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**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, MAY 13, 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 Pastor Luke Thigpen led the Invocation.

III. EXECUTIVE SESSION:

Closed to Public as Provided in the Texas Government Code.

The City Council convened into Executive Session at 5:02 PM.

Texas Government Code Section 551.071 Consultation with Attorney:

- B. Discussion regarding Shea Scott v. City of Celina - Cause No. DC-20-18195
- D. Discussion regarding the eminent domain proceedings of 1510 Vest Lane
- E. Discussion regarding demand letter received April 25, 2025
- F. Discussion regarding proposed Collin County Emergency Services District
- G. Update and briefing regarding personnel investigation
- I. Discussion regarding 519 S Colorado
- J. Discussion regarding Civil Action No. 4:24-cv-372

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

- K. Discussion regarding an economic development agreement located on the northeast corner of Louisiana Drive and J Fred Smith Parkway
- L. Discussion regarding Chapter 380 Agreement with First Texas Homes

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

- M. Discussion regarding Metallic condemnation

The City Council closed Executive Session and reconvened into Open Session at 6:42 PM.

Moved to Item IV. A.

IV. CANVASS OF ELECTION RESULTS:

- A. Consider and act upon a Resolution of the City Council of the City of Celina, Texas canvassing the results of the General Election held on May 3, 2025. (Rubio)
Upon a motion by Mayor Pro Tem Hopkins and a second by Council Member Cawlfeld, the Council voted six (6) for and none (0) opposed to approve Resolution No. 2025-34R. The motion carried 6-0.

RESOLUTION NO. 2025-34R

AN RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS CANVASSING THE RESULTS OF THE GENERAL ELECTION HELD ON MAY 3, 2025, FOR THE PURPOSE OF ELECTING CITY COUNCIL MEMBERS FOR PLACE NOS. 1 AND 6; AND PROVIDING AN EFFECTIVE DATE

- B. Consider and act upon an Ordinance of the City Council of the City of Celina, Texas canvassing the results of the Special Election held on May 3, 2025; and adopting the amendments to the City of Celina Charter. (Rubio)
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. 2025-22. The motion carried 6-0.

ORDINANCE NO. 2025-22

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS CANVASSING THE RESULTS OF THE SPECIAL ELECTION HELD ON MAY 3, 2025; AND ADOPTING THE AMENDMENTS TO THE CITY OF CELINA CHARTER; PROVIDING FOR AN ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

- V. **PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:** (to begin at 6:00 PM)
- A. Administration of the Oath-of-Office and presentation of the Certificate-of-Election to the newly elected Councilmembers for Place No. 1 and Place No. 6. (Rubio)
 - B. Celina High School Swimmer Reagan Hix Proclamation. (Tubbs)
 - C. Celina High School Robotics Team Proclamation. (Tubbs)
 - D. Celina High School Girls Soccer Team Proclamation. (Tubbs)
 - E. The Celina Masonic Lodge scholarships and Community Builders Award.
 - F. National Police Week Proclamation (May 11-17, 2025). (Tubbs)
 - G. Mental Health Awareness Month Proclamation (May). (Tubbs)
 - H. Emergency Medical Services Week Proclamation (May 18-24, 2025). (Tubbs)
 - I. Economic Development Week Proclamation (May 12-16, 2025). (Tubbs)
 - J. National Public Works Week Proclamation (May 18-24, 2025). (Tubbs)
 - K. Building Safety Month Proclamation (May). (Tubbs)
 - L. Oncor Presentation. (Burnett)

Mayor Tubbs recessed the meeting at 7:37 PM.

Mayor Pro Tem Hopkins reconvened the meeting at 7:48 PM.

VI. **WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:**

- A. Discussion regarding the Gateway Monumentation status update (McAfee)
 - B. Discussion on Downtown Center Incubator. (Brawner, Satarino)
- Items were presented and discussed.

VII. **OPEN FORUM:**

Mayor Tubbs called on those who signed up to speak:

- 1) Gary Blanscet spoke regarding traffic concerns.
- 2) Blas Bramanian Saravanan spoke regarding County Roads 51 and 53 road conditions.

VIII. **CONSENT AGENDA:**

Mayor Tubbs removed item B from the Consent Agenda for individual consideration.

Upon a motion by Mayor Pro Tem Hopkins and a second by Council Member Wigginton, the Council voted seven (7) for and none (0) opposed to approve Consent Agenda items A, C-W. The motion carried 7-0.

- A. Minutes Approval:
 - 1. City Council- Regular Meeting- April 8, 2025, 5:00 p.m.
- B. Consider and act to authorize a cost share agreement with LG Celina LF Way, LLC for the construction of Eastbound of Doe Branch Boulevard between Dallas North Tollway and County Road 50 in the amount not to exceed \$996,715.14. (Glasgow)

Upon a motion by Deputy Mayor Pro Tem Koehne and a second by Mayor Pro Tem Hopkins, the Council voted seven (7) for and none (0) opposed to approve a cost share agreement with LG Celina LF Way, LLC as presented. The motion carried 7-0.

