



Life Connected.

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

**I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:**

Mayor Tubbs called the meeting to order at 5:20 PM.

**Members Present:**

Mayor Ryan Tubbs  
Mayor Pro Tem Eddie Cawlfild  
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 Pastor Mark Riggins led the Invocation.

**III. EXECUTIVE SESSION:**

Closed to public as provided in the Texas Government Code.

*The City Council convened into Executive Session at 5:22 PM.*

Texas Government Code Section 551.071 Consultation with Attorney:

- A. Discussion regarding Entitlement Community - HUD.
- B. Discussion regarding an amendment to the Preston 450 Development Agreement.
- C. Discussion regarding Ting An; Haoran An v. City of Celina - Cause No. 04-SC-25.

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

- D. Discussion regarding Project Buckeye.
- E. Discussion regarding Project Jasper.
- F. Discussion regarding Downtown economic development projects.

- G. Discussion regarding an amendment to an Economic Development and Performance Agreement with BARM Group, Inc. (Stella's Ice Cream).

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

- H. Discussion regarding 312 E Ash Street.

Upon a motion by Mayor Tubbs and a second by Mayor Pro Tem Cawlfeld, the Council voted six (6) for and none (0) opposed to approve purchasing 312 E Ash Street and authorize the City Manager to execute the purchase contract and all documents required to close on the property. The motion carried 6-0.

- I. Discussion regarding a 7th Amendment for the Uptown Development Agreement.  
J. Discussion regarding compensation of material within Public ROW.

Texas Government Code Section 551.071 Consultation with Attorney and Section 551.0761 Critical Infrastructure Facility:

- K. Discussion regarding cybersecurity.

Upon a motion by Mayor Tubbs and a second by Council Member Andy Hopkins, the Council voted six (6) for and none (0) opposed to approve the contract with Free IT Data Solutions Inc. for Cybersecurity Services for an amount not to exceed \$107,599.67. The motion carried 6-0.

***The City Council closed Executive Session and reconvened into Open Session at 6:30 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).*

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

- A. Fire Prevention Month Proclamation. (White)  
B. National Planning Month Proclamation. (Kleineck)  
C. Arbor Day Proclamation. (Kleineck)  
D. Recognition of Youth Council Members. (Kearney)  
E. Recognition of Jesse Sachs. (Kearney)

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

- A. Discussion regarding Celina's 150th Celebration. (Monaco)

- B. Discussion regarding Master Fee Chart. (Owens)
- C. Discussion regarding the results of the Celina Economic Development Corporation's marketing and branding study. (Satarino)
- D. Discussion regarding the master planning of Celina Economic Development Corporation's owned property. (Satarino)
- E. Discussion regarding the construction progress of Sunset Boulevard Asphalt Improvements. (Glasgow)
- F. Discussion regarding future debt issuance. (Stovall)

**VI. OPEN FORUM:**

Mayor Tubbs called on those who signed up to speak:

- 1) Cherry Stanwick spoke regarding the 150th Celebration and the logos that were presented to Council.

**VII. CONSENT AGENDA:**

*Mayor Tubbs removed Item R from the Consent Agenda.*

*Upon a motion by Council Member Andy Hopkins and a second by Deputy Mayor Pro Tem Grumbles, the Council voted six (6) for and none (0) opposed to approve the Consent Agenda. The motion carried 6-0.*

- A. Minutes Approval:
  - 1) City Council - Regular Meeting - September 9, 2025, 5:00 p.m.
- B. Consider and act to purchase fiber optic cable for Phase 4 of the fiber project from Anixter Inc. through a cooperative contract with Omnia Partners for an amount not to exceed \$250,700.00. (Alexander)
- C. Consider and act to purchase Construction Services for the Public Works Remodel from Nouveau Construction through a cooperative contract for \$244,510.75 with a 10% contingency of \$24,451.08 for a not to exceed amount of \$268,961.83. (Brawner)
- D. 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. 2025-98*

- E. Consider and act upon an Ordinance amending Ordinance No. 2025-94 which adopted and approved the budget for fiscal year beginning October 1, 2025, and ending September 30, 2026, and make appropriations for each department, project, and account, by adopting an amended 2025-2026 budget for the City of Celina reallocating funds between accounts, attached hereto and incorporated into this Ordinance. (Bromiley)

