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**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, AUGUST 12, 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 Cawfield
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 Ben Ward, with River Life Church, gave the Invocation.

III. EXECUTIVE SESSION:

Closed to Public as Provided in the Texas Government Code.

The City Council convened into Executive Session at 5:08 PM.

Texas Government Code Section 551.071 Consultation with Attorney:

- A. Discussion regarding potential Water Source Development Agreement.
- B. Discussion regarding Bosh Mediation Update.

Upon a motion by Mayor Pro Tem Cawfield and a second by Council Member Wigginton, the Council voted seven (7) for and none (0) opposed to approve mediation settlement and authorize payment for the property. The motion carried 7-0.

- C. Discussion regarding Troubadour Contract.
- D. Discussion regarding Senate Bill 840 (MU & MF allowed in C Zoning) and Senate Bill 15 (size and density on residential lots).

- E. Discussion regarding possible development agreement amendment with HC Celina 414, LLC.
- F. Discussion regarding Ting An; Haoran An v. City of Celina - Cause No. 04-SC-25-00366.

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

- G. Discussion regarding Project Ruby.
- H. Discussion regarding Project Buckeye.
- I. Discussion regarding Project Cobb.
- J. Discussion regarding a Partnership Agreement with a business located at 211 W. Pecan.
- K. Discussion regarding an Economic Development Agreement with Trinity Summit Investments LLC.

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

- L. Discussion regarding Mosiac land swap.
- M. Discussion regarding Varghese Condemnation Update.

Upon a motion by Mayor Pro Tem Cawlfeld and a second by Council Member Hopkins, the Council voted seven (7) for and none (0) opposed to approve payment for the property in accordance with the Special Commissioners Award. The motion carried 7-0.

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

- N. Discussion regarding City Manager Contract.

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 the second amended City Manager contract as discussed in Executive Session. The motion carried 7-0.

- O. Discussion regarding Celina Economic Development Corporation Director Contract.

The City Council closed Executive Session and reconvened into Open Session at 6:55 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).

- Q. Consider and act to approve an Economic Development Agreement with Trinity Summit Investments LLC. (Satarino)

- IV. **PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:** (to begin at 6:30 PM)
- A. Presentation of the ICC/IAEI ElectriCity Certificate. (Hernandez)
 - B. Presentation of a Proclamation declaring Celina as a Trafficking-Free Zone. (Tubbs)

- V. **WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:**
- A. Discussion of the FY 2026 - FY 2028 Strategic Plan. (Kearney)
 - B. Discussion regarding Architecture Ordinance Update. (McAfee)
 - C. Discussion regarding Gateway Monumentation – Concept Review. (McAfee)
 - D. Discussion regarding the Fiscal Year 2025-2026 Proposed Budget. (Ranc)
 - E. Update on Water Conservation Efforts. (Brawner)
 - F. Discussion regarding Collin CAD Board of Directors Nominations. (Stovall)
 - G. Discussion regarding May 2026 General Obligation Bond Election. (Stovall)

- VI. **OPEN FORUM:**
- Mayor Tubbs called on those who signed up to speak:*
- 1) Vince Handler spoke regarding his candidacy for Denton County Justice of the Peace Precinct 5.*
 - 2) Randy Howard spoke regarding water restrictions.*

- VII. **CONSENT AGENDA:**
- 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 the Consent Agenda. The motion carried 7-0.*

- A. Minutes Approval:
 - 1) City Council- Regular Meeting- July 8, 2025, 5:00 p.m.
- B. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2025-2026 Annual Service Plan update to the Service and Assessment Plan for the Cambridge Crossing Public Improvement District and providing an effective date. (Bromiley)

Ordinance No. 2025-39

- C. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2025-2026 Annual Service Plan update to the Service and Assessment Plan for the Celina Hills Public Improvement District and providing an effective date. (Bromiley)

Ordinance No. 2025-40

- D. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2025-2026 Annual Service Plan update to the Service and Assessment Plan for the Chalk Hill Public Improvement District and providing an effective date. (Bromiley)

Ordinance No. 2025-41

- E. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2025-2026 Annual Service Plan update to the Service and Assessment Plan for the Creeks of Legacy Public Improvement District and providing an effective date. (Bromiley)