- C. Consider and act to authorize a Master Service Agreement for appraisal and Right-of-Way acquisition services to Stateside Right of Way and Specialty Land Solutions. (Berry)
- D. Consider and act to purchase Ammunition for the Police Department from Precision Delta Corporation & GT Distributors through a cooperative contract with BuyBoard 698-23 for an amount not to exceed \$90,000.00. (Berry)
- E. Consider and act to award bid 2025-044 for the repair and installation of an eighteen-inch waterline on Preston Road to Dickerson Construction Company Inc. at the unit prices listed in the amount of \$100,500.00 plus ten percent contingency in the amount of \$10,050.00 for the total amount not to exceed \$110,550.00. (Figueroa)
- F. Consider and act to authorize an amendment to a work authorization for professional review services of hydraulic and hydrologic studies by Freese and Nichols, Inc. in an amount not to exceed \$75,000.00. (Glasgow)
- G. Consider and act to approve a work authorization for professional services to update the hydraulic and hydrologic study of the Little Elm Tributary by Freese and Nichols, Inc. for an amount not to exceed \$100,000.00. (Glasgow)
- H. Consider and act to authorize an agreement with North Parkway Municipal Management District No. 1 for the occupation and usage of the City right-of-way adjacent to the property for the installation of aesthetic improvements. (Glasgow)
- I. Consider and act to approve a work authorization for engineering services for the design of North Preston Lakes Drainage Improvements to Westwood Professional Services, Inc., in an amount not to exceed \$339,890.00. (Glasgow)
- J. Consider and act upon a Resolution to fill a vacant term on the Downtown Commission. (Kearney)

RESOLUTION NO. 2025-35R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, APPOINTING AUDREA WEIMER TO THE DOWNTOWN COMMISSION TO FILL A VACANT TERM ENDING SEPTEMBER 2027.

- K. Consider and act to renew the agreement with EC America, Inc., for construction management software through a cooperative contract with the General Services Administration in an amount not to exceed \$157,822.27. (Alexander)
- L. Consider and act to approve a work authorization with B-Weiss Entertainment Group, LLC. for event infrastructure at Splash & Blast in an amount not to exceed \$174,792.50 (Monaco)

- M. Consider and act to authorize manhole rehabilitation services with Insituform Technologies, LLC through a cooperative contract with Buyboard (contract # 730-24) in an amount not to exceed \$119,583.00. (Figueroa)
- N. Consider and act to authorize the purchase of a 2025 Chevrolet Tahoe vehicle for the Fire Department from Lake Country Chevrolet through a cooperative contract for an amount not to exceed \$57,886.25. (White)
- O. Consider and act upon a Resolution to authorize the City Manager to execute conveyance documents for the acquisition of the necessary right-of-way and easements for future Carey Road improvements from Legacy Drive to approximately one thousand four hundred feet (1400') to the west. (Glasgow)

RESOLUTION NO. 2025-36R

A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE NEGOTIATION AND EXECUTION BY THE CITY MANAGER OF CONVEYANCE DOCUMENTS NECESSARY TO EFFECTUATE THE ACQUISITION OF RIGHT OF WAY AND EASEMENTS FOR THE CAREY ROAD IMPROVEMENTS PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE

- P. Consider and act upon 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. 2025-23

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.

- Q. Consider and act upon a Resolution to authorize the City Manager to execute conveyance documents for the acquisition of the necessary easements for the future Rasor Sewer Interceptor. (Glasgow)

RESOLUTION NO. 2025-37R

A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE NEGOTIATION AND EXECUTION BY THE CITY MANAGER OF CONVEYANCE DOCUMENTS NECESSARY TO EFFECTUATE THE ACQUISITION OF EASEMENTS FOR THE RASOR SEWER INTERCEPTOR PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE

- R. Consider and act upon a Resolution adopting the Downtown Patio Enhancement Policy. (Satarino)

RESOLUTION NO. 2025-38R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ADOPTING AND APPROVING A DOWNTOWN PATIO ENHANCEMENT POLICY, AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

- S. Consider and act upon a Resolution authorizing the submission of a grant application to the Motor Vehicle Crime Prevention Authority (MVCPA) Grant Program. (Cullison)

RESOLUTION NO. 2025-39R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE MOTOR VEHICLE CRIME PREVENTION AUTHORITY (MVCPA) GRANT PROGRAM; COMMITTING TO COMPLIANCE WITH STATE LAW IN THE MANAGEMENT OF GRANT FUNDS AND THE RETURN OF FUNDS IN THE EVENT OF LOSS OR MISUSE; DESIGNATING THE AUTHORIZED OFFICIAL, PROGRAM DIRECTOR, AND FINANCIAL OFFICER; AND PROVIDING AN EFFECTIVE DATE.

