.

The work session 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 Bill Cox called the work session to order at 3:02 p.m. upon determining a quorum consisting of himself and the following City Councilmembers were present: Mayor Pro Tem Geré Feltus and Councilmembers 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 Steve Tilton, Assistant City Manager Barry Shelton, Assistant City Manager Trevor Minyard, Assistant City Manager Jennifer Arnold, City Attorney Mark Houser, First Assistant City Attorney Benjamin Samples, Executive Director of Development Services Michael Quint, City Secretary Empress Drane, Director of Marketing & Communications Coco Good, Director of Planning Lucas Raley, Fire Chief Paul Dow, Director of Public Works Ryan Gillingham, Director of Cultural District Andrew Jones, Director of Airport Ken Carley, Director of Engineering Gary Graham, Director of Human Resources Jim Parrish, Chief Financial Officer Mark Holloway, Deputy City Secretary Tenitrus Parchman, Assistant Fire Chief Chris Lowry, Assistant Director of Parks & Recreation Erica Lyght, Assistant Director of Parks & Recreation Robert Gaylor, Risk Manager Mark Barta, Facilities Construction Manager Trish Jackson, Procurement Manager Tracey Epps, Communications & Media Manager Denise Lessard, Sustainability Manager Sujata Gautam, Assistant Director of Engineering Tracy Lund, Buyer II Sean Fu, Permit Technician Katelyn Hardaway, Audio Visual Technician Joshua Arias, Battalion Chief John Whitus, Fire Captain Luke Dixon, Firefighter Emily Brosowske, Firefighter Aaron Curry, Fire Driver Cary Elder, Fire Driver Mike Miller, Firefighter Luis Aguilar, Firefighter Jordan Davenport, Firefighter Jordan Graham, Firefighter Taylor Kraus, Firefighter Preston Eaves, Firefighter Nicholas Knotts,

Firefighter Bailey Henderson, Firefighter Chase Inman, and Fire Driver Jake Piontkowsky.

There were approximately four (4) members of the public present.

Mayor Cox called for Information Sharing items.

26-0024 Recognition of the Firefighters Deployed to the Central Texas Floods

Mayor Cox called for Public Comments on Agenda Items, at which time there were none.

Mayor Cox called for discussion on agenda items for the City Council Regular Meeting to be held on Tuesday, January 20, 2026 at 6:00 p.m. There was none at this time.

Mayor Cox called for Agenda Items.

26-0025 Informational Update on Roadway Reconstruction Projects

26-0026 Update on the MPAC Renovation Project

The presentation, not included on the posted agenda, has been included in these minutes as Appendix A: MPAC Renovation.

26-0027 Presentation on McKinney National Airport Marketing and Public Relations Initiatives

Mayor Cox called for discussion on agenda items for the City Council Regular Meeting to be held on Tuesday, January 20, 2026 at 6:00 p.m. There was no discussion at this time.

Mayor Cox called for Executive Session at 4:13 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

- Development and Annexation Agreement Between City of McKinney, Texas and JEN TEXAS 22 LLC, Painted Tree 607- McKinney, L.P, and GRBK Edgewood LLC for Painted Tree and including Spiars Engineering (Engineer of Record)

C. Section 551.072. Deliberations about Real Property

- Approximately 19.819 acres of land in the Ed Bradley Survey, Abstract 85, McKinney, Texas, recorded in Book 2109, Page 852 of the Deed Records of Collin County, Texas

The Council returned to work session at 5:19 p.m. All members except Mayor Pro Tem Feltus. No action was taken on items discussed in executive session.

Council unanimously approved the motion by Councilmember Cloutier, seconded by Councilmember Beller, to adjourn the work session at 5:19 p.m.

These minutes were approved by the City Council on February 17, 2026.