Ordinance No. 2025-42

- F. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2025-2026 Annual Service Plan update to the Service and Assessment Plan for the Cross Creek Meadows Public Improvement District and providing an effective date. (Bromiley)

Ordinance No. 2025-43

- G. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2025-2026 Annual Service Plan update to the Service and Assessment Plan for the Edgewood Creek Public Improvement District and providing an effective date. (Bromiley)

Ordinance No. 2025-44

- H. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2025-2026 Annual Service Plan update to the Service and Assessment Plan for the Glen Crossing Public Improvement District and providing an effective date. (Bromiley)

Ordinance No. 2025-45

- I. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2025-2026 Annual Service Plan update to the Service and Assessment Plan for the Glen Crossing West Public Improvement District and providing an effective date. (Bromiley)

Ordinance No. 2025-46

- J. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2025-2026 Annual Service Plan update to the Service and Assessment Plan for the Harper Estates Public Improvement District and providing an effective date. (Bromiley)

Ordinance No. 2025-47

- K. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2025-2026 Annual Service Plan update to the Service and Assessment Plan for the Hillside Village Public Improvement District and providing an effective date.

(Bromiley)

Ordinance No. 2025-48

- L. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2025-2026 Annual Service Plan update to the Service and Assessment Plan for the Lakes at Mustang Ranch Public Improvement District and providing an effective date. (Bromiley)

Ordinance No. 2025-49

- M. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2025-2026 Annual Service Plan update to the Service and Assessment Plan for the Legacy Hills Public Improvement District and providing an effective date. (Bromiley)

Ordinance No. 2025-50

- N. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2025-2026 Annual Service Plan update to the Service and Assessment Plan for the Mosaic Public Improvement District and providing an effective date. (Bromiley)

Ordinance No. 2025-51

- O. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2025-2026 Annual Service Plan update to the Service and Assessment Plan for the Mustang Lakes Annex Public Improvement District and providing an effective date. (Bromiley)

Ordinance No. 2025-52

- P. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2025-2026 Annual Service Plan update to the Service and Assessment Plan for the North Sky Public Improvement District and providing an effective date. (Bromiley)

Ordinance No. 2025-53

- Q. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2025-2026 Annual Service Plan update to the Service and Assessment Plan for the Ownsby Farms Public Improvement District and providing an effective date. (Bromiley)

Ordinance No. 2025-54

- R. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2025-2026 Annual Service Plan update to the Service and Assessment Plan for the

Parks at Wilson Creek Annex Public Improvement District and providing an effective date. (Bromiley)

Ordinance No. 2025-55

- S. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2025-2026 Annual Service Plan update to the Service and Assessment Plan for the Parks at Wilson Creek Public Improvement District and providing an effective date. (Bromiley)

Ordinance No. 2025-56

- T. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2025-2026 Annual Service Plan update to the Service and Assessment Plan for the Parvin Public Improvement District and providing an effective date. (Bromiley)

Ordinance No. 2025-57

- U. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2025-2026 Annual Service Plan update to the Service and Assessment Plan for the Sutton Fields East Public Improvement District and providing an effective date. (Bromiley)

Ordinance No. 2025-58

- V. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2025-2026 Annual Service Plan update to the Service and Assessment Plan for the Sutton Fields II Public Improvement District and providing an effective date. (Bromiley)

Ordinance No. 2025-59

- W. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2025-2026 Annual Service Plan update to the Service and Assessment Plan for the Ten Mile Creek Public Improvement District and providing an effective date. (Bromiley)

Ordinance No. 2025-60

- X. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2025-2026 Annual Service Plan update to the Service and Assessment Plan for The Columns Public Improvement District and providing an effective date. (Bromiley)

Ordinance No. 2025-61

- Y. Consider and act upon an Ordinance of the City of Celina, Texas, approving the

2025-2026 Annual Service Plan update to the Service and Assessment Plan for the Wells North Public Improvement District and providing an effective date. (Bromiley)

Ordinance No. 2025-62

- Z. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2025-2026 Annual Service Plan update to the Service and Assessment Plan for the Wells South Public Improvement District and providing an effective date. (Bromiley)