- T. Review and acceptance of the Quarterly Investment Report for the period ended March 31, 2025. (Bromiley)

- U. Consider and act upon a Resolution to appoint a Board Member to the McKinney Urban Transit District (MUTD) Board of Directors. (Kearney)

RESOLUTION NO. 2025-40R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, APPOINTING BRAD KEARNEY TO THE MCKINNEY URBAN TRANSIT DISTRICT BOARD OF DIRECTORS; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR RELATED MATTERS.

- V. Consider and act upon an Amendment to an Economic Development and Performance Agreement by and between the City of Celina, Celina Economic Development Corporation, and Methodist Hospitals of Dallas. (Satarino)
- W. Consider and act to authorize a professional services agreement for a land use fiscal analysis by Verdunity, Inc. for an amount not to exceed \$140,000. (Ranc)

IX. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider public comment regarding the creation of the Silo Crossing Public Improvement District and act upon a Resolution creating the Silo Crossing Public Improvement District.(Stovall)

Mayor Tubbs opened the public hearing at 8:18 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 8:18 PM.

Upon a motion by Mayor Pro Tem Hopkins and a second by Council Member Ferguson, the Council voted seven (7) for and none (0) opposed to approve Resolution No. 2025-41R. The motion carried 7-0.

RESOLUTION NO. 2025-41R

A RESOLUTION OF THE CITY OF CELINA, TEXAS AUTHORIZING AND CREATING THE SILO CROSSING PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE; RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO; AND PROVIDING AN EFFECTIVE DATE.

- B. Conduct a public hearing to consider and act upon an Ordinance on the voluntary annexation of approximately 131 acres; generally located at the southeast corner of GA Moore Parkway and Louisiana Drive, within the Extraterritorial Jurisdiction (ETJ). (Silo Crossing (Willard Tract) – C-3 Expedited Annexation). (Mohan)

Mayor Tubbs opened the public hearing at 8:21 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 8:21 PM.

Upon a motion by Council Member Wigginton and a second by Council Member Ferguson, the Council voted seven (7) for and none (0) opposed to approve Ordinance No. 2025-24. The motion carried 7-0.

**ORDINANCE NO. 2025-24
SILO CROSSING (WILLARD TRACT)**

AN ORDINANCE OF THE CITY OF CELINA, TEXAS, ADOPTING THE ANNEXATION OF CERTAIN TERRITORY LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF CELINA, TEXAS, TO WIT: BEING AN APPROXIMATELY 131 ACRE TRACT OF LAND, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AND GRAPHICALLY DEPICTED IN EXHIBIT “A”, SUCH TRACT IS GENERALLY LOCATED AT THE SOUTHEAST CORNER OF GA MOORE PARKWAY AND LOUISIANA DRIVE, AND ALL ADJACENT RIGHTS-OF-WAY; PROVIDING FOR INCORPORATION OF PREMISES, AMENDING OF THE OFFICIAL CITY MAP, AND ACKNOWLEDGING A SERVICE PLAN; REQUIRING THE FILING OF THIS ORDINANCE WITH THE COUNTY CLERK; PRESCRIBING FOR EFFECT ON TERRITORY, GRANTING AS APPROPRIATE TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY OF CELINA, TEXAS; PROVIDING CUMULATIVE REPEALER, SEVERABILITY AND SAVINGS CLAUSES; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

- C. Conduct a public hearing to consider and act upon an Ordinance to zone approximately 131 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R), Single-Family Residential, Attached District (SF-A), and Commercial, Office, & Retail District (C) base zoning, and modified development standards; generally located at the southeast corner of GA Moore Parkway and Louisiana Drive, within the Extraterritorial Jurisdiction (ETJ). (Willard Tract (Silo Crossing) – PD Zoning). (Mohan)

Mayor Tubbs opened the public hearing at 8:22 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 8:22 PM.

Upon a motion by Deputy Mayor Pro Tem Koehne and a second by Mayor Pro Tem Hopkins, the Council voted seven (7) for and none (0) opposed to approve Ordinance No. 2025-25. The motion carried 7-0.

ORDINANCE NO. 2025-25

WILLARD TRACT (SILO CROSSING)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE

AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING OF LAND THAT IS APPROXIMATELY 131 ACRES LOCATED IN THE J. JERRON SURVEY, ABSTRACT NO. 377, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED AT THE SOUTHEAST CORNER OF GA MOORE PARKWAY AND LOUISIANA DRIVE; AS DESCRIBED IN EXHIBIT “A” AND DEPICTED IN EXHIBIT “B” AND INCORPORATED HEREIN TO “PD” PLANNED DEVELOPMENT DISTRICT NO. 155 WITH A BASE ZONING OF SINGLE-FAMILY RESIDENTIAL, DETACHED DISTRICT (SF-R), SINGLEFAMILY RESIDENTIAL, ATTACHED DISTRICT (SF-A), AND COMMERCIAL, OFFICE, & RETAIL DISTRICT (C) BASE ZONING, WITH MODIFIED DEVELOPMENT STANDARDS; PROVIDING FOR INCORPORATION OF PREMISES, FINDINGS, AMENDMENT OF ZONING CLASSIFICATION, ZONING DESIGNATION AND DEVELOPMENT STANDARDS, REVISION OF ZONING MAP, COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00 PER OFFENSE AND OTHER ENFORCEMENT MECHANISMS; PROVIDING CUMULATIVE REPEALER, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

- D. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 40 acres of land; generally located south of County Road 59 and 1,000 feet east of Celina Parkway, within the Extraterritorial Jurisdiction (ETJ). (Mesa Verde – Development Agreement). (Mohan)

Mayor Tubbs opened the public hearing at 8:24 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 8:24 PM.

