



Life Connected.

**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JULY 8, 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

Members Absent:

Council Member Mindy Koehne

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 5:03 PM.

Public Hearing Items B and C were discussed in Executive Session under Texas Government Code Section 551.071 Consultation with Attorney.

Texas Government Code Section 551.071 Consultation with Attorney:

- A. Discussion regarding a legal matter related to the property generally located at 1250 S. Oklahoma Drive.
- B. Discussion regarding an Interlocal Agreement between the City of Celina and the City of Little Elm.

- C. Discussion regarding a possible Development Agreement for Doe Branch Office Park.
- D. Discussion regarding a possible Development Agreement for LC Services.
- E. Discussion regarding eminent domain proceedings on Choate Parkway.
- F. Discussion regarding potential water source development agreement.
- G. Discussion regarding pre-annexation agreements.

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

- H. Discussion regarding Project Ruby.
- I. Discussion regarding Project Jasper.
- J. Discussion regarding a Second Amended and Restated Economic Development and Performance Agreement with NWC Tollway/Frontier, LP.
- K. Discussion regarding Project The District.
- L. Discussion regarding an agreement with Trinity Summit Investments, LLC.
- M. Discussion regarding Project 151.

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

- N. Discussion regarding a proposed agreement for the development of property at W Pecan Street and N Colorado Street.
- O. Discussion of eminent domain proceedings for 1510 Vest Lane.

The City Council closed Executive Session and reconvened into Open Session at 6:33 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).

- P. Consider and act to approve a Second Amended and Restated Economic Development and Performance Agreement with NWC Tollway/Frontier, LP.

Upon a motion by Council Member Ferguson and a second by Council Member Hopkins, the Council voted six (6) for and none (0) opposed to approve Second Amended and Restated Economic Development and Performance Agreement with NWC Tollway/Frontier, LP. The motion carried 6-0.

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

- A. Proclamation honoring Jill Roza. (Tubbs)
- B. Parks and Recreation Month Proclamation. (Tubbs)

- C. Recognition of Assistant Police Chief Brent Brown and Police Officer Dan Thomas. (Cullison)
- D. Chamber of Commerce Presentation.

V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Discussion regarding the creation of a Celina Youth Council to engage high school students. (Kearney)
- B. Discussion regarding a Trafficking-Free Zone in the City of Celina. (Cullison)
- C. Discussion regarding Auto Dealerships. (McAfee)
- D. Discussion regarding water and wastewater impact fees. (Glasgow)
- E. Discussion on the development of Ousley Park. (Walsh)
- F. Discussion regarding Fire Station #4. (Brawner/White)

VI. OPEN FORUM:

Mayor Tubbs called on those who signed up to speak:

1) Gaurika spoke in regards to International Yoga Day - June 21st.

VII. CONSENT AGENDA:

Mayor Tubbs removed Item K from the Consent Agenda for individual consideration at the request of Council Member Grumbles.

Upon a motion by Council Member Wigginton and a second by Council Member Ferguson, the Council voted six (6) for and none (0) opposed to approve Consent Agenda A - J, and L - W. The motion carried 6-0.

- A. Minutes Approval:
 - 1. City Council - Regular Meeting - June 10, 2025, 5:00 p.m.
 - 2. City Council - Retreat - June 21, 2025, 8:00 a.m.
- B. Consider and act to approve a work authorization for design services from Freese and Nichols for a 54-inch transmission waterline from Celina Road Pump Station to FM 428 in an amount not to exceed \$830,555.00. (Glasgow)
- C. Consider and act upon an amendment to the Code of Ordinances, Chapter 12, Traffic and Vehicles, Article 12:03, Section 12:03:051 speed limits to add new school zones for the Prosper ISD. (Glasgow)

Ordinance No. 2025-35

- D. Consider and act to approve a work authorization for design services from Kimley-Horn for the 2025 Downtown Water and Wastewater Improvements in an amount not to exceed \$259,000.00. (Glasgow)

- E. Consider and act to approve a work authorization for design services from Halff and Associates for Legacy Drive and J. Fred Smith Parkway intersection schematic in an amount not to exceed \$61,700.00. (Glasgow)
- F. Consider and act to approve a work authorization for design services from Garver for the Preston Road right-turn lane at Lynn Stambaugh in an amount not to exceed \$153,628.00. (Glasgow)
- G. 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 the intersection improvements on Dallas Parkway at Light Farms and at Punk Carter Parkway. (Glasgow)

Resolution No. 2025-51R

- H. Consider and act to approve a work authorization for material testing services with WSB for the construction of Coit Road from Vest Lane to Choate Parkway in an amount not to exceed \$138,930.00. (Glasgow)
- I. Consider and act upon a Resolution setting a Public Hearing date of August 12, 2025, to consider/discuss/act on the amendment of the Land Use Assumptions, Capital Improvements Plan, and maximum assessable fees for water and wastewater impact fees. (Glasgow)

Resolution No. 2025-52R

- J. Consider and act to approve a work authorization for testing services from GeoTex Engineering, for construction materials testing for Wilson Creek Park Phase 1 in an amount not to exceed \$147,471.00. (Glasgow)
- K. Consider and act to authorize a Change Order with J&L Construction on the Arizona Drive and Colorado Drive Improvements project for an amount not to exceed \$209,122.00. (Glasgow)

Upon a motion by Mayor Tubbs and a second by Council Member Hopkins, the Council voted six (6) for and none (0) opposed to approve a Change Order with J&L Construction on the Arizona Drive and Colorado Drive Improvements project. The motion carried 6-0.

