

CITY COUNCIL WORK SESSION

DECEMBER 2, 2025

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, December 2, 2025 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 meeting to order at 3:01 p.m. upon determining a quorum consisting of himself and the following McKinney City Council were present: Mayor Pro Tem Geré Feltus and Council members Patrick Cloutier, Rick Franklin, Michael Jones, Justin Beller, Bill Cox and Ernest Lynch.

The following 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, Director of Organizational Development and Performance Management Joe Mazzola, City Secretary Empress Drane, Executive Director of Development Services Michael Quint, Director of Parks and Recreation Amy Kinkade, Director of Planning Lucas Raley, Executive Director of Visit McKinney Aaron Werner, Chief Financial Officer Mark Holloway, Director of Code Services Phillip Hubbard, Director of Cultural District Andrew Jones, Director of Engineering Gary Graham, Director of Human Resources Jim Parrish, Assistant Director of Parks and Recreation Erica Lyght, Assistant Director of Parks and Recreation Robert Gaylor, Deputy City Secretary Tenitrus Parchman, Health Compliance Manager Richard Milam, Procurement Manager Tracey Epps, Animal Services Manager Hannah Golden, Planning Manager Hayley Angel, Planning Manager Caitlyn Strickland, Parks Planning and Development Manager Jenny Baker, Procurement Services Supervisor Tonya Hall, Parks Construction Project Coordinator Dakota Cryer, Civil Engineer II Robyn Root, Buyer II Flora Ray, Buyer II Sean Fu, Police Officer Kendall Sam, Animal Services Officer Samantha Finney, Animal Services Officer Misaki Hicks, Animal Services Officer Kimberly Franke, Animal

Services Officer Kyle Fiddes, Animal Services Officer Rebeckah Glaster, Administrative Assistant Sheridan Burns, Audio Visual Technician Joshua Arias and HR Contractor April Cottrell.

There were approximately eleven (11) members of the public present.

Mayor Cox called for Public Comments on Agenda Items.

Dax Bevely, 1500 Greenville Rd, McKinney, Texas 745069 expressed support for the Trap-Neuter-Release program.

Jason Schuchard, 5310 Harvest Hill Road, Dallas, Texas 75230 expressed support for Citywide special events.

Mayor Cox called for discussion on Regular Meeting Agenda Items for the City Council Regular Meeting to be held on Tuesday, December 2, 2025 at 6:00 p.m., at which time there were none.

Mayor Cox called for Work Session Items.

25-3416 Consider/Discuss the Capital Improvements Advisory Committee

25-3417 Update on the ONE McKinney 2040 Comprehensive Plan and Development Process Pt. 2

25-3418 Consider/Discuss Potential Trap-Neuter-Release Options

25-3419 Parks and Recreation CAPRA Presentation

25-3420 Consider/Discuss Adopting Guiding Principles for the Destination Sports Park

The presentation, not included on the posted agenda, has been included in these minutes as Appendix A: 25-3420 Sports Park

25-3421 Consider/Discuss Citywide Third-Party Special Events and a Potential McKinney Half Marathon

Mayor Cox called for Council Liaison Updates regarding City Boards & Commissions, at which time there were none.

Mayor Cox called for Executive Session at 4:45 pm 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)

- Second Amendment to 2022 Amended and Restated Development Agreement-
-Trinity Falls

B. Section 551.071 (A) Pending or contemplated litigation

- Application of the City of McKinney to Decertify a Portion of its Certificate of Convenience and Necessity in Collin County, SOAH Docket No. 473-25-07888, PUC Docket No. 55656, Before the State Office of Administrative Hearings

- Block 1, Lot 8 of the H. A. Finch Addition, City of McKinney, Collin County, Texas

C. Section 551.072. Deliberations about Real Property

D. Section 551.074. Personnel Matters

E. Section 551.087. Deliberation Regarding Economic Development Matters

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

The Council returned to work session at 6:05 p.m. All members except Mayor Cox and Councilmember Jones. 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 6:05 p.m.