Upon a motion by Council Member Wigginton and a second by Mayor Pro Tem Hopkins, the Council voted seven (7) for and none (0) opposed to approve a Development Agreement for Mesa Verde. The motion carried 7-0.

- E. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 26 acres of land; generally located 1,800 feet east of Preston Road and north of Frontier Parkway, within the Extraterritorial Jurisdiction (ETJ). (Millen Farms – Development Agreement). (McAfee)

Mayor Tubbs opened the public hearing at 8:43 PM.

1) Randy Grandgeorge spoke in opposition.

Mayor Tubbs closed the public hearing at 8:46 PM.

Upon a motion by Council Member Cawlfeld and a second by Mayor Pro Tem Hopkins, the Council voted seven (7) for and none (0) opposed to approve a Development Agreement for Millen Farms. The motion carried 7-0.

- F. Conduct a public hearing to consider testimony and act upon an Ordinance accepting and approving a final The Parks at Wilson Creek Annex Public Improvement District Service and Assessment Plan, including the Phase #1 Assessment Roll; making a finding of special benefit to property within Phase #1 of The Parks at Wilson Creek Annex Public Improvement District Service and Assessment Plan; 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 Phase #1 assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Stovall)

Mayor Tubbs opened the public hearing at 8:49 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 8:49 PM.

Upon a motion by Council Member Wigginton and a second by Mayor Pro Tem Hopkins, the Council voted seven (7) for and none (0) opposed to approve Ordinance No. 2025-26. The motion carried 7-0.

ORDINANCE NO. 2025-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS ACCEPTING AND APPROVING A SERVICE AND ASSESSMENT PLAN, INCLUDING A PHASE #1 ASSESSMENT ROLL FOR THE PARKS AT WILSON CREEK ANNEX PUBLIC IMPROVEMENT DISTRICT; MAKING A FINDING OF SPECIAL BENEFIT TO THE PROPERTY WITHIN PHASE #1 OF THE DISTRICT; LEVYING SPECIAL ASSESSMENTS AGAINST PROPERTY WITHIN PHASE #1 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.**

- G. Consider and act upon a Resolution approving and authorizing the Mayor to execute the PID Reimbursement Agreement The Parks at Wilson Creek Annex Public Improvement District and resolving other related matters. (Stovall)

Mayor Tubbs opened the public hearing at 8:50 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 8:50 PM.

Upon a motion by Mayor Pro Tem Hopkins and a second by Council Member Wigginton, the Council voted seven (7) for and none (0) opposed to approve Resolution No. 2025-42R. The motion carried 7-0.

RESOLUTION NO. 2025-42R

**A RESOLUTION OF THE CITY OF CELINA, TEXAS, APPROVING AND
AUTHORIZING THE MAYOR TO EXECUTE A “PID REIMBURSEMENT
AGREEMENT - THE PARKS AT WILSON CREEK ANNEX PUBLIC
IMPROVEMENT DISTRICT” BETWEEN THE CITY OF CELINA,
TEXAS, AND THE PARKS AT WILSON CREEK, L.P., A TEXAS LIMITED
PARTNERSHIP**

- H. Conduct a public hearing to consider testimony and act upon an Ordinance accepting and approving a final Cambridge Crossing Public Improvement District Service and Assessment Plan, including the Phase #4 Assessment Roll – Phase #4 Improvements; making a finding of special benefit to property within Phase #4 of the Cambridge Crossing 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 Phase #4 assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Bromiley)

Mayor Tubbs opened the public hearing at 8:54 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 8:55 PM.

Upon a motion by Mayor Pro Tem Hopkins and a second by Deputy Mayor Pro Tem Koehne, the Council voted seven (7) for and none (0) opposed to approve Ordinance No. . The motion carried 7-0.

ORDINANCE NO. 2025-27

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS ACCEPTING AND APPROVING A SERVICE AND ASSESSMENT PLAN AND PHASE #4 ASSESSMENT ROLL – PHASE #4 IMPROVEMENTS FOR THE CAMBRIDGE CROSSING PUBLIC IMPROVEMENT DISTRICT; MAKING A FINDING OF SPECIAL BENEFIT TO THE PROPERTY WITHIN PHASE #4 OF THE DISTRICT; LEVYING SPECIAL ASSESSMENTS AGAINST PROPERTY WITHIN PHASE #4 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.

