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**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JANUARY 14, 2025
5:00 PM
MINUTES**

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Tubbs called the meeting to order at 5:00 PM.

Members Present:

Mayor Ryan Tubbs
Mayor Pro Tem Andy Hopkins
Deputy Mayor Pro Tem Mindy Koehne
Council Member Philip Ferguson
Council Member Eddie Cawlfeld
Council Member Wendie Wigginton
Council Member Brandon Grumbles

Members Absent:

None

II. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Tubbs led the Pledge of Allegiance and Invocation.

III. EXECUTIVE SESSION:

As authorized by Section 551.071 of the Texas Government Code, the Regular Meeting may be Convened into Closed Executive Session for the Purpose of Seeking Confidential Legal Advice from the City Attorney on any Agenda Item Listed Herein. (Closed to Public as Provided in the Texas Government Code.)

Texas Government Code Section 551.071 Consultation with Attorney:

- A. Discussion regarding a memorandum of understanding for a water supply study.
- B. Discussion regarding Facilities Agreement with Superscapes
- C. Discussion regarding a potential retail development generally located at Dallas Pkwy and Punk Carter Pkwy

Texas Government Code Section 551.071 Consultation with Attorney and Section 551.087 Deliberation of Economic Development Negotiations:

- D. Discussion regarding Project Cobb

Texas Government Code Section 551.071 Consultation with Attorney and Section 551.074 Personnel Matters:

- E. Deliberation regarding the appointment, employment, evaluation, reassignment

duties, discipline, or dismissal of a public officer or employee: Discussion of City Manager annual performance review

Texas Government Code Section 551.071 Consultation with Attorney and Section 551.072 Deliberation Regarding Real Property:

- F. Discussion regarding Choate Parkway Eminent Domain
- G. Discussion regarding a possible land purchase for the Downtown Recreation Center
- H. Discussion regarding a land swap for 502 N Illinois St
- I. Discussion regarding Downtown land acquisition

Mayor Tubbs recessed the meeting at 5:01 PM.

Mayor Tubbs reconvened the meeting at 6:33 PM.

Reconvene into Open Session to consider and take action, if any, on matters discussed during Executive Session.

IV. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

- A. Celina High School Band Proclamation (Tubbs)
- B. Recognition of the Charter Review Commission (Tubbs)
- C. Planning Excellence Award (McAfee)

V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Charter Review Commission update (Vaughns)
- B. Parks Administration Building update (Walsh)
- C. Proposed Council Chambers AV upgrades (Alexander)
- D. Discussion regarding an approved Economic Development Agreement and Performance Agreement with Home Depot U.S.A., Inc. (Satarino)

VI. OPEN FORUM:

Open Forum is for information only. If you wish to speak, please sign one of the “Speaker Cards” and present to the City Secretary prior to the beginning of the City Council meeting. Speakers are limited to three (3) minutes. The Council can take no action. No charges and/or complaints will be heard against any elected official or employee of the city that are prohibited by law.

Please note Anyone wishing to furnish the City Council with copies/handouts regarding their item of interest must provide 9 copies and present them to the City Secretary for distribution to the City Council.

Fernando Aliaga spoke regarding road pavement.

Cheri Stanwix spoke regarding AV upgrades.

VII. CONSENT AGENDA:

Items are considered self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the City Council.

Upon a motion by Council Member Ferguson and a second by Council Member Wigginton, the Council voted six (6) for and none (0) opposed to approve all consent agenda items except item d. The motion carried 6-0.