***Ordinance No. 2025-99***

- F. Consider and act to purchase two (2) outfitted patrol vehicles, one (1) detective vehicle, and one (1) administrative services vehicle for the Police Department from multiple vendors through several cooperative contracts for an amount not to exceed \$331,634.54. (Cullison)
- G. Consider and act to authorize a Change Order with GRod Construction LLC, for additional road repairs in the 2025 Annual Street Maintenance project, in an amount not to exceed \$235,302.32. (Figueroa)
- H. Consider and act to authorize the purchase of Bandit Intimidator 21XP Model 21XP wood chipper MBudget ID #1098 for the Public Works Department from Brabandt Equipment, Corp, through a cooperative contract with Sourcewell Contract #010925-BAN in an amount not to exceed \$269,851.60. (Figueroa)
- I. Consider and act to authorize the purchase of 13 new vehicles for the Public Works, Development Services, and Engineering Departments from Grapevine Dodge Chrysler Jeep through a cooperative contract with BuyBoard for an amount not to exceed \$905,165.00. (Figueroa)
- J. Consider and act to authorize the purchase of Caterpillar Model CW16 Pneumatic Tire Roller MBudget ID #1097 for the Public Works Department from Holt Cat through a cooperative contract with Sourcewell Contract #011723 in an amount not to exceed \$124,010.00. (Figueroa)
- K. Consider and act to authorize the purchase of two (2) new pieces of equipment MBudget ID's #1107 and #1108 for the Parks and Recreation Department from Professional Turf Products L.P., through a cooperative contract with BuyBoard Contract #706-23 for an amount not to exceed \$54,256.44. (Figueroa)
- L. Consider and act to award RFP 2025-055 to Altutex for Generator Preventive Maintenance and Service in an initial term amount of \$93,718.80 for a contract term of one (1) year, with two (2) renewal options in an amount not to exceed \$238,528.40 at the unit prices listed and generator repairs or service not specifically mentioned in the bid will be performed at \$125 an hour for regular hours, \$187.50 for overtime, with a 15% markup on parts and not to exceed the annual budgeted amount. (Figueroa)

- M. Consider and act to authorize the purchase of Elgin Regen-X Regenerative Air Street Sweeper MBudget ID #978 for the Public Works Department from Kinloch Equipment & Supply, Inc., through a cooperative contract with Sourcewell Contract #093021-ELG in an amount not to exceed \$386,660.00. (Figueroa)
- N. Consider and act to authorize the purchase of 2027 Western Star 47X GapVax MBudget ID #976 for the Public Works Department from Lonestar Freightliner Group LLC; DBA Lonestar Truck Group through a cooperative contract with The Interlocal Purchasing System (TIPS) Contract #221001 in an amount not to exceed \$734,426.00. (Figueroa)
- O. Consider and act to authorize the purchase of three (3) new pieces of equipment MBudget ID's #1105, #1106, and #1109 for the Parks and Recreation Department from Zimmerer Kubota & Equipment Inc., through a cooperative contract with BuyBoard and Sourcewell for an amount not to exceed \$169,336.65. (Figueroa)
- P. Consider and act upon an Ordinance authorizing the partial release of the Drainage Easement dedicated to the City of Celina for a drainage channel by Ownsby 1180 Farm Ltd. (Glasgow)

***Ordinance No. 2025-100***

- Q. 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 \$140,000.00. (Glasgow)
- R. Consider and act upon a Resolution of the City Council of the City of Celina authorizing the City Manager to sign a crossing surface installation agreement by and between the City of Celina and BNSF Railway Company for the widening of County Road 53 across the BNSF right-of-way. (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 table until the November 11, 2025, meeting. The motion carried 6-0.***

- S. Consider and act upon a Resolution finding that Oncor Electric Delivery Company LLC's application to change rates within the City should be denied. (Kearney)

***Resolution No. 2025-68R***

- T. Consider and act upon a Resolution consenting to the annexation of approximately 41 acres of land into the Uptown Municipal Utility District No. 1 of Collin County; generally located at the southeast corner of future Celina Parkway and future O'Brien Drive. (Glen at Uptown – MUD Annexation) (Mohan)

***Resolution No. 2025-69R***

- U. Consider and act upon a Resolution consenting to the annexation of approximately 54 acres of land into the Serenade Municipal Utility District, generally located at the northeast corner of future Custer Road and future Stallcup Boulevard. (Huffines (Serenade) Expansion – MUD Annexation) (Mohan)

***Resolution No. 2025-70R***

- V. Consider and act to accept the resignation of Aaron Zapata and declare a vacancy on the Library Board. (Owens)
- W. Consider and act upon a Resolution establishing, selecting, and appointing a 2025 General Obligation (GO) Bond Committee. (Stovall)

***Resolution No. 2025-71R***

- X. Consider and act to authorize the purchase of annual Integrated Pest Management services from TruGreen Commercial through a cooperative contract with BuyBoard for an amount not to exceed \$90,755.00. (Walsh)
- Y. Consider and act to authorize the purchase of youth athletic league program uniforms from Sport, Inc. (Team Sport and Performance), through a cooperative contract with Omnia Partners for an amount not to exceed \$130,275.00. (Walsh)
- Z. Consider and act to renew the Interlocal Agreement for Fire and EMS dispatch services by and between the City of Celina and Collin County. (White)
- AA. Consider and act upon an Amendment to an Economic Development and Performance Agreement with BARM Group, Inc. (Stella's Ice Cream) (Satarino)
- BB. Consider and act to authorize a second amended and restated employment agreement with the city manager.
- CC. Consider and act to authorize a severance agreement with the city manager.