SIGNED:

BILL COX, Mayor
GERÉ FELTUS, Mayor Pro Tem

ATTEST:

EMPRESS DRANE, City Secretary
TENITRUS PARCHMAN, Deputy City Secretary

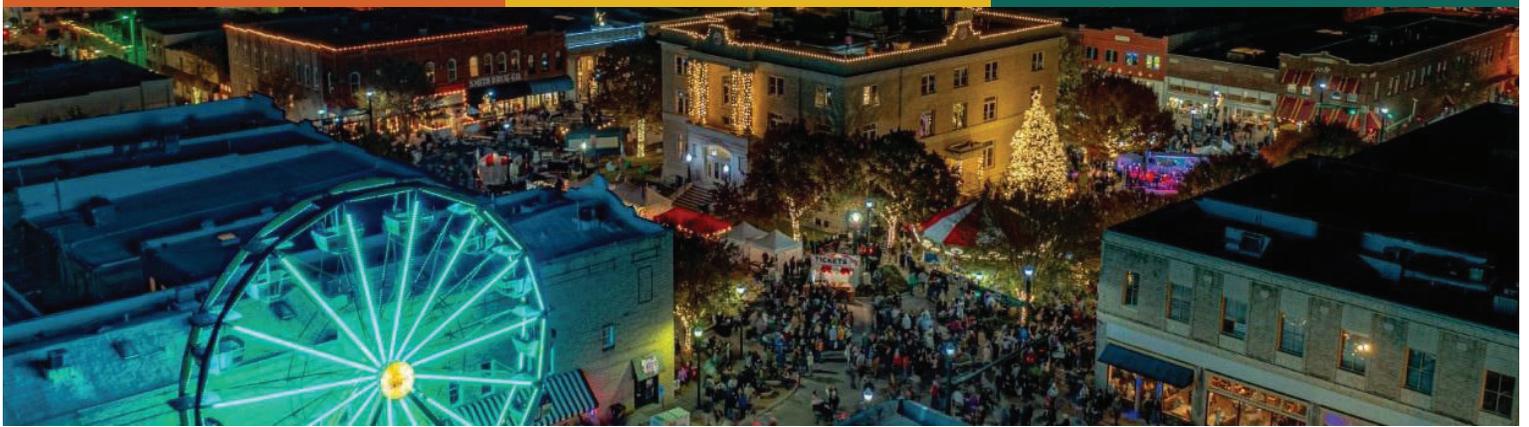
City of McKinney, Texas

Appendix A: MPAC Renovation

DOWNTOWN MCKINNEY

TEXAS • EST. 1848

MPAC RENOVATION



GUIDING PRINCIPLES

Thoughtful Historic Preservation

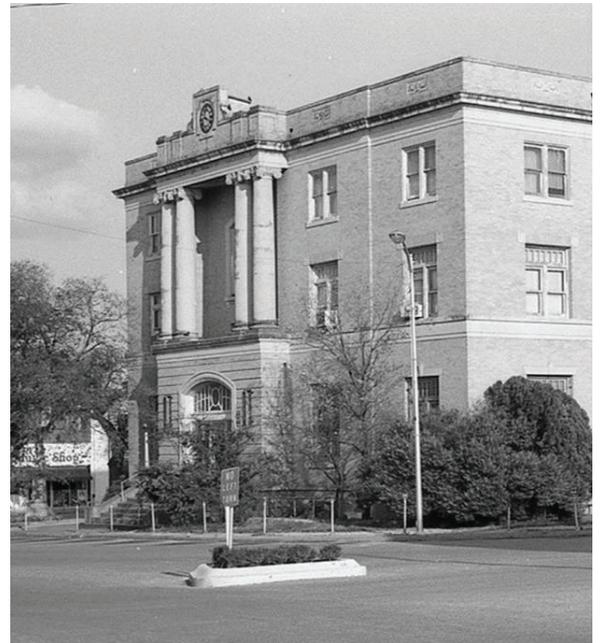
- Protect and enhance the building
- Weave the courthouse history in the design

Improving the customer experience

- From online experience to the seat

Drive additional traffic to the District

- Increase the quality and quantity of shows



PARTNERS:

Architects/Historic Preservation

- Architexas
- Oversight from the Texas Historic Commission

Construction Team

- Byrne Construction

Interiors

- Holos House



PAST: OLD COUNTY COURTHOUSE 2004

- City leases building from County
- MCDC/City Rehab
- Main Street Program housed inside
- A catalyst for private investment on the square



PROJECT BUDGET:

\$8,500,000 - construction renovation costs including concrete and masonry repairs; wood restorations; finishes and flooring updates; mechanical, electrical and plumbing work; theater systems updates and other miscellaneous work.