- A. Minutes Approval:
 - 1. City Council- Regular Meeting- December 10, 2024, 5:00 p.m.
 - 2. City Council- Special Called Meeting- December 19, 2024, 11:30 a.m.
- B. Consider and act upon an Interlocal Cooperation Agreement between the City of Celina and the Celina Independent School District, for temporary parking for the CISD Administration building located at 205 S Colorado Street; generally on the northeast and southeast corners of Arizona Drive and Elm Street. (CISD Administration Temporary Parking – Interlocal Cooperation Agreement) (McAfee)
- C. Consider and act upon an amendment to the Development Agreement (5th amendment) with Uptown Celina Partners, LP; generally located between future Celina Parkway and south of future J Fred Smith Parkway, within the City Limits. (Uptown Celina - DA Amendment (Road Relocation)) (Glasgow)
- D. Consider and act upon an amendment to the Development Agreement (1st Amendment) with OMA Celina, LLC, on approximately 91 acres of land, generally located at the northeast corner of Legacy Drive and Clear Creek Parkway, within both the Extraterritorial Jurisdiction (ETJ) and the City Limits. (Toll Brothers Architecture (Legacy Branch) – Development Agreement) (McAfee)
- E. Consider and act to approve a work authorization for design services from Halff and Associates, for the design of Ohio and Louisiana Road Improvements from Ash Street south in an amount not to exceed \$434,300.00. (Glasgow)
- F. Consider and act to approve a work authorization for testing services for the construction of Sunset Blvd Asphalt Improvements between Preston Road and Coit Road with WSB, LLC, in an amount not to exceed \$67,204.00. (Glasgow)
- G. Consider and act to authorize a change order with RPMx to extend a stormwater line to Quail Hollow and to add the construction of CR 83 and Quail Hollow intersection in an amount not to exceed \$190,418.37. (Glasgow)
- H. Consider and act to award bid 2025-008 for asphalt material supply to Austin Asphalt and RK Hall as primary and secondary at the unit prices listed not to exceed the annual budgeted amount. (Figueroa)
- I. Consider and act to approve a work authorization for engineering services from TRC Engineers, Inc., for the 2025 Annual Street Maintenance (ASM) Program and FY26 Roadway preliminary engineering design services in an amount not to exceed \$272,870.00. (Figueroa)
- J. Consider and act to approve a work authorization for B-Weiss Entertainment Group, LLC, to book musical performers for Celina Cajun Fest 2025, in an amount not to exceed \$94,760.00. (Monaco)
- K. Consider and act to award bid 2025-004 for Friday Night Market Event Management to SBG Hospitality at an annual amount of \$45,000 for a contract term not to exceed \$225,000 for five years. (Monaco)
- L. Consider and act to award RFP 2025-017 for the construction of fiber phase 3 to R-TEL Construction, LTD, at the unit prices listed in the amount of \$701,863.77 plus ten percent contingency in the amount of \$70,186.37 for a total amount not to exceed \$771,543.79. (Alexander)

- M. The Celina Public Works requests retroactive approval of the purchase in the amount of \$68,380.00. This approval will ensure the purchase is properly documented and accounted for in the financial records. (Figueroa)
- N. Consider and act to authorize the City Manager to execute an interlocal reimbursement agreement by and between the City of Celina and Celina Independent School District for the reimbursement of fiber phase 3 installation costs in the amount not to exceed \$252,148.19. (Alexander)
- O. Consider and act on an Ordinance amending Ordinance No. 2024-83 which adopted and approved the budget for fiscal year beginning October 1, 2024, and ending September 30, 2025, and make appropriations for each department, project, and account, by adopting an amended 2024-2025 budget for the City of Celina reallocating funds between accounts, attached hereto and incorporated into this Ordinance. (Bromiley)

ORDINANCE NO. 2025-01

AN ORDINANCE OF THE CITY OF CELINA, TEXAS AMENDING ORDINANCE 2024-83, WHICH ADOPTED AND APPROVED THE BUDGET FOR FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025, AND MAKE APPROPRIATIONS FOR EACH DEPARTMENT, PROJECT AND ACCOUNT, BY ADOPTING AN AMENDED FISCAL YEAR 2024-2025 BUDGET FOR THE CITY OF CELINA, TEXAS, REALLOCATING FUNDS BETWEEN ACCOUNTS PURSUANT TO EXHIBIT "A", ATTACHED HERETO AND INCORPORATED INTO THIS ORDINANCE; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR FILING OF THE AMENDED BUDGET AND ORDINANCE; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

- P. Consider and act upon a Resolution authorizing an update to the impact fee program for water and wastewater facilities and appointing the Planning and Zoning Commission as the Capital Improvements Advisory Committee with one ad-hoc member. (Glasgow)

RESOLUTION NO. 2025-01R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AUTHORIZING AN UPDATE TO THE IMPACT FEE PROGRAM FOR WATER AND WASTEWATER FACILITIES AND APPOINTING THE PLANNING AND ZONING COMMISSION AS THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE, PROVIDING FOR A SAVINGS, REPEALING, AND SEVERABILITY CLAUSE; FINDING AND DETERMINING COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT; AND PROVIDING AN EFFECTIVE DATE

- Q. Consider and act to renew the Interlocal Agreement for Fire and EMS dispatch services by and between the City of Celina and Collin County. (White)
- R. Consider and act to award bid for portable restrooms to United Site Services, in an amount not to exceed \$19,189.40. (Monaco)

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing and act upon an Ordinance amending the City's Master Thoroughfare Plan and Map. (Glasgow)

Mayor Tubbs opened the public hearing at 7:49 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 7:49 PM.