**VIII. PUBLIC HEARING/ACTION:**

- A. Conduct a Public Hearing to consider and act upon an Ordinance on the voluntary annexation of approximately 417 acres; generally located at the southeast corner of Carthage Road (future Legacy Drive) and Louisiana Drive, within the Extraterritorial Jurisdiction (ETJ). (Wildhorse (Hubbard Tract) – C-3 Expedited Annexation) (Mohan)

***Mayor Tubbs opened the Public Hearing at 8:33 PM.***

***No one wished to speak.***

***Mayor Tubbs closed the Public Hearing at 8:34 PM.***

*Upon a motion by Council Member Hopkins and a second by Mayor Pro Tem Cawlfeld, the Council voted four (4) for and two (2) opposed to approve Ordinance No. 2025-101. The motion carried 4-2. Council Member Ferguson, and Council Member Wigginton opposed.*

- B. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning approximately 417 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R), Horizontal Multi-Family District (MF-0), Multi-Family Urban Edge District (MF-2), Multi-Family Urban Living District (MF-3), Single-Family Residential, Attached District (SF-A), Commercial, Office, & Retail District (C), and Preston Road Overlay District (PRO) base zoning, and modified development standards; generally located at the southeast corner of Carthage Road (future Legacy Drive) and Louisiana Drive. (Wildhorse (Hubbard Tract) – PD Zoning) (Mohan)

*Mayor Tubbs opened the Public Hearing at 8:38 PM.*

*No one wished to speak.*

*Mayor Tubbs closed the Public Hearing at 8:38 PM.*

*Upon a motion by Council Member Hopkins and a second by Mayor Pro Tem Cawlfeld, the Council voted four (4) for and two (2) opposed to approve Ordinance No. 2025-102. The motion carried 4-2. Council Member Ferguson, and Council Member Wigginton opposed.*

- C. Conduct a Public Hearing to consider and act upon an Ordinance amending the City's Code of Ordinances, by amending Chapter 14: Zoning, Article 14.04: Site Development Standards, Part One: Architectural Design Standards. (Text Amendment) (McAfee)

*Mayor Tubbs opened the Public Hearing at 8:48 PM.*

*1) Mackenzie Ledet, with James Hardie, spoke in support.*

*2) Obed Contreras, spoke in opposition.*

*3) David Lehde, the Dallas Builders Association, spoke in opposition.*

*4) Ghentry Pace addressed the Council.*

*Mayor Tubbs closed the Public Hearing at 8:58 PM.*

*Upon a motion by Mayor Tubbs and a second by Council Member Wigginton, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2025-*

*103, with the modification of keeping the design standards of Category Type A at 80% and Category Type B at 20%. The motion carried 6-0.*

- D. Conduct a Public Hearing to consider public comment regarding the creation of the Creekbend Public Improvement District and act upon a Resolution creating the Creekbend Public Improvement District. (Bromiley)

*Mayor Tubbs opened the Public Hearing at 9:07 PM.*

*No one wished to speak.*

*Mayor Tubbs closed the Public Hearing at 9:08 PM.*

*Upon a motion by Deputy Mayor Pro Tem Grumbles and a second by Council Member Hopkins, the Council voted six (6) for and none (0) opposed to approve Resolution No. 2025-72R. The motion carried 6-0.*

- E. Conduct a Public Hearing to consider testimony and act upon an Ordinance accepting and approving a final Legacy Celina Public Improvement District of Celina, Texas, Service and Assessment Plan, including the assessment roll; making a finding of special benefit to property within the Legacy Celina 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 the assessed property within the District, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Bromiley)

*Mayor Tubbs opened the Public Hearing at 9:11 PM.*

*No one wished to speak.*

*Mayor Tubbs closed the Public Hearing at 9:11 PM.*

*Upon a motion by Council Member Wigginton and a second by Council Member Hopkins, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2025-104. The motion carried 6-0.*

- F. Conduct a Public Hearing, discuss and take action on an Ordinance expanding the boundary of Tax Increment Reinvestment Zone No. 15 and amending the Project and Finance Plans to add additional projects and estimated costs for the expanded territory. (Stovall)