Ordinance No. 2025-63

- AA. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2025-2026 Annual Service Plan update to the Service and Assessment Plan for the Wilson Creek Meadows Public Improvement District and providing an effective date. (Bromiley)

Ordinance No. 2025-64

- BB. Review and acceptance of the Quarterly Investment Report for the period ended June 30, 2025. (Bromiley)
- CC. 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. 2025-65

- DD. Consider and act to purchase uniforms for the Fire Department through a TXShare cooperative contract with Galls for an amount not to exceed \$111,000.00. (White)
- EE. Consider and act to purchase upfitting equipment for the Fire Department Assistant Fire Chief Tahoe through cooperative contracts with GT Distributors, Haloz36, and Motorola for an amount not to exceed \$71,673.53. (White)
- FF. Consider and act to approve a work authorization for design services from Halff and Associates, for the schematic design of Sunset Boulevard from Oklahoma Dr to FM 428 in an amount not to exceed \$232,000.00. (Glasgow)
- GG. 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 revise all school zones start and end times for the Prosper and Celina ISDs. (Glasgow)

Ordinance No. 2025-66

- HH. Consider and act to award CSP 2025-050 for the construction of a northbound right

- turn lane on SH 289 (Preston Road) onto Punk Carter Parkway to Vlex Construction LLC in the amount of \$453,207.00 plus a ten (10) percent contingency of \$45,320.70 for a total amount not to exceed \$498,527.70. (Glasgow)
- II. Consider and act to authorize a supplemental agreement between Oncor Electric Delivery Company LLC and the City of Celina for the installation and service of streetlights along Ash Street from Preston Road to Oklahoma Drive in an amount not to exceed \$246,651.28. (Glasgow)
- JJ. Consider and act to authorize an amendment to a work authorization for professional review services of traffic engineering studies by Westwood Professional Services, Inc., in an amount not to exceed \$30,150.00. (Glasgow)
- KK. 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 County Road 52 improvements, approximately three thousand feet (3,000'). (Glasgow)

Resolution No. 2025-55R

- LL. Consider and act to purchase Information Technology SCADA network hardware through Texas Department of Information Resources (DIR) contract for an amount not to exceed \$129,907.54. (Alexander)
- MM. Consider and act to award Bid 2025-052 for the Pheasant Run Culvert Repair to A T Construction at the unit prices listed in the amount of \$167,060.00 plus fifteen (15) percent contingency in the amount of \$25,059.00 for a total amount not to exceed \$192,119.00. (Figueroa)
- NN. Consider and act to award RFP 2025-037 to Matrix Consulting Group, LTD. for Fleet Master Planning Services in an amount not to exceed \$88,020.00. (Figueroa)
- OO. Consider and act to authorize a cooperative purchase with Nouveau Technology Services LP through the Interlocal Purchasing Services (TIPS Contract #RCSP241001) for repairs to the fishing platform at Old Celina Park in an amount of \$55,096.45 plus a 10% contingency in the amount of \$5,509.65 for a total amount not to exceed \$60,606.10. (Walsh)
- PP. Consider and act upon a Resolution to create the Celina Youth Council and approve program guidelines. (Kearney)

Resolution No. 2025-56R

- QQ. Consider and act to authorize an amendment to the agreement with Parkhill, Smith & Cooper for design services for the Parks Administration Building in an amount not to exceed \$93,220.00. (Brawner)
- RR. Consider and act to approve a work authorization for professional talent buying services in support of the 2026 Celina Cajun Fest with B-Weiss Entertainment Group, LLC, for an amount not to exceed \$125,000.00. (Monaco)
- SS. Consider and act upon a Resolution Urging the Texas Department of Transportation and State Leaders to Expedite Funding for Critical Transportation Projects. (Ranc)

Resolution No. 2025-57R

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a Public Hearing to consider and act upon an Ordinance on the voluntary annexation of approximately 26 acres; generally located 1,800 feet east of Preston Road and north of Frontier Parkway, within the Extraterritorial Jurisdiction (ETJ). (Millen Farms – C-3 Expedited Annexation) (Mohan)

Council Member Koehne excused herself at 8:49 PM.

Mayor Tubbs opened the Public Hearing at 8:50 PM.

No one wished to speak.