- L. Consider and act to approve a work authorization for design services from BGE Inc. for the design of an Asset Management Program in an amount not to exceed \$189,000.00. (Brawner)
- M. Consider and act to authorize the City Manager to execute a Dark Fiber Swap Agreement with Astound Business Solutions, LLC. (Alexander)

- N. Consider and act to purchase Information Technology network hardware through Texas Department of Information Resources (DIR) and The Interlocal Purchasing System (TIPS) contracts for an amount not to exceed \$1,664,972.85. (Alexander)
- O. Consider and act to purchase tree removal services for the Public Works and Parks and Recreation Departments from Arbor Masters and Western Certified Arborist, Inc., through a cooperative contract with the City of Frisco at the unit prices listed, not to exceed the annual budgeted amount. (Figueroa)
- P. Consider and act to authorize a Change Order with GRod Construction LLC, for an amount not to exceed \$118,300.00 for additional road repairs in the 2025 Annual Street Maintenance project. (Figueroa)
- Q. Consider and act to award Best Value Bid #2025-035 for Pavement Leveling Services to Kaitlin Kent Enterprises Incorporated, at the unit prices listed in the bid, not to exceed the annual budgeted amount. (Figueroa)
- R. Consider and act to approve a work authorization for material testing services for the 2025 Annual Street Maintenance project with WSB, for an amount not to exceed \$67,114.00. (Figueroa)
- S. Consider and act to award Bid 2025-031 for holiday lighting installation, maintenance, and storage services to Premier Lighting Enterprises, LLC, at the unit prices listed, not to exceed the annual budgeted amount. (Kearney)
- T. Consider and act upon an amendment to the annual contract with Premier Lighting Enterprises, LLC to add the purchase of new holiday curtain lights and the associated installation, maintenance, and storage services at the unit prices listed, not to exceed the annual budgeted amount. (Kearney)
- U. Consider and act upon a Resolution approving the design to be etched on the glass railings of the downtown center and the location of etched glass. (Kearney)

Resolution No. 2025-53R

- V. Consider and act upon a Resolution suspending the July 31, 2025, effective date of Oncor Electric Delivery Company's requested rate change and approving cooperation with the Steering Committee of Cities Served by Oncor to negotiate with the company and direct any necessary litigation and appeals. (Kearney)

Resolution No. 2025-54R

- W. 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. 2025-36

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a Public Hearing to consider and act upon an amendment to Ordinance 2025-02 amending the City's Master Thoroughfare Plan and Map. (Glasgow)

Mayor Tubbs opened the Public Hearing at 8:37 PM.

No one wished to speak.

Mayor Tubbs closed the Public Hearing at 8:37 PM.

Upon a motion by Council Member Hopkins and a second by Council Member Wigginton, the Council voted six (6) for and none (0) opposed to approve Ordinance 2025-38. The motion carried 6-0.

- 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)

Mayor Tubbs opened the Public Hearing at 8:42 PM.

1) Tom Theurer spoke regarding a living tree line.

Mayor Tubbs closed the Public Hearing at 8:44 PM.

Upon a motion by Council Member Hopkins and a second by Council Member Cawlfeld, the Council voted six (6) for and none (0) opposed to approve Item B. The motion carried 6-0.

- C. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by rezoning approximately eight (8) acres to a Planned Development (PD) with Commercial, Office, & Retail District (C) base zoning, and modified development standards; generally located at the southwest corner of Choate Parkway and Meadow Creek Drive, within the City Limits. (Choate Office Park – Planned Development) (McAfee)

Mayor Tubbs opened the Public Hearing at 8:58 PM.

No one wished to speak.

Mayor Tubbs closed the Public Hearing at 9:00 PM.

Hector Leon was present to answer questions from City Council.

Council Member Grumbles made a motion to approve Item C, seconded by Council Member Hopkins. Motion was withdrawn.

Upon a motion by Council Member Cawlfeld, and a second by Council Member Hopkins, the Council voted six (6) for and none (0) opposed to approve, the Planned Development Ordinance with based zoning of agricultural district with modified development standards and subject to final review and edits by the city attorney, Ordinance No. 2025-37. The motion carried 6-0.

IX. ACTION ITEM:

- A. Consider and act to award CSP 2025-029 for the construction of Coit Road from Vest Lane to south of Choate Parkway to McMahon Contracting in the amount of \$13,464,877.50, plus a ten (10) percent contingency of \$1,346,487.75 for a total amount not to exceed \$14,811,365.25. (Glasgow)

Upon a motion by Council Member Hopkins and a second by Council Member Wigginton, the Council voted six (6) for and none (0) opposed to approve to award CSP 2025-029 for the construction of Coit Road from Vest Lane to south of Choate Parkway to McMahon Contracting. The motion carried 6-0.

- B. Consider and act to ratify the Amended and Restated Celina Economic Development Corporation (CEDC) Bylaws. (Satarino)

A motion was made by Council Member Hopkins and a second by Council Member Wigginton, to approve Action Item B. The motion was withdrawn.

City Council recessed Action Item B and reconvened into Executive Session at 9:18 PM.

The City Council closed Executive Session and reconvened into Open Session at 10:12 PM.

Upon a motion by Council Member Wigginton and a second by Council Member Hopkins, the Council voted seven (6) for and none (0) opposed to table the item to the August 12, 2025, City Council meeting. The motion carried 6-0.

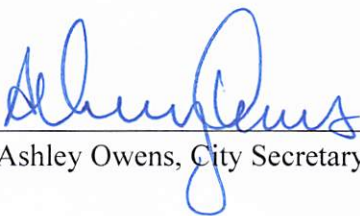
X. **ADJOURNMENT:**

Mayor Tubbs adjourned the meeting at 10:16 PM.

Approved on the 12th day of August 2025.



Ryan Tubbs, Mayor



Ashley Owens, City Secretary

