



Life Connected.

CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, SEPTEMBER 9, 2025
4:50 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 Cawlfild
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:

A moment of silence was held for G.A. Moore.

Mayor Tubbs led the Pledge of Allegiance and Pastor Jacob Browning led the Invocation.

III. EXECUTIVE SESSION:

Closed to Public as Provided in the Texas Government Code.

The City Council convened into Executive Session at 5:04 PM.

Texas Government Code Section 551.071 Consultation with Attorney:

- A. Discussion regarding a possible Development Agreement for Huffines (Serenade) Expansion.
- B. Discussion regarding a possible Development Agreement for LC Services.
- C. Discussion regarding social media policy.
- D. Discussion regarding Summer Annexation Contract Expirations.

- E. Discussion regarding potential Water Source Development Agreement.

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 Water Source Development Agreement subject to final review by the City Manager and the City Attorney with the maximum cost of \$250,000. The motion carried 7-0.

- F. Discussion regarding SB 2038 (ETJ Release).
G. Discussion regarding 519 S Colorado Street.
H. Discussion regarding an Interlocal Agreement between the City of Celina and the City of Little Elm.

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 Interlocal Agreement with the City of Little Elm subject to the edits discussed in Executive Session. The motion carried 7-0.

- I. Discussion regarding Chapter 212 of the Texas Local Government Code.

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

- J. Discussion regarding Project 151.
K. Discussion regarding the property generally located at 301 E. Maple St.

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

- L. Discussion regarding city manager employment contract.

The City Council closed Executive Session and reconvened into Open Session at 6:36 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. Celina Public Library 2025 Summer Reading Program Proclamation. (Ortiz)
B. Certificate of Appreciation - Melissa Gresham and Boshra Kargar (Cullison)
C. Thomas Windham Award Recipient - Lisa Whiteside (Cullison)

V. OPEN FORUM:

No one wished to speak during Open Forum.

VI. CONSENT AGENDA:

Mayor Tubbs removed Items N, O, and Y from the Consent Agenda for individual consideration.

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 the remainder of the Consent Agenda. The motion carried 7-0.

A. Minutes Approval:

- 1) City Council- Special Called Meeting- August 2, 2025, 8:00 a.m.
- 2) City Council- Budget Work Session- August 4, 2025, 5:00 p.m.
- 3) City Council- Regular Meeting- August 12, 2025, 5:00 p.m.
- 4) City Council- Special Called Meeting- August 16, 2025, 8:00 a.m.

B. Consider and act to purchase a phone system refresh through various vendors and cooperative agencies for an amount not to exceed \$269,458.36. (Alexander)

C. Consider and act upon an amendment to the Non-Standard Wastewater Service Agreement by and between the City of Celina and North Collin County Municipal Utility District No. 1. (Brawner)

D. Consider and act upon a Resolution of the City of Celina, Texas, accepting a petition seeking the creation of the Creekbend Public Improvement District partially within the extraterritorial jurisdiction of the City and partially within the corporate limits of the City and calling for a Public Hearing for the City Council's October 14, 2025, meeting. (Bromiley)

Resolution No. 2025-59R

E. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2025-2026 Supplemental 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. 2025-72

F. Consider and act to purchase eleven (9 patrol units, 2 detective units) VEF replacements for the Police Department from multiple vendors through cooperative contracts for an amount not to exceed \$955,128.38. (Cullison)

- G. Consider and act upon an Interlocal Agreement for School Resource Officers between the City of Celina and Celina ISD. (Cullison)
- H. Consider and act to approve an amendment to contract 2021-398 with Collin County for dispatch services in an amount not to exceed the annual budget. (Cullison)
- I. Consider and act to approve an amendment to contract 2020-366 for Jail Services with Collin County for a contractual cost of \$152.18 per inmate, per day. (Cullison)
- J. Consider and act to approve an annual amendment to contract 01357-09 with Collin County for Animal Control Services for an amount not to exceed \$230,680.00. (Figueroa)
- K. Consider and act to purchase pavement marking services for the Public Works Department from Road Master Striping, through a cooperative contract with the City of Allen at the unit prices listed in RFB 2024-11-21 Pavement Markings Services, in an amount not to exceed \$100,000.00. (Figueroa)
- L. Consider and act to authorize the purchase of one (1) Dodge 1500 Crew Cab 4x4 for the Engineering Department in the amount of \$46,171.00, a Jetter Trailer for the Public Works Wastewater Collection Department in the amount of \$126,644.24, and two (2) pieces of equipment for the Parks and Recreation Department, a Toro Workman in the amount of \$39,753.38 and a Toro Sand Pro 5040 in the amount of \$37,472.64, from various vendors through cooperative contracts with BuyBoard and Sourcewell, for a total amount not to exceed \$250,041.26. (Figueroa)
- M. Consider and act to approve a work authorization for design services from Kimley-Horn for the Ash Street and Oklahoma Drive intersection improvements in an amount not to exceed \$119,300.00. (Glasgow)
- N. Consider and act upon an amendment to the Development Agreement (7th amendment) with Horizon Rockhill Heights, LLC; generally located east of Preston Road, west of the BNSF Railroad between Malone Street and Country Road 95 (J. Fred Smith), within the City Limits. (Glasgow)

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 Item N until the October 14, 2025 City Council Meeting. The motion carried 7-0.