- I. Conduct a public hearing to consider testimony and act upon an Ordinance accepting and approving a final Cambridge Crossing Public Improvement District Service and Assessment Plan, including the Phase #4 Assessment Roll – Phase #4 Additional Projects; making a finding of special benefit to property within Phase #4 of the Cambridge Crossing 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 Phase #4 assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Bromiley)

Mayor Tubbs opened the public hearing at 8:58 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 8:58 PM.

Upon a motion by Council Member Wigginton and a second by Deputy Mayor Pro Tem Koehne, the Council voted seven (7) for and none (0) opposed to approve Ordinance No. 2025-28. The motion carried 7-0.

ORDINANCE NO. 2025-28

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS ACCEPTING AND APPROVING A SERVICE AND ASSESSMENT PLAN AND PHASE #4 ASSESSMENT ROLL – PHASE #4 ADDITIONAL PROJECTS FOR THE CAMBRIDGE CROSSING PUBLIC IMPROVEMENT DISTRICT; MAKING A FINDING OF SPECIAL

BENEFIT TO THE PROPERTY WITHIN PHASE #4 OF THE DISTRICT; LEVYING SPECIAL ASSESSMENTS AGAINST PROPERTY WITHIN PHASE #4 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.

- J. Consider and act upon a Resolution approving and authorizing the Mayor to execute the Amended and Restated PID Reimbursement Agreement with Cambridge Crossing Public Improvement District and resolving other related matters. (Bromiley)

Mayor Tubbs opened the public hearing at 9:00 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 9:00 PM.

Upon a motion by Mayor Pro Tem Hopkins and a second by Council Member Wigginton, the Council voted seven (7) for and none (0) opposed to approve Resolution No. 2025-43R. The motion carried 7-0.

RESOLUTION NO. 2025-43R

A RESOLUTION OF THE CITY OF CELINA, TEXAS, APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN “AMENDED AND RESTATED PID REIMBURSEMENT AGREEMENT CAMBRIDGE CROSSING PUBLIC IMPROVEMENT DISTRICT” BETWEEN THE CITY OF CELINA, TEXAS, AND TOLLWAY/OUTER LOOP, L.P., A TEXAS LIMITED PARTNERSHIP

X. ACTION ITEM:

- A. Consider and act to elect a Mayor Pro Tem and Deputy Mayor Pro Tem. (Rubio)

Upon a motion by Council Member Ferguson and a second by Council Member Wigginton, the Council voted three (3) for and four (4) opposed to elect Council Member Wigginton as Mayor Pro Tem, and Council Member Grumbles as Deputy Mayor Pro Tem. The motion carried 3-4. Mayor Pro Tem Hopkins, Deputy Mayor Pro Tem Koehne, Council Member Cawlfeld, and Council Member Grumbles opposed. Motion failed.

Upon a motion by Deputy Mayor Pro Tem Koehne and a second by Mayor Tubbs, the Council voted five (5) for and two (2) opposed to elect Council Member Cawlfeld as Mayor Pro Tem, and Council Member Grumbles as Deputy Mayor Pro Tem. The motion carried 5-2. Council Member Ferguson and Council Member Cawlfeld opposed.

- B. Consider and act upon a Resolution amending the Boards and Commissions Policy. (Kearney)

Upon a motion by Mayor Tubbs and a second by Mayor Pro Tem Cawlfeld, the Council voted seven (7) for and none (0) opposed to strike section 2.1.4.1 from the policy, and adopt Resolution No. 2025-44R amending the Board and Commission Policy. The motion carried 7-0.

RESOLUTION NO. 2025-44R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, APPROVING AND ADOPTING AN UPDATED BOARDS AND COMMISSIONS POLICY; REPEALING THE PRIOR BOARDS AND COMMISSIONS POLICY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR RELATED MATTERS.

- C. Discussion and consideration of all matters incident and related to the issuance and sale of “City of Celina, Texas, Tax and Waterworks and Sewer System (Limited Pledge) Revenue Certificates of Obligation, Series 2025”, including the adoption of an Ordinance authorizing the issuance of such certificates of obligation, establishing parameters for the sale of such certificates of obligation and delegating certain matters to an authorized official of the City. (Stovall)

Upon a motion by Council Member Wigginton and a second by Mayor Pro Tem Cawlfeld, the Council voted seven (7) for and none (0) opposed to approve Ordinance No. 2025-29. The motion carried 7-0.

ORDINANCE NO. 2025-29

AN ORDINANCE AUTHORIZING THE ISSUANCE OF “CITY OF CELINA, TEXAS, TAX AND WATERWORKS AND SEWER SYSTEM (LIMITED PLEDGE) REVENUE CERTIFICATES OF OBLIGATION, SERIES 2025”; SPECIFYING THE TERMS AND FEATURES OF SAID CERTIFICATES; PROVIDING FOR THE PAYMENT OF SAID CERTIFICATES OF OBLIGATION BY THE LEVY OF AN AD VALOREM TAX UPON ALL TAXABLE PROPERTY WITHIN THE CITY AND A

LIMITED PLEDGE OF THE NET REVENUES DERIVED FROM THE OPERATION OF THE CITY'S COMBINED WATERWORKS AND SEWER SYSTEM; PROVIDING THE TERMS AND CONDITIONS OF SUCH CERTIFICATES OF OBLIGATION AND RESOLVING OTHER MATTERS INCIDENT AND RELATING TO THE ISSUANCE, PAYMENT, SECURITY AND DELIVERY OF SAID CERTIFICATES OF OBLIGATION; DELEGATING MATTERS RELATING TO THE SALE AND ISSUANCE OF SUCH CERTIFICATES TO AN AUTHORIZED CITY OFFICIAL; AND PROVIDING AN EFFECTIVE DATE.

