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CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JUNE 10, 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 Eddie Cawlfeld
Deputy Mayor Pro Tem Brandon Grumbles
Council Member Philip Ferguson
Council Member Andy Hopkins
Council Member Wendie Wigginton
Council Member Mindy Koehne

Members Absent:

None

II. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Tubbs led the Pledge of Allegiance and Invocation.

III. EXECUTIVE SESSION:

Closed to Public as Provided in the Texas Government Code.

The City Council convened into Executive Session at 5:01 PM.

Texas Government Code Section 551.071 Consultation with Attorney:

A. Discussion regarding Shea Scott v. City of Celina - Cause No. DC-20-18195.

Upon a motion by Mayor Pro Tem Cawlfeld and a second by Council Member Wigginton, the Council voted seven (7) for and none (0) opposed to approve a Settlement Agreement Cause No. DC-20-18195 subject to final Attorney review. The motion carried 7-0.

B. Discussion regarding 519 S Colorado.

C. Discussion regarding Resolution for Collin County Emergency Services District and new emergency service district legislation.

D. Discussion regarding a water supply agreement.

Texas Government Code Section 551.071 Consultation with Attorney and Texas Government Code Section 551.074 The appointment, employment, evaluation, reassignment of duties, discipline, or dismissal of or to hear a complaint against a public officer or employee:

E. Discussion regarding Planning and Zoning Commissioners.

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

F. Discussion regarding the purchase of a property generally located in Downtown.

G. Discussion regarding the purchase of right-of-way for Choate Parkway.

H. Discussion regarding a possible Development Agreement with 95 Land Partners, LLC.

I. Discussion regarding the lease extension for 201 S Preston Road.

J. Discussion regarding the purchase of property at 504 N Ohio Drive.

K. Discussion regarding development of Legacy North Tract.

The City Council closed Executive Session and reconvened into Open Session at 6:27 PM.

Reconvene into Open Session to consider and take action, if any, on matters discussed during Executive Session, including but not limited to the anticipated action items listed below (if any).

L. Consider and act upon a Resolution to authorize the purchase of property at 504 N Ohio Dr.

Upon a motion by Mayor Tubbs and a second by Council Member Hopkins, the Council voted seven (7) for and none (0) opposed to approve Resolution No. 2025-48R authorizing the City Manager to execute agreement, the conveyance documents and all other documents necessary to effectuate the acquisition of property located at 504 N. Ohio Drive, Celina, Texas by the City of Celina. The motion carried 7-0.

IV. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE: (to begin at 6:30 PM)

A. Recognition of the 2024 Employee Awards recipients. (Gartner)

B. Tree City USA and Growth Award. (McAfee)

C. 2025 Rodeo Celina Highlights. (Buffington)

V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Discussion regarding Downtown Center Public Art Glass Railing Project. (Kearney)

B. Discussion regarding updates to the Downtown Master Plan. (McAfee)

C. Discussion on Texas Tastemakers Festival. (Monaco, Buffington, Kearney)

D. Update regarding Fire 48/96 Schedule. (White)

E. Discussion of Boards and Commissions Policy. (Kearney)

VI. OPEN FORUM:

No one wished to speak during Open Forum.

VII. CONSENT AGENDA:

Mayor Tubbs removed Item L from the Consent Agenda for individual consideration.

Upon a motion by Mayor Tubbs and a second by Council Member Hopkins, the Council voted seven (7) for and none (0) opposed to approve the Consent Agenda items A-K and M-N. The motion carried 7-0.