Upon a motion by Mayor Pro Tem Hopkins and a second by Council Member Ferguson, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2025-02. The motion carried 6-0.

ORDINANCE NO. 2025-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS AMENDING THE MASTER THOROUGHFARE PLAN AND MAP OF THE CELINA 2040 COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY, SAVINGS, AND REPEALING CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

- B. Consider and act upon an Ordinance amending the City's Code of Ordinances, Chapter 10: Subdivision Regulation, Article 10.02: Impact Fees, Division 3: Roadway Facilities by adopting updated land use assumptions; adopting an updated roadway capital improvement plan and impact fee analysis; and adopting revised roadway impact fees. (Glasgow)

Mayor Tubbs opened the public hearing at 7:51 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 7:51 PM.

No action taken.

- C. The Celina City Council will conduct a public hearing to consider public comment and act upon an Ordinance accepting and approving a final The Lakes at Mustang Ranch Public Improvement District Amended and Restated Service and Assessment Plan, including the Phases #8-9 assessment roll; making a finding of special benefit to property within Phases of #8-9 of The Lakes at Mustang Ranch Public Improvement District; levying special assessments against such property and establishing a lien on such property; providing for the method of assessment and the payment of the assessments levied against Phases #8-9 assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Stovall)

Mayor Tubbs opened the public hearing at 7:54 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 7:54 PM.

Upon a motion by Mayor Pro Tem Hopkins and a second by Council Member Wigginton, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2025-03. The motion carried 6-0.

ORDINANCE NO. 2025-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS ACCEPTING AND APPROVING AN AMENDED AND

RESTATED SERVICE AND ASSESSMENT PLAN, INCLUDING A PHASES #8-9 ASSESSMENT ROLL FOR THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT; MAKING A FINDING OF SPECIAL BENEFIT TO THE PROPERTY WITHIN PHASES #8-9 OF THE DISTRICT; LEVYING SPECIAL ASSESSMENTS AGAINST PROPERTY WITHIN PHASES #8-9 OF THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

- D. The Celina City Council will conduct a public hearing to consider public comment and act upon an Ordinance accepting and approving a final Edgewood Creek Public Improvement District Amended Service and Assessment Plan, including the Improvement Area #2 assessment roll; making a finding of special benefit to property within Improvement Area #2 of the Edgewood Creek Public Improvement District; levying special assessments against such property and establishing a lien on such property; providing for the method of assessment and the payment of the assessments levied against Improvement Area #2 assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Stovall)

Mayor Tubbs opened the public hearing at 7:57 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 7:57 PM.

Upon a motion by Council Member Ferguson and a second by Mayor Pro Tem Hopkins, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2025-04. The motion carried 6-0.

ORDINANCE NO. 2025-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS ACCEPTING AND APPROVING AN UPDATED SERVICE AND ASSESSMENT PLAN, INCLUDING AN IMPROVEMENT AREA #2 ASSESSMENT ROLL FOR THE EDGEWOOD CREEK PUBLIC IMPROVEMENT DISTRICT; MAKING A FINDING OF SPECIAL BENEFIT TO THE PROPERTY WITHIN IMPROVEMENT AREA #2 OF THE DISTRICT; LEVYING SPECIAL ASSESSMENTS AGAINST PROPERTY WITHIN IMPROVEMENT AREA #2 OF THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

IX. ACTION ITEM:

- A. Consider and act upon a Resolution approving and authorizing the Mayor to execute the Edgewood Creek Public Improvement District Improvement Area #2 Reimbursement Agreement and resolving other related matters. (Stovall)
Upon a motion by Mayor Pro Tem Hopkins and a second by Council Member Wigginton, the Council voted six (6) for and none (0) opposed to approve Resolution No. 2025-02R. The motion carried 6-0.