- O. Consider and act to award Bid 2025-056 for the construction of the Preston Road Median Tree Replacement from Frontier Parkway to N. Legacy Drive to Pace Turf Solutions in the amount of \$629,786.00 plus a ten percent contingency in the amount of \$62,978.60 for a total amount not to exceed \$692,764.60. (Glasgow)

Upon a motion by Mayor Tubbs and a second by Council Member Wigginton, the Council voted seven (7) for and none (0) opposed to deny Item O. The motion carried 7-0.

- P. Consider and act upon an Ordinance authorizing the release of the Drainage Easement dedicated to the City of Celina for a drainage channel by Ownsby 1180 Farm Ltd. (Glasgow)

Ordinance No. 2025-73

- Q. Consider and act to approve a work authorization for design services from Kimley-Horn for the Tudor Place widening at the intersection of FM 1385 in an amount not to exceed \$78,000.00. (Glasgow)
- R. Consider and act to approve a work authorization amendment for design services from TRC Engineers, Inc. for the Glendenning Railroad Crossing Improvements in an amount of \$13,930.00 for a total amount not to exceed \$58,710.00. (Glasgow)
- S. Consider and act on the purchase and installation of a prefabricated restroom and concessions building for Wilson Creek Park Phase 1 from the Public Restroom Company through a cooperative contract for an amount not to exceed \$699,784.00. (Glasgow)
- T. Consider and act to award Bid 2025-051 for Old Celina Park restroom additions to Construction Solution USA in the amount of \$776,767.76 plus a ten (10) percent contingency in the amount of \$77,676.78 for a total amount not to exceed \$854,444.54. (Glasgow)
- U. Consider and act to adopt a Resolution approving the Fiscal Year 2026 through Fiscal Year 2028 Strategic Plan with City Council's Key Priorities. (Kearney)

Resolution No. 2025-60R

- V. Consider and act upon a Resolution approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2025 rate review mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the company to reimburse ACSC's reasonable ratemaking expenses; determining that this resolution was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective

date; and requiring delivery of this resolution to the company and the ACSC's legal counsel. (Kearney)

Resolution No. 2025-61R

- W. Consider and act to approve a work authorization with B-Weiss Entertainment Group, LLC, for event infrastructure services for Beware! of the Square for an amount not to exceed \$130,271.39. (Monaco)
- X. Consider and act to approve a work authorization with B-Weiss Entertainment Group, LLC, for event production for Christmas on the Square for an amount not to exceed \$124,442.19. (Monaco)
- Y. Consider and act upon a Resolution establishing, selecting, and appointing a 2025 General Obligation (GO) Bond Committee. (Owens)

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 table Item Y. The motion carried 7-0.

- Z. Consider and act to accept the resignation of Buddy Minett from the Downtown Commission. (Owens)
- AA. Consider and act to approve the Celina Economic Development Executive Director Amended Employment Agreement. (Ranc)
- BB. Consider and act upon a Resolution of the City Council of the City of Celina, Texas, approving Tax Increment Reinvestment Zone Number Five project expenditures; providing a severability clause; and providing an effective date. (Stovall)

Resolution No. 2025-62R

- CC. Consider and act upon a Resolution of the City Council of the City of Celina, Texas, approving Tax Increment Reinvestment Zone Number Eleven project expenditures; providing a severability clause; and providing an effective date. (Stovall)

Resolution No. 2025-63R

- DD. Consider and act upon a Resolution of the City Council of the City of Celina, Texas, approving Tax Increment Reinvestment Zone Number Thirteen project expenditures, providing a severability clause; and providing an effective date. (Stovall)

Resolution No. 2025-64R

- EE. Consider and act to authorize an Interlocal Agreement for fire protection services between the City of Celina and Denton County. (White)
- FF. Consider and act to purchase VERT Replacements, two (2) trucks and one (1) Tahoe for the Fire Department from Classic Chevrolet Grapevine through a cooperative contract with Classic Chevrolet Grapevine and unaffiliated through Haloz36 for an amount not to exceed \$210,098.39. (White)

VII. PUBLIC HEARING/ACTION:

- A. Conduct a Public Hearing to consider and act upon an Ordinance on the voluntary annexation of approximately 41 acres; generally located at the southeast corner of future Celina Parkway and future O'Brien Drive, within the Extraterritorial Jurisdiction (ETJ). (Glen at Uptown – C-3 Expedited Annexation) (Mohan)

Mayor Tubbs opened the Public Hearing at 7:09 PM.

No one wished to speak.

Mayor Tubbs closed the Public Hearing at 7:09 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. 2025-74. The motion carried 7-0.