*Mayor Tubbs opened the Public Hearing at 9:18 PM.*

*Council asked questions of the developer.*

*1) Ghentry Pace addressed the Council.  
Mayor Tubbs closed the Public Hearing at 9:21 PM.*

*Upon a motion by Mayor Pro Tem Cawlfeld and a second by Council Member Hopkins, the Council voted four (4) for and two (2) opposed to approve Ordinance No. 2025-97. The motion carried 4-2. Council Member Ferguson, and Council Member Wigginton opposed.*

- G. Consider, discuss and take action on a First Amendment to the Tax Increment Reinvestment Zone Agreement with HC Celina 414, LLC, and Serenade East, LLC, to allow for reimbursements for certain project costs as set forth in the Project and Finance Plans. (Stovall)

*Mayor Ryan Tubbs made a motion to table the item to the November 11, 2025, meeting, and then withdrew his motion.*

*The item was pulled from the agenda and no action was taken.*

**IX. ACTION ITEM:**

- A. Consider and act upon an Ordinance of the City of Celina, Texas, approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2025 (Legacy Celina Public Improvement District Project); approving and authorizing related agreements; and providing an effective date. (Bromiley)

*Upon a motion by Deputy Mayor Pro Tem Grumbles and a second by Council Member Wigginton, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2025-105. The motion carried 6-0.*

- B. Consider and act to approve a guaranteed maximum price for the construction of Fire Station #4 to Crossland Construction for an amount not to exceed \$11,416,300. (Brawner)

*Upon a motion by Deputy Mayor Pro Tem Brandon Grumbles and a second by Council Member Hopkins, the Council voted six (6) for and none (0) opposed to approve the agenda item. The motion carried 6-0.*

- C. Consider and act to authorize the purchase of Sensus water meters, accessories and fees from Aqua-Metric Sales as the sole source provider in an amount not to exceed \$1,652,983.65. (Figueroa)

*Upon a motion by Council Member Wigginton and a second by Deputy Mayor Pro Tem Grumbles, the Council voted six (6) for and none (0) opposed to approve the purchase of Sensus water meters. The motion carried 6-0.*

**X. EXECUTIVE SESSION:**

Closed to public as provided in the Texas Government Code.

*The City Council convened into Executive Session at 9:33 PM.*

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

F. Discussion regarding Downtown economic development projects.

*The City Council closed Executive Session and reconvened into Open Session at 6:30 PM.*

**XI. ADJOURNMENT:**

Mayor Tubbs adjourned the meeting at 10:28 PM.

## City of Celina, TX Taxpayer Impact Statement

(Required under Texas Government Code 551.043 as amended by HB 1522, effective September 1, 2025)

This notice informs taxpayers of the impact of the adopted budget and tax rate for Fiscal Year 2025-2026, comparing what would be paid under the no-new-revenue tax rate versus the adopted tax rate.

Median Taxable Homestead Value

Prior Year (FY2024-2025)	\$530,903
Current Year (FY2025-2026)	\$572,562

FY2025-2026 Tax Rates

No-New-Revenue Tax Rate (FY2025-2026)	\$0.559151 per \$100 valuation
Adopted Tax Rate (FY2025-2026)	\$0.576401 per \$100 valuation

Estimated Annual Tax Bill Comparison

	TAX RATE	ESTIMATED TAX BILL
Prior Year (FY2024-2025)	\$0.598168	\$3,175.69
No-New-Revenue Tax Rate (FY2025-2026)	\$0.559151	\$3,201.49
Adopted Tax Rate (FY2025-2026)	\$0.576401	\$3,300.25

Calculations

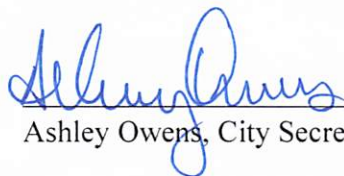
➤ Prior Year Tax Bill	$(\$530,903 \div 100) \times \$0.598168 = \mathbf{\$3,175.69}$
➤ No-New-Revenue Tax Rate	$(\$572,562 \div 100) \times \$0.559151 = \mathbf{\$3,201.49}$
➤ Adopted Tax Rate Bill	$(\$572,562 \div 100) \times \$0.576401 = \mathbf{\$3,300.25}$

Summary

The City of Celina’s adopted tax rate is \$0.576401 per \$100 valuation, the average homestead owner pays approximately \$124.56 more annually compared to the previous year.

Approved on the 11<sup>th</sup> day of November 2025.

  
 Ryan Tubbs, Mayor

  
 Ashley Owens, City Secretary