- A. Minutes Approval:
 - 1. City Council- Regular Meeting- May 13, 2025, 5:00 p.m.
- B. Consider and act to award RFP 2024-113 for Employment Search and Recruitment Services to various vendors in an amount not to exceed the budgeted annual amount. (Berry)
- C. Consider and act to authorize the purchase of a new Integrated Library System and database, Symphony Workflows, from SyrsiDynix in an amount not to exceed \$71,269.88 for year one and \$215,070.74 for the five-year term. (Ortiz)
- D. Consider and act to purchase a refresh to the existing camera system from Automation Integration through a cooperative contract with BuyBoard (733-24) for an amount not to exceed \$227,966.18. (Alexander)
- E. Consider and act to approve a work authorization for testing services for the construction of the Southeast Pump Station and Ground Storage Tank with WSB, LLC, for an amount not to exceed \$176,709.00. (Glasgow)
- F. Consider and act to award Bid 2025-024 for Development Software by South Central Planning and Development Commission for an amount of \$21,000.00 for year one and an estimated cost of \$105,000.00 for five years, plus installation and travel fees estimated at \$4,320.00. (McAfee)
- G. Consider and act upon a Facilities Agreement between the City of Celina and MWE Holdings, LLC (Southwest Erosion Control), generally located west of Custer Road and approximately 500 feet north of Frontier Parkway, within the City Limits. (McAfee)
- H. Consider and act to award Bid 2025-044 for water and wastewater parts and accessories to Ferguson Waterworks, Core and Main LP, and North Texas Winwater Co. designating them as primary and secondary vendors for the awarded sections, at the unit prices listed, not to exceed the annual budgeted amount. (Figueroa)
- I. Consider and act to accept the resignation of Jack Hastings and declare a vacancy on the Board of Adjustment. (Owens)
- J. Consider and act to authorize the purchase of LED lights and related control equipment for Founders Station Park from Musco Sports Lighting, LLC, through a cooperative contract with Buy Board (Contract #677-22) for an amount not to exceed \$161,688.00. (Walsh)
- K. 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. 2025-31

- L. Consider and act upon a Chapter 380 Grant Agreement with First Texas Homes. (Ranc)

Due to a conflict of interest, Council Member Grumbles excused himself at 7:26 PM.

Upon a motion by Council Member Hopkins and a second by Council Member Wigginton, the Council voted seven (7) for and none (0) opposed to approve a Chapter 380 Agreement with First Texas Homes. The motion carried 7-0.

Council Member Grumbles returned at 7:27 PM.

- M. Consider and act to authorize Amendment 3 for design services from Harley Ellis Devereaux (HED) for the design of Downtown Center in an amount not to exceed \$171,660.00. (Brawner)
- N. Consider and act on an amendment to the existing Interlocal Agreement by and between the City of Celina and Denton County for the design of Parvin Road from FM 1385 to Legacy Drive. (Brawner)

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance for a Specific Use Permit (SUP) to allow for Alternative Retail Services (Body Art Studio) on approximately 0.17 acres; generally located west of Louisiana Drive and approximately 120 feet north of Beech Street, within the City Limits. (Liberty or Death Celina Tattoo – Specific Use Permit) (Mohan)

Mayor Tubbs opened the Public Hearing at 7:39 PM.

- 1) Shelly Uhruh spoke in opposition.***
- 2) Jessica Smith spoke in support.***
- 3) Kenny Smith spoke in support.***
- 4) Amanda Gonzalez spoke in opposition.***
- 5) Katie Dunn spoke in support.***

Mayor Tubbs closed the Public Hearing at 7:50 PM.

Upon a motion by Council Member Wigginton and a second by Mayor Pro Tem Cawlfeld, the Council voted three (3) for and four (4) opposed to approve an Ordinance amending the Comprehensive Zoning Ordinance for a Specific Use Permit (SUP) to allow for Alternative Retail Services (Body Art Studio; Liberty or Death Celina Tattoo). The motion carried 3-4. Council Member Ferguson, Council Member Hopkins, Council Member Koehne, and Deputy Mayor Pro Tem Grumbles opposed. Motion failed.

- B. Conduct a Public Hearing to consider and act upon a request for a Development Agreement on approximately 41 acres of land; generally located at the southeast corner of future Celina Parkway and future O'Brien Drive, within the Extraterritorial Jurisdiction (ETJ). (Glen at Uptown – Development Agreement) (Mohan)

The applicant requested to table the item.

Mayor Tubbs opened the Public Hearing at 7:59 PM.

Upon a motion by Mayor Tubbs and a second by Council Member Wigginton, the Council voted seven (7) for and none (0) opposed to table and continue the Public Hearing until July 8, 2025, at 5:00 PM. The motion carried 7-0.

- C. Conduct a Public Hearing to consider testimony and act upon an Ordinance accepting and approving a final The Parks at Wilson Creek Public Improvement District Service and Assessment Plan, including the Phase #2 Assessment Roll – Phase #2 Improvements; making a finding of special benefit to property within Phase #2 of The Parks at Wilson 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 Phase #2 assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Stovall)

Mayor Tubbs opened the Public Hearing at 8:05 PM.

No one wished to speak.