\$1,000,000 - professional services including architectural and engineering services, construction materials testing services, commissioning services and the like

\$500,000 - furniture, fixtures and equipment outside of the cost of construction

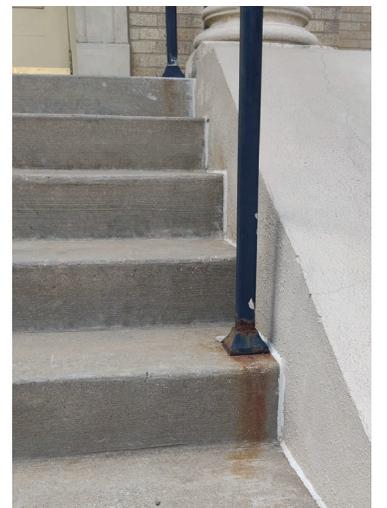
PROJECT DETAILS

Significant infrastructure upgrades:

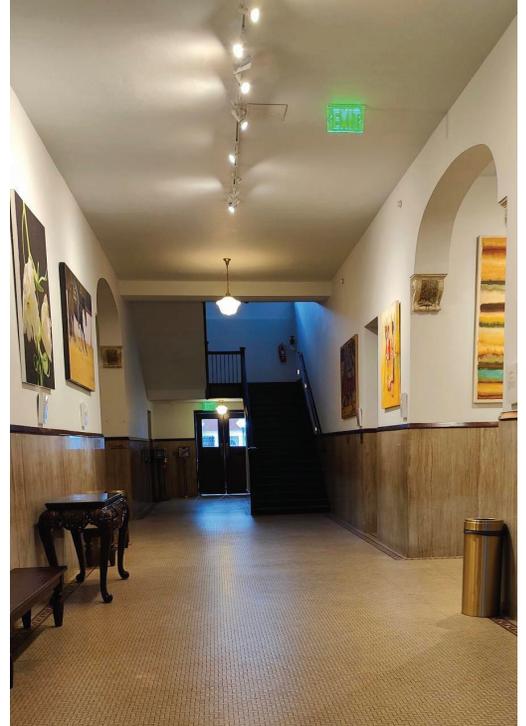
- Comprehensive work on the HVAC, electrical, railings, plaster and concrete spalling repairs, ADA enhancements, elevator, drainage, and roofing repairs.

Theater upgrades:

- Update theater technology, repair and upgrade the stage, improve acoustics, and add more comfortable seating.



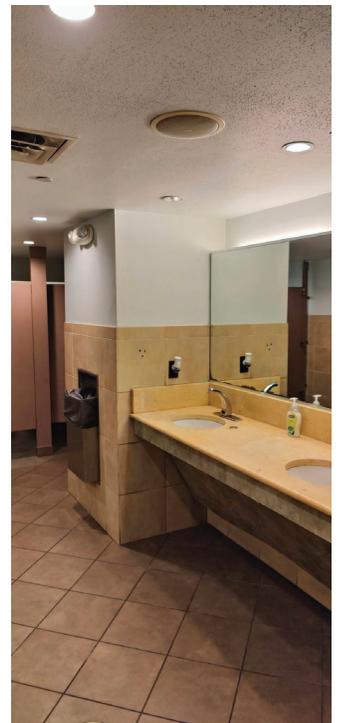
CURRENT PHOTOS:



PROJECT DETAILS

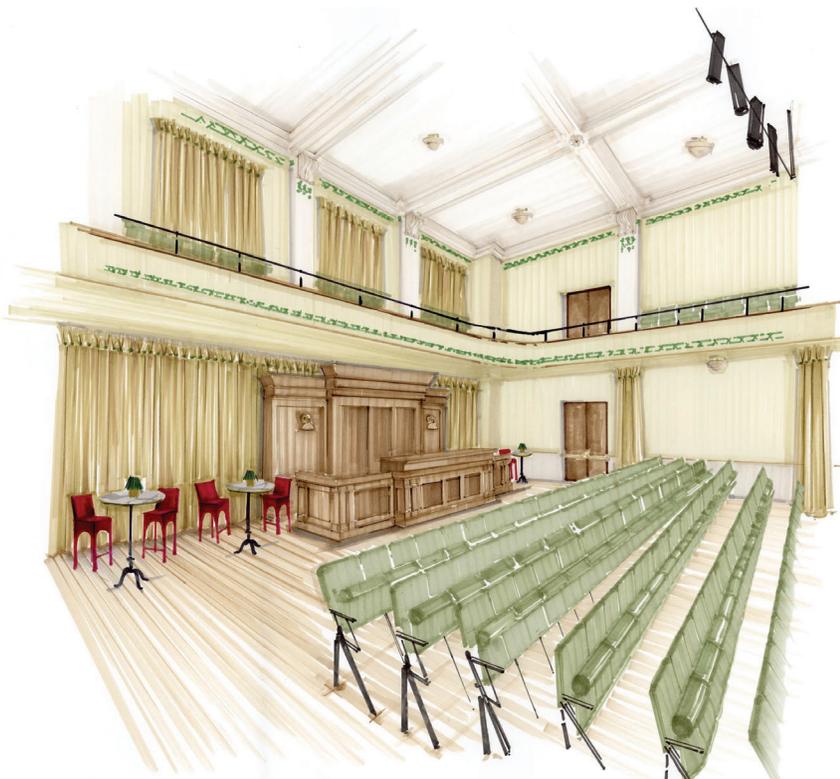
Restroom refresh:

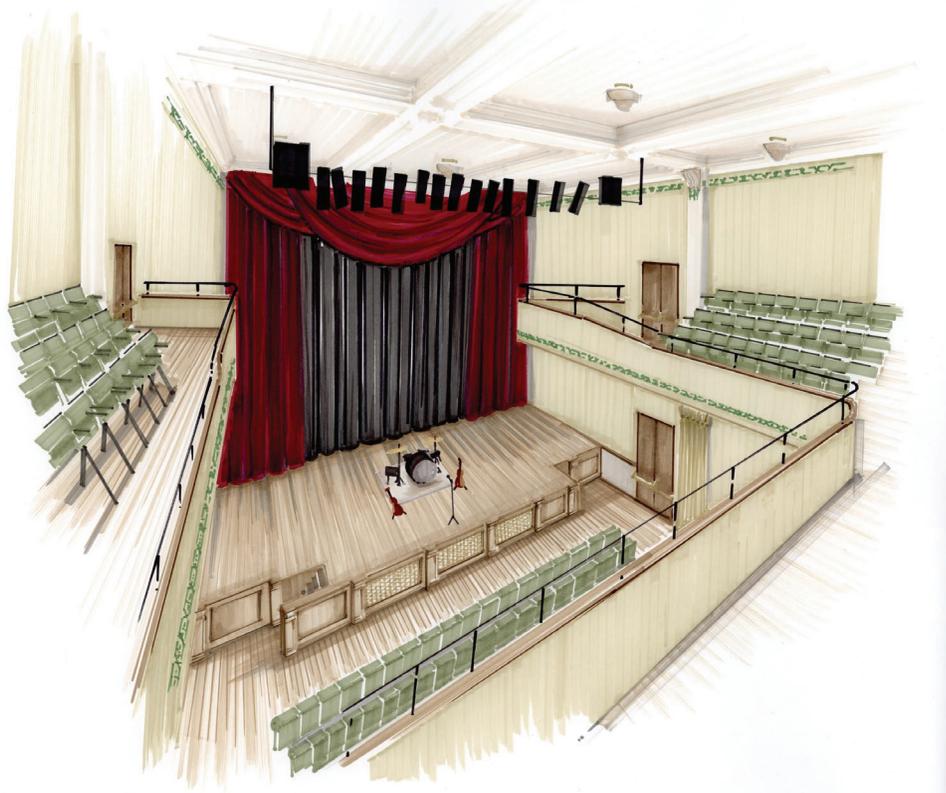
- Update all public restrooms with appropriate period-inspired finishes
- 6 public restrooms throughout the building



RENDERINGS







PROJECT TIMELINE:

Feb 2025: Council approves funding for the renovation

Fall 2025: Texas Historic Commission approves the project, notice to proceed.

Jan 17: Last Public Performance

Feb 1: Building Closes

Feb 4: Construction begins

Fall 2026: Estimated completion



THANK YOU