- D. Discussion and consideration of all matters incident and related to the issuance and sale of "City of Celina, Texas General Obligation Refunding Bonds, Series 2025," including the adoption of an Ordinance authorizing the issuance of such bonds, establishing parameters for the sale and issuance of such bonds and delegating certain matters to an authorized official of the City. (Stovall)

Council Member Koehne excused herself at 9:16 PM.

Upon a motion by Council Member Hopkins and a second by Council Member Ferguson, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2025-30. The motion carried 6-0.

ORDINANCE NO. 2025-30

AN ORDINANCE AUTHORIZING THE ISSUANCE OF "CITY OF CELINA, TEXAS, GENERAL OBLIGATION REFUNDING BONDS, SERIES 2025"; LEVYING A CONTINUING DIRECT ANNUAL AD VALOREM TAX FOR THE PAYMENT OF SAID BONDS; RESOLVING OTHER MATTERS INCIDENT AND RELATED TO THE ISSUANCE, SALE, PAYMENT AND DELIVERY OF SAID BONDS; ESTABLISHING PROCEDURES FOR THE SALE AND DELIVERY OF SAID BONDS; AND DELEGATING MATTERS RELATING TO THE SALE AND ISSUANCE OF SAID BONDS TO AN AUTHORIZED CITY OFFICIAL.

- E. Consider and act upon a Resolution of the City of Celina, Texas, determining the costs of certain authorized improvements to be financed within Phase #2 of The Parks at Wilson Creek Public Improvement District; approving a preliminary service plan and assessment plan, including a proposed Phase #2 Assessment Roll – Phase #2 Improvements; directing the filing of the proposed assessment roll with the City Secretary or Assistant City Secretary; and providing for noticing and calling a public hearing on June 10, 2025, to consider an Ordinance levying

assessments on property located within Phase #2 of The Parks at Wilson Creek Public Improvement District. (Stovall)

Council Member Koehne returned at 9:19 PM.

Upon a motion by Council Member Wigginton and a second by Council Member Ferguson, the Council voted seven (7) for and none (0) opposed to approve Resolution No. 2025-45R. The motion carried 7-0.

RESOLUTION NO. 2025-45R

A RESOLUTION OF THE CITY OF CELINA, TEXAS DETERMINING THE COSTS OF CERTAIN AUTHORIZED IMPROVEMENTS TO BE FINANCED WITHIN THE PARKS AT WILSON CREEK PUBLIC IMPROVEMENT DISTRICT; APPROVING A PRELIMINARY SERVICE AND ASSESSMENT PLAN, INCLUDING A PROPOSED PHASE #2 ASSESSMENT ROLL – PHASE #2 IMPROVEMENTS; DIRECTING THE FILING OF THE PROPOSED PHASE #2 ASSESSMENT ROLL – PHASE #2 IMPROVEMENTS WITH THE CITY SECRETARY OR ASSISTANT CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; CALLING A PUBLIC HEARING FOR JUNE 10, 2025 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN PHASE #2 OF THE PARKS AT WILSON CREEK PUBLIC IMPROVEMENT DISTRICT; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SUCH PUBLIC HEARING; RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO; AND PROVIDING AN EFFECTIVE DATE.

- F. Consider and act upon a Resolution of the City of Celina, Texas, determining the costs of certain authorized improvements to be financed within the Mustang Lakes (Annex) Public Improvement District; approving an updated preliminary service and assessment plan, including a proposed Phase #2 Assessment Roll – Phase #2 Initial Projects and a proposed Phase #2 Assessment Roll – Phase #2 Additional Major Improvements; directing the filing of the proposed assessment rolls with the City Secretary or Assistant City Secretary; and providing for noticing and calling two public hearings on June 10, 2025 to consider two Ordinances levying assessments on property located within Phase #2 of the Mustang Lakes (Annex) Public Improvement District. (Bromiley)

Upon a motion by Council Member Ferguson and a second by Council Member Wigginton, the Council voted seven (7) for and none (0) opposed to approve Resolution No. 2025-46R. The motion carried 7-0.