Mayor Tubbs closed the Public Hearing at 8:05 PM.

Upon a motion by Council Member Hopkins and a second by Council Member Ferguson, the Council voted seven (7) for and none (0) opposed to approve Ordinance No. 2025-32. The motion carried 7-0.

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

Upon a motion by Council Member Ferguson and a second by Council Member Hopkins, the Council voted seven (7) for and none (0) opposed to approve Resolution No. 2025-49R. The motion carried 7-0.

- E. Conduct a Public Hearing to consider testimony and act upon an Ordinance accepting and approving an Updated Service and Assessment Plan, including a Phase #2 Assessment Roll – Phase #2 Initial Projects; making a finding of special benefit to the property within Phase #2 of the Mustang Lakes (Annex) Public

Improvement District; levying special assessments against such property and establishing a lien on such property; and providing for the method of assessment and the payment of the assessments in accordance with Chapter 372, Texas Local Government Code, as amended. (Bromiley)

Mayor Tubbs opened the Public Hearing at 8:10 PM.

No one wished to speak.

Mayor Tubbs closed the Public Hearing at 8:10 PM.

Upon a motion by Council Member Wigginton and a second by Council Member Koehne, the Council voted seven (7) for and none (0) opposed to approve Ordinance No. 2025-2025-33. The motion carried 7-0.

- F. Conduct a Public Hearing to consider testimony and act upon an Ordinance accepting and approving an Updated Service and Assessment Plan, including a Phase #2 Assessment Roll – Phase #2 Additional Major Improvements; making a finding of special benefit to the property within Phase #2 of the Mustang Lakes (Annex) Public Improvement District; levying special assessments against such property and establishing a lien on such property; and providing for the method of assessment and the payment of the assessments in accordance with Chapter 372, Texas Local Government Code, as amended. (Bromiley)

Mayor Tubbs opened the Public Hearing at 8:11 PM.

No one wished to speak.

Mayor Tubbs closed the Public Hearing at 8:11 PM.

Upon a motion by Council Member Hopkins and a second by Council Member Ferguson, the Council voted seven (7) for and none (0) opposed to approve Ordinance No. 2025-34. The motion carried 7-0.

- G. Consider and act upon a Resolution approving and authorizing the Mayor to execute an Amended and Restated PID Reimbursement Agreement – Mustang Lakes (Annex) Public Improvement District and resolving other related matters. (Bromiley)

Upon a motion by Mayor Tubbs and a second by Council Member Ferguson, the Council voted seven (7) for and none (0) opposed to approve Resolution No. 2025-50R. The motion carried 7-0.

IX. ACTION ITEM:

- A. Consider and act to award Bid 2025-032 for the construction of the Southeast Pump Station and Ground Storage Tank to Archer Western Construction at the unit prices listed in the amount of \$65,979,800.30 plus five percent contingency in the amount of \$3,298,990.00 for a total amount not to exceed \$69,278,790.30. (Glasgow)

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 (Item A) awarding Bid 2025-32 for the construction of the Southeast Pump Station and Ground Storage Tank to Archer Western Construction. The motion carried 7-0.

- B. Consider and act to authorize Amendment 1 to add the Guaranteed Maximum Price (GMP) for the construction of Phase 1 of Wilson Creek Park through the Construction Manager at Risk, Dean Construction, in the amount of \$11,870,219.43. (Glasgow)

Upon a motion by Mayor Tubbs and a second by Council Member Ferguson, the Council voted seven (7) for and none (0) opposed to approve Amendment 1 to add the Guaranteed Maximum Price (GMP) for the construction of Phase 1 of Wilson Creek Park through Dean Construction. The motion carried 7-0.

- C. Consider and act to authorize Amendment 1 to add the Guaranteed Maximum Price (GMP) for the construction of the Parks Administration Building through the Construction Manager at Risk, Crossland Construction, in the amount not to exceed \$6,197,824.00. (Walsh)

Upon a motion by Council Member Koehen and a second by Council Member Hopkins, the Council voted seven (7) for and none (0) opposed to approve Amendment 1 to add the Guaranteed Maximum Price (GMP) for the construction of the Parks Administration Building through Crossland Construction. The motion carried 7-0.

X. **ADJOURNMENT:**

Mayor Tubbs adjourned the meeting at 8:27 PM.


Ryan Tubbs, Mayor


Ashley Owens, City Secretary



July 8, 2025
Date