Mayor Tubbs closed the Public Hearing at 8:51 PM.

Upon a motion by Council Member Ferguson and a second by Mayor Pro Tem Cawlfeld, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2025-67. The motion carried 6-0.

- B. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning approximately 26 acres to a Planned Development (PD) with Single-Family Residential Detached District (SF-R) base zoning, and modified development standards; generally located 1,800 feet east of Preston Road and north of Frontier Parkway. (Millen Farms - PD Zoning) (Mohan)

Mayor Tubbs opened the Public Hearing at 8:52 PM.

No one wished to speak.

Mayor Tubbs closed the Public Hearing at 8:52 PM.

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 Ordinance No. 2025-68. The motion carried 6-0.

- C. Conduct a Public Hearing to consider and act upon an Ordinance amending the City's Code of Ordinances by amending Chapter 14: Zoning, to reflect updates to the City Charter and Boards & Commissions Policy. (Zoning Ordinance Charter & Policy Alignment – Text Amendment) (McAfee)

Council Member Koehne returned at 8:53 PM.

Mayor Tubbs opened the Public Hearing at 8:55 PM.

No one wished to speak.

Mayor Tubbs closed the Public Hearing at 8:55 PM.

Upon a motion by Mayor Pro Tem Cawlfeld and a second by Council Member Hopkins, the Council voted seven (7) for and none (0) opposed to approve Ordinance No. 2025-69. The motion carried 7-0.

- D. Conduct a Public Hearing to consider and act upon an Ordinance abandoning and

vacating an approximately 0.819 acre unimproved roadway easement generally located between County Road 83 and Coit Road, situated in the Collin County McKenzie Wilhite Survey, Abstract No. 1008, Collin County, Texas. (Glasgow)

Mayor Tubbs opened the Public Hearing at 8:57 PM.

No one wished to speak.

Mayor Tubbs closed the Public Hearing at 8:57 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 Ordinance No. 2025-70. The motion carried 7-0.

- E. Conduct a Public Hearing to consider and act upon an Ordinance Amending the City's Code of Ordinances, Chapter 10: Subdivision Regulation, Article 10.02: Impact Fees, Division 2: Water and Wastewater Facilities by adopting Updated Land Use Assumptions; adopting an updated Capital Improvements Plan for water and wastewater; adopting an updated land use equivalency table; adopting revised water and wastewater Impact Fees; adopting a revised Schedule 1, Assessment Rates, and Schedule 2, Collection Rates, for water and wastewater facilities; updating ordinance reference numbers; and providing for the repeal of the unattributed credits reimbursement provision under Section 10.02.039. (Glasgow)

Mayor Tubbs opened the Public Hearing at 9:03 PM.

1) David Lehde, with the Dallas Builders Association, spoke in opposition.

Mayor Tubbs closed the Public Hearing at 9:06 PM.

Upon a motion by Deputy Mayor Pro Tem Grumbles and a second by Council Member Ferguson, the Council voted seven (7) for and none (0) opposed to approve Ordinance No. 2025-71. The motion carried 7-0.

IX. ACTION ITEM:

- A. Consider and act upon a Resolution accepting the proposed property tax rate; establishing dates for public hearings on the proposed property tax rate and Fiscal Year 2025-2026 budget; providing for the dates for the City Council to approve the property tax rate and Fiscal Year 2025-2026 budget; and providing for publication of public hearing notices as provided by the Texas law. (Bromiley)

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. 2025-58R. The motion carried 7-0.

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

Upon a motion by Mayor Pro Tem Cawlfeld and a second by Council Member Hopkins, the Council voted seven (7) for and none (0) opposed to approve the

amended and restated Celina Economic Development Corporation (CEDC) Bylaws. The motion carried 7-0.

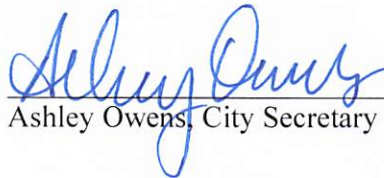
X. **ADJOURNMENT:**

Mayor Tubbs adjourned the meeting at 9:18 PM.

Approved on the 9th day of September 2025.



Ryan Tubbs, Mayor



Ashley Owens, City Secretary