These minutes were approved by the City Council on January 20, 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: 25-3420 Sports Park

Guiding Principles Discussion: Destination Sports Park

December 2, 2025

Trevor Minyard, Assistant City Manager
Amy Kinkade, Director of Parks & Recreation



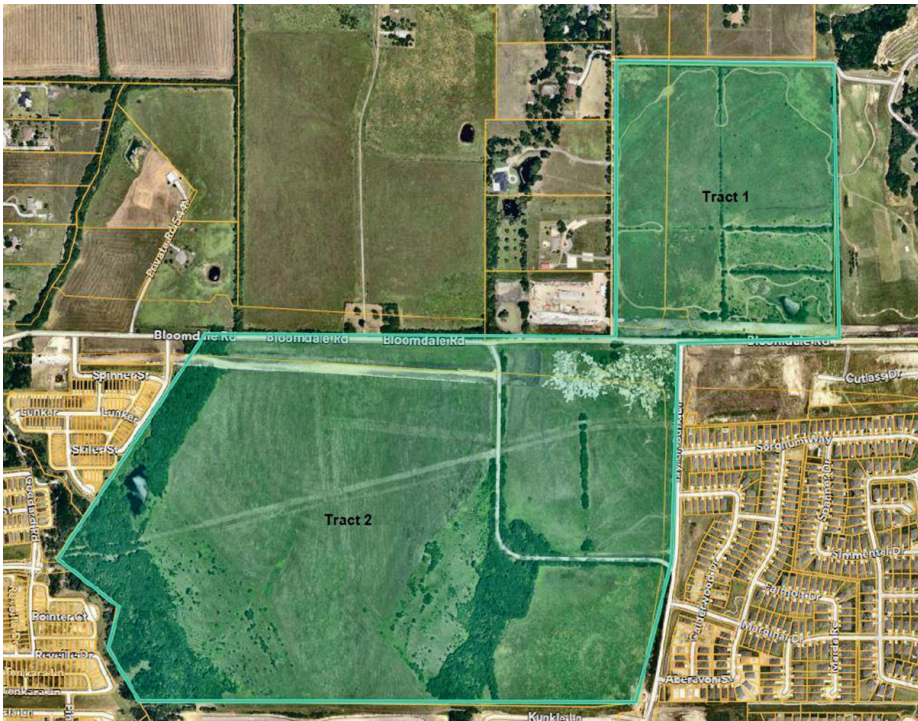
Overview

- Property History
- Background of Guiding Principles and RFQ
- Discussion of Development Processes
- Examples
- Items for Consideration
- Next Steps

Property Location

Tract 1
70 acres
Bloomdale and CR 1006

Tract 2
230 acres
Bloomdale and Taylor Burk
**includes 30 acres purchased
by MCDC*



Property History and City Council Strategic Goals & Priorities

- 09/2020 – Letter of Intent to Purchase
- 04/2021 – Discussions w/ Regional Sports Developer
- 07/2021 – Purchase Finalized
- 10/2022 – Terminated Discussions with Regional Sports Developer and Began Regrouping to Deliver Project Alternatively
- 2023-2024 – Parks Leadership Transition
- 02/2025 – Council Work Session on Strategic Goals & Priorities
- 05/2025 – FY2025-26 Strategic Goals & Priorities Adopted

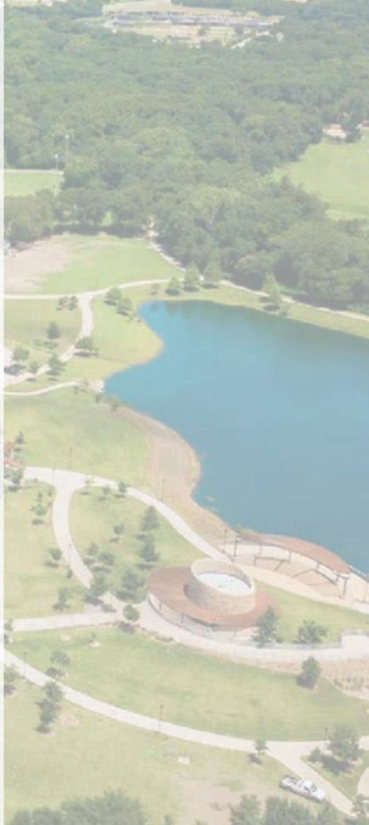
5.5: Enhance connectivity to parks & civic facilities, schools/education centers, libraries, health care providers, commercial corridors, etc.

- Issue a request for qualification/proposal (RFQ/RFP) for the development of the 230-acre parcel at Bloomdale and Taylor Burke (Brinkmann Tract) by December 31, 2025.

Park Master Plan

Facility Development Standards Applied to McKinney				
Activity/Facility	Recommended Guidelines: Facilities Per Population	Existing Facilities in McKinney	Recommended Guidelines: Facilities for 2022 Population of 206,650	Recommended Guidelines: Facilities for Projected 2029 Population of 262,090
Baseball Fields	1 per 4,000 ¹	11	51	65
Basketball Courts (Outdoor)	1 per 5,000 ²	19	41	52
Pavilion/Picnic Shelter	1 per 3,000 ¹	73	69	87
Picnic Tables	1 table per 300 ²	263	689	873
Playgrounds	1 area per 1,000 ²	67	206	262
Recreation Center	1 SF per person ¹	170,000	206,650	262,090
Soccer Fields (League)	1 per 4,000 ¹	21	51	65
Softball Fields	1 per 4,000 ¹	11	51	65
Swimming Pool (Outdoor)	1 per 20,000 ²	5	10	13
Tennis Courts	1 court per 2,000 ²	24	103	131
Trails	1 mile per 4,000 ²	78	51	65
Volleyball Courts (Outdoor)	1 per 5,000 ²	3	41	52