RESOLUTION NO. 2025-46R

A RESOLUTION OF THE CITY OF CELINA, TEXAS DETERMINING THE COSTS OF CERTAIN PHASE #2 AUTHORIZED IMPROVEMENTS TO BE FINANCED WITHIN THE MUSTANG LAKES (ANNEX) PUBLIC IMPROVEMENT DISTRICT; APPROVING AN UPDATED PRELIMINARY SERVICE AND ASSESSMENT PLAN, INCLUDING THE PROPOSED PHASE #2 ASSESSMENT ROLL – PHASE #2 INITIAL PROJECTS AND THE PROPOSED PHASE #2 ASSESSMENT ROLL – PHASE #2 ADDITIONAL MAJOR IMPROVEMENTS; DIRECTING THE FILING OF THE PROPOSED PHASE #2 ASSESSMENT ROLL – PHASE #2 INITIAL PROJECTS AND THE PROPOSED PHASE #2 ASSESSMENT ROLL – PHASE #2 ADDITIONAL MAJOR IMPROVEMENTS WITH THE CITY SECRETARY OR ASSISTANT CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; CALLING TWO PUBLIC HEARINGS FOR JUNE 10, 2025 TO CONSIDER TWO ORDINANCES LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN PHASE #2 OF THE MUSTANG LAKES (ANNEX) PUBLIC IMPROVEMENT DISTRICT; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SUCH PUBLIC HEARINGS; RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO; AND PROVIDING AN EFFECTIVE DATE.

- G. Consider and act upon a Chapter 380 Economic Development and Performance Agreement with Local Dive Collective, LLC; for an amount not to exceed \$50,000. (Satarino)

Upon a motion by Council Member Hopkins and a second by Council Member Koehne, the Council voted six (6) for and one (1) opposed to approve a Chapter 380 Economic Development and Performance Agreement with Local Dive Collective, LLC. The motion carried 6-1. Council Member Ferguson opposed.

- H. Consider and act upon a Chapter 380 Economic Development and Performance Agreement with Celina Pop, LLC; for an amount not to exceed \$75,000. (Satarino)

Upon a motion by Council Member Wigginton and a second by Council Member Ferguson, the Council voted seven (7) for and none (0) opposed to approve a

Chapter 380 Economic Development and Performance Agreement with Celina Pop, LLC. The motion carried 7-0.

- I. Consider and act upon a Resolution establishing the Local Business Support Program; and appointing representatives to serve on the Local Business Support Program Ad Hoc Steering Committee. (Satarino)

Upon a motion by Council Member Wigginton and a second by Mayor Pro Tem Cawfield, the Council voted seven (7) for and none (0) opposed to approve Resolution No. 2025-47R establishing the program and nominating Council Member Hopkins and Deputy Mayor Pro Tem Grumbles on behalf of Council. The motion carried 7-0.

RESOLUTION NO. 2025-47R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ADOPTING THE LOCAL BUSINESS SUPPORT PROGRAM AND ESTABLISHING AN AD HOC COMMITTEE TO SUPPORT ITS DEVELOPMENT AND IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE; AND CONTAINING OTHER PROVISIONS RELATED THERETO.

- J. Consider and act to authorize the purchase of a collection of new books for the Downtown Center from Brodart Co., through a cooperative contract with the State of Texas in an amount not to exceed \$897,966.00. (Ortiz)

Upon a motion by Council Member Wigginton and a second by Council Member Hopkins, the Council voted seven (7) for and none (0) opposed to approve the purchase of a collection of new books for the Downtown Center from Broadart Co. The motion carried 7-0.

- K. Consider and act to award bid 2025-042 for the 2025 Annual Street Maintenance (ASM) project to GRod Construction LLC, at the unit prices listed in the amount of \$4,441,933.00 plus fifteen percent contingency in the amount of \$666,289.95 for a total amount not to exceed \$5,108,222.95. (Figueroa)

Council Member Hopkins excused himself at 9:49 PM.

Upon a motion by Council Member Koehne and a second by Mayor Tubbs, the Council voted six (6) for and none (0) opposed to approve awarding bid 2025-042 for the 2025 Annual Street Maintenance Project to GRod Construction, LLC. The motion carried 6-0.

III. EXECUTIVE SESSION:

Closed to Public as Provided in the Texas Government Code.

Mayor Tubbs reconvened the Executive Session at 9:51 PM.

Council Member Hopkins returned to the meeting at 9:51 PM.

Texas Government Code Section 551.071 Consultation with Attorney:

- A. Discussion regarding a Development Agreement for Southwest Erosion Control
- C. Discussion of a possible Development Agreement for a tract of land generally located south of Collin County Outer Loop and east of Choate Parkway
- H. Discussion regarding potential development at 17363 FW 428

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

- N. Discussion regarding development of Legacy North Tract
- O. Discussion regarding acquisition of real property for Downtown Recreation Center and drainage facility

Mayor Tubbs reconvened the meeting at 10:19 PM.