RESOLUTION NO. 2025-02R

A RESOLUTION OF THE CITY OF CELINA, TEXAS, APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN “EDGEWOOD CREEK PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #2 REIMBURSEMENT AGREEMENT” BETWEEN THE CITY OF CELINA, TEXAS, AND FIRST TEXAS HOMES, INC., A TEXAS CORPORATION

- B. Consider and act upon a Resolution approving and authorizing the Mayor to execute the Edgewood Creek Public Improvement District Improvement Area #2 Landowner Agreement and resolving other related matters. (Stovall)
Upon a motion by Council Member Wigginton and a second by Mayor Pro Tem Hopkins, the Council voted six (6) for and none (0) opposed to approve Resolution No. 2025-03R. The motion carried 6-0.

RESOLUTION NO. 2025-03R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS; APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE THE EDGEWOOD CREEK PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #2 LANDOWNER AGREEMENT; AND RESOLVING OTHER MATTERS RELATED THERETO.

- C. Consider and act upon an Ordinance of the City of Celina, Texas, approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2025 (The Lakes at Mustang Ranch Public Improvement District Phases #8-9 Project); approving and authorizing related agreements; and providing an effective date. (Stovall)
Upon a motion by Council Member Cawlfeld and a second by Council Member Ferguson, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2025-05. The motion carried 6-0.

ORDINANCE NO. 2025-05

AN ORDINANCE APPROVING AND AUTHORIZING THE ISSUANCE AND SALE OF THE CITY OF CELINA, TEXAS, SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2025 (THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT PHASES #8-9 PROJECT); AND APPROVING AND AUTHORIZING RELATED AGREEMENTS.

- D. Consider and act upon an Ordinance of the City of Celina, Texas, approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Refunding and Improvement Bonds, Series 2025 (The Lakes at Mustang Ranch Public Improvement District Major Improvement Area and Phases #2-7 Project); calling for redemption certain currently outstanding bonds; approving and authorizing related agreements and an updated service and assessment plan; and providing an effective date. (Bromiley)

Upon a motion by Council Member Wigginton and a second by Mayor Pro Tem Hopkins, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2025-06. The motion carried 6-0.

ORDINANCE NO. 2025-06

AN ORDINANCE APPROVING AND AUTHORIZING THE ISSUANCE AND SALE OF THE CITY OF CELINA, TEXAS, SPECIAL ASSESSMENT REVENUE REFUNDING AND IMPROVEMENT BONDS, SERIES 2025 (THE LAKES AT MUSTANG RANCH PUBLIC IMPROVEMENT DISTRICT MAJOR IMPROVEMENT AREA AND PHASES #2-7 PROJECT); CALLING FOR REDEMPTION OF CERTAIN CURRENTLY OUTSTANDING BONDS; AND APPROVING AND AUTHORIZING AN UPDATED SERVICE AND ASSESSMENT PLAN AND OTHER RELATED AGREEMENTS

- E. Consider and act to authorize an Interlocal Agreement with the Celina Independent School District for the installation of the Southeast Pump Station Transmission Waterline. (Glasgow)

Upon a motion by Mayor Pro Tem Hopkins and a second by Council Member Wigginton, the Council voted six (6) for and none (0) opposed to approve an Interlocal Agreement with the Celina Independent School District for the installation of the Southeast Pump Station Transmission Waterline. The motion carried 6-0.

- F. Consider and act to authorize a Partnership Agreement with SBG Hospitality, for two events located on Celina's Downtown Square in March 2025 and March 2026. (Monaco)

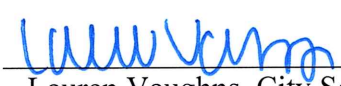
Upon a motion by Mayor Pro Tem Hopkins and a second by Council Member Wigginton, the Council voted six (6) for and none (0) opposed to approve a Partnership Agreement with SBG Hospitality for two events. The motion carried 6-0.

X. ADJOURNMENT:

Mayor Tubbs adjourned the meeting at 8:18 PM.



Ryan Tubbs, Mayor



Lauren Vaughns, City Secretary



02-11-25
Date