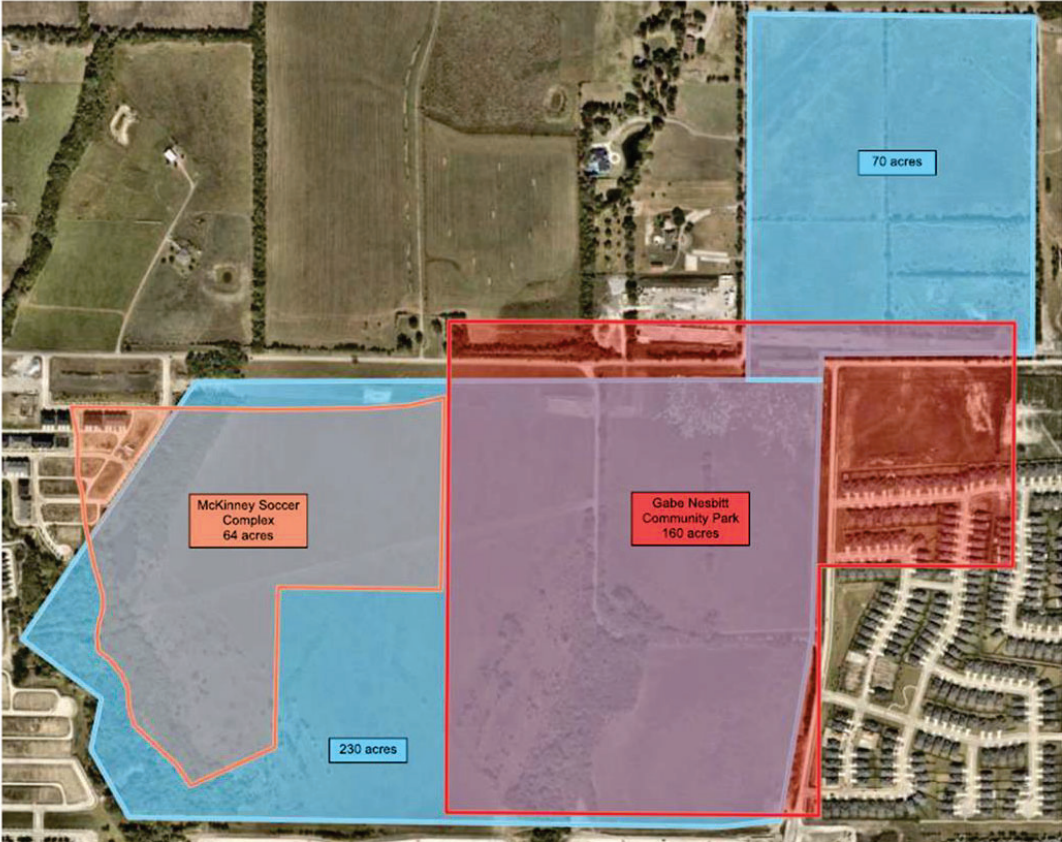
¹ Dunaway recommendation for high use by Youth Sports.
² Facility guidelines from NRPA guidelines as well as DFW area standards.



Overlay of Parcel

Gabe Nesbitt
Community Park -
160 Acres

McKinney Soccer
Complex at Craig
Ranch – 64 Acres



Gabe Nesbitt Community Park

160 acres
2001-2025

Amenities:

- Baseball Fields (5)
- Softball Fields (9)
- Shade Structures
- Tennis Facility – Outdoor and Indoor
- Skatepark
- Sewer Lines/Replacements
- PSA
- Apex Centre
- Football Field + Lights
- Playgrounds (2)
- Signage
- Practice Area

Timeline/Costs - Gabe Nesbitt Community Park

2001	Baseball Fields (3)	\$2.4M	Completion Totals: * 24 years * \$92,538,671
2005	Softball Fields (5)	\$2.8M	
2008	Shade Structure – Softball	\$800,000	
2011	Shade Structure – Baseball	\$325,000	
	Tennis Facility	\$3,855,124	
2012	Skatepark + Baseball Fields (2)	\$2M	
2013	Sanitary Sewage Replacement	\$130,185	
2014	PSA	\$9.7M	
2017	Tennis Court Expansion	\$8,169,644	
	APEX Centre	\$30M	
2018	Gabe Nesbitt Master Plan	\$22,000	
2020	Lights/Scoreboard at Football Field	\$387,433	
	Library Road Construction	\$1,187,520	
2021	Playground Replacement (Baseball)	\$233,959	
	Playground (Softball)	\$223,084	
2023	Indoor Tennis Facility	\$12,304,722	
2025	Practice Field/Signage	\$1M	
	Softball (4)	\$17M	