- B. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning approximately 41 acres to a Planned Development (PD) with Single-Family Residential Detached District (SF-R) base zoning, and modified development standards; generally located at the southeast corner of future Celina Parkway and future O'Brien Drive. (Glen at Uptown – PD Zoning) (Mohan)

Mayor Tubbs opened the Public Hearing at 7:11PM.

No one wished to speak.

Mayor Tubbs closed the Public Hearing at 7:11 PM.

Upon a motion by Mayor Pro Tem Cawfield and a second by Council Member Hopkins, the Council voted seven (7) for and none (0) opposed to approve Ordinance No. 2025-75. The motion carried 7-0.

- C. Conduct a Public Hearing to consider and act upon an Ordinance on the voluntary annexation of approximately 51 acres; generally located east and west of future Doe Branch Boulevard and 600 feet north of Clear Creek Parkway, within the

Extraterritorial Jurisdiction (ETJ). (Creekbend (Legacy Branch) – C-3 Expedited Annexation) (Mohan)

Mayor Tubbs opened the Public Hearing at 7:14 PM.

No one wished to speak.

Mayor Tubbs closed the Public Hearing at 7:14 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. 2025-76. The motion carried 7-0.

- D. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning approximately 91 acres to a Planned Development (PD) with Single-Family Residential Detached District (SF-R) base zoning, and modified development standards; generally located east and west of future Doe Branch Boulevard and 600 feet north of Clear Creek Parkway. (Creekbend (Legacy Branch) – PD Zoning) (Mohan)

Mayor Tubbs opened the Public Hearing at 7:15 PM.

No one wished to speak.

Mayor Tubbs closed the Public Hearing at 7:15 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. 2025-77. The motion carried 7-0.

- E. Conduct a Public Hearing to consider and act upon a Major Modification to the design standards in the Downtown Code, in order to allow for the development of a law office; generally located at the northeast corner of Oak Street and Texas Drive, within the Downtown Code, Gateway East District. (310 S Texas (Office) – Major Modification) (McAfee)

Mayor Tubbs opened the Public Hearing at 7:29 PM.

No one wished to speak.

Mayor Tubbs closed the Public Hearing at 7:29 PM.

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 Item E. The motion carried 7-0.

- F. The City Council of the City of Celina, Texas, will conduct a Public Hearing in accordance with Chapter 43 Texas Local Government Code, and other applicable law, giving all interested persons the right to appear and be heard on the proposed voluntary annexations of the following properties and consider and act upon Ordinances annexing the below listed properties, presently located within the extraterritorial jurisdiction of the City of Celina, providing for 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/area, 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; and providing for other matters related to an approximate 232.844 acre tract of land legally described as A0211A Cowan, TR 11, OLD DCAD Sheet 1, TR #9, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #52877; a 5.0 acre tract of land legally described as A0211A COWAN, TR 12E(2), Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #259466; and a 2.0 acre tract of land legally described as A0211A Cowan, TR 12, OLD DCAD Sheet 1, TR #16, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #52883. (Summer Annexation Contract Expirations) (Mohan)

Mayor Tubbs opened the Public Hearing at 7:33 PM.

1) Janis Andres spoke regarding the annexation of her property.

Mayor Tubbs closed the Public Hearing at 7:35 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. 2025-78. The motion carried 7-0.

- G. The City Council of the City of Celina, Texas, will conduct a Public Hearing in accordance with Chapter 43 Texas Local Government Code, and other applicable law, giving all interested persons the right to appear and be heard on the proposed voluntary annexation of the following property and consider and act upon an Ordinance annexing the below listed property, presently located within the extraterritorial jurisdiction of the City of Celina, providing for 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/area, 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; and providing for other

matters related to an approximate 10.51 acre tract of land legally described as A0211A Cowan, TR 20, OLD DCAD Sheet 1, TR #10, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #52943. (Summer Annexation Contract Expirations) (Mohan)

Mayor Tubbs opened the Public Hearing at 7:36 PM.

No one wished to speak.

Mayor Tubbs closed the Public Hearing at 7:36 PM.

Upon a motion by Council Member Hopkins and a second by Mayor Pro Tem Cawfield, the Council voted seven (7) for and none (0) opposed to approve Ordinance No. 2025-79. The motion carried 7-0.

- H. The City Council of the City of Celina, Texas, will conduct a Public Hearing in accordance with Chapter 43 Texas Local Government Code, and other applicable law, giving all interested persons the right to appear and be heard on the proposed voluntary annexations of the following property and consider and act upon an Ordinance annexing the below listed property, presently located within the extraterritorial jurisdiction of the City of Celina, providing for 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/area, 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; and providing for other matters related to an approximate 10.3 acre tract of land legally described as A0211A Cowan, TR 33, OLD DCAD Sheet 2, TR #3, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #52949. (Summer Annexation Contract Expirations) (Mohan)

Mayor Tubbs opened the Public Hearing at 7:37 PM.

No one wished to speak.

Mayor Tubbs closed the Public Hearing at 7:37 PM.

Upon a motion by Mayor Pro Tem Cawfield