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

- P. Consider and act on a Resolution of the City Council of the City of Celina, Texas finding that a public necessity exists and authorizing condemnation to acquire a 0.3222 acre tract for construction of public improvements for choate parkway from Roseland Parkway to Custer Road (FM 2478), including but not limited to, construction and maintenance of roadway, grading, such appurtenant facilities as may be necessary, and other public uses, on property generally described as being located in the Coleman Watson survey, abstract a0945, Collin cad property ID #2123638, Collin County, Texas, such property generally located on the southwest corner of Choate Parkway And FM 2478, and being more particularly described herein; providing notice of an official determination to acquire real property for construction and maintenance of roadway, grading, such appurtenant facilities as may be necessary, and other public uses; authorizing the city manager to obtain the necessary appraisal reports and make bona fide offers of just compensation for the property; ratifying prior documents made for acquisition of the property; authorizing legal counsel to institute eminent domain proceedings on behalf of the

city for the acquisition of the property if negotiations are unsuccessful; appropriating funds from a lawful source; providing a cumulative repealer clause; providing a severability clause and providing for an effective date.

Council Member Wigginton moved and Council Member Hopkins seconded that the City Council of the City of Celina adopt Resolution No. 2025-32R and authorize the use of the power of eminent domain to acquire a 0.3222 acre tract of land located in the Coleman Watson Survey, Abstract A0945, Collin CAD Property ID #2123638, Collin County, Texas, such property is generally on the southwest corner of Choate Parkway and FM 2478 (as more fully described in Exhibit “A” of the proposed resolution for this item) for a public purpose and use to install and maintain roadway, including but not limited to, the municipal purpose of installation and maintenance of roadway, grading, with such appurtenant facilities as may be necessary, and other public uses, with this motion and the first record vote applying to the unit of property to be condemned. The results of the Roll Call Vote on Resolution No. 2025-32R were: Council Member Ferguson, Mayor Pro Tem Cawlfeld, Council Member Hopkins, Council Member Wigginton, Council Member Koehne, Mayor Pro Tem Grumbles, and Mayor Tubbs voted in favor, and none opposed. Motion to approve Resolution No. 2025-32R passed 7 to 0.

RESOLUTION NO. 2025-32R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS FINDING THAT A PUBLIC NECESSITY EXISTS AND AUTHORIZING CONDEMNATION TO ACQUIRE A 0.3222 ACRE TRACT FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS FOR CHOATE PARKWAY FROM ROSELAND PARKWAY TO CUSTER ROAD (FM 2478), INCLUDING BUT NOT LIMITED TO, CONSTRUCTION AND MAINTENANCE OF ROADWAY, GRADING, SUCH APPURTENANT FACILITIES AS MAY BE NECESSARY, AND OTHER PUBLIC USES, ON PROPERTY GENERALLY DESCRIBED AS BEING LOCATED IN THE COLEMAN WATSON SURVEY, ABSTRACT A0945, COLLIN CAD PROPERTY ID #2123638, COLLIN COUNTY, TEXAS, SUCH PROPERTY GENERALLY LOCATED ON THE SOUTHWEST CORNER OF CHOATE PARKWAY AND FM 2478, AND BEING MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING NOTICE OF AN OFFICIAL DETERMINATION TO ACQUIRE REAL PROPERTY FOR CONSTRUCTION AND MAINTENANCE OF ROADWAY, GRADING, SUCH APPURTENANT FACILITIES AS MAY BE NECESSARY, AND OTHER PUBLIC USES; AUTHORIZING THE CITY MANAGER TO OBTAIN THE NECESSARY APPRAISAL REPORTS AND MAKE BONA

FIDE OFFERS OF JUST COMPENSATION FOR THE PROPERTY; RATIFYING PRIOR DOCUMENTS MADE FOR ACQUISITION OF THE PROPERTY; AUTHORIZING LEGAL COUNSEL TO INSTITUTE EMINENT DOMAIN PROCEEDINGS ON BEHALF OF THE CITY FOR THE ACQUISITION OF THE PROPERTY IF NEGOTIATIONS ARE UNSUCCESSFUL; APPROPRIATING FUNDS FROM A LAWFUL SOURCE; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE

- Q. Consider and act upon a Resolution authorizing the execution by the City Manager of a real estate sales contract to purchase property and conveyance documents necessary to effectuate the acquisition of real property for a future recreation center, downtown drainage facilities, and other municipal uses.

Upon a motion by Council Member Wigginton and a second by Mayor Pro Tem Cawlfeld, the Council voted seven (7) for and none (0) opposed to approve Resolution No. 2025-33R. The motion carried 7-0.

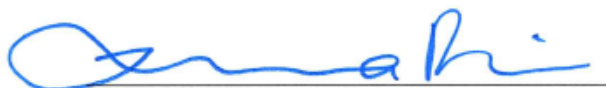
RESOLUTION NO. 2025-33R

A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE NEGOTIATION AND EXECUTION BY THE CITY MANAGER OF CONVEYANCE DOCUMENTS NECESSARY TO EFFECTUATE THE ACQUISITION OF REAL PROPERTY FOR A FUTURE RECREATION CENTER AND DOWNTWON DRAINAGE FACILITY; AND PROVIDING FOR AN EFFECTIVE DATE

XI. ADJOURNMENT:

Mayor Tubbs adjourned the meeting at 10:22 PM.


Ryan Tubbs, Mayor


Jeovanna Rubio, Assistant City Secretary



June 10, 2025
Date