McKinney Soccer Complex

64 acres
2004-2025

Amenities:

- Synthetic Soccer Fields (10)
- Sod Soccer Fields (2)
- Championship Sod Field (1)
- Shade Structures
- Restrooms
- Concession Stand
- Splash Pad
- Additional Parking
- Lighting Upgrades
- Pedestrian Bridge
- Trails
- Playgrounds

Timeline/Costs – McKinney Soccer Complex

2004	Developer constructed complex at no cost to city	
2006	Complex was dedicated to the City as Parkland	
2009	Shade Structure – Concession Building	\$300,000
2011	Tournament Pavilion	\$260,000
2019	Geotech Report - KLA Partnership Resolved	\$9,500
2020	Adopted – Master Plan	\$67,000
2021	Added Connector Road	\$220,000
2024	Phase 1 Renovations	\$24M
2025	Phase 2 Renovations	\$30,795,750

TOTAL COST: \$55,652,250

National Sports Center, Minnesota

- 600 acres
Amenities include:
- 50 soccer fields
 - Golf Course
 - 6 sheets of ice
 - Baseball Stadium
 - Convention and meeting space
- Built in 1990
Cost to Build: \$20.3M



Grand Park Sports Campus - Indiana

- 400 acres
Amenities include:
- 31 soccer fields
 - 26 baseball/softball fields
 - 370,000 sq ft event center
 - Professional Training Facility
- Built in 2014
Sports Complex – 2014: \$49M
Events Complex – 2016: \$26M



Arizona Athletic Grounds – Arizona

- 320 acres
- Amenities include:
- 5,000 seat outdoor stadium
 - 3,000 seat indoor stadium
 - 35 soccer/lacrosse fields
 - 57 indoor volleyball courts
 - 8 baseball/softball fields
 - 20 basketball courts
 - 41 pickleball courts
 - 12 beach volleyball courts
 - 6 futsal courts
 - Gymnastics center
 - Dance studio

Built in 2022
Build Cost: \$280M
Annual Operation/Maintenance Cost: \$18M
Economic Impact: 2.4M visitors annually with an average of \$23M



Current Park Projects

Recent/Near Completion - 3

- Recreation Center at Towne Lake
- Towne Lake Trail light walk
- Greens neighborhood park

Bidding/Construction – 6

- Gabe Nesbitt practice field and signage
- Gabe Nesbitt 4 plex softball fields
- McKinney Sports Complex Phase 2
- Ash Woods playground replacement
- Inspiration Park playground replacement
- Wattley Park

Design/Planning - 12

- APEX new elevator
- Al Ruschhaupt Road connection
- Grady Littlejohn Sports Complex
- Erwin Park
- Bob Tomes Dog Park at Towne Lake
- Wilson Creek Trail Phase 2
- Old Settler’s Park
- Regional Sports Park
- Rowlett Creek Park and Trail
- Cottonwood Creek Trail
- Gray Branch Trail
- Towne Lake Park Renovation

Investing in almost **\$200 million dollars** in parks and trail improvements

Items for Consideration

- Timeline
- Staff Resources
- City Funding Availability
 - *limited parkland dedication fees, future bonds, MCDC*
- Annual Operation and Maintenance Costs

Proposed Guiding Principles

The City of McKinney seeks to develop City-owned land into a destination multi-use sports park and entertainment district that complement the McKinney City Council’s strategic goals. Below are a series of guiding principles that the proposed development should adhere to:

Development of a world class multi-use sports park and entertainment district that will serve as a local, regional, state, and national destination for sports and associated uses.

Financially sound and effectively managed partnership that supports and values McKinney City Council strategic goals.

Providing multiple sports opportunities to meet McKinney’s growing demand for, 1) local recreation options, 2) competitive sport leagues, and 3) sporting needs of the future.

Maximizing the value of the McKinney Community Development Corporation’s portion of the land as a community and economic development anchor.

Development of the park and associated uses in accordance with McKinney’s design standards, development codes, and in a manner that is consistent with the surrounding developments and the City of McKinney Comprehensive Plan.

Next Steps

- Additional Council Discussion/Direction
- Proposed Guiding Principles Adoption
 - *Amendments/Edits/Suggestions?*
- If Adopted, Advertise RFQ

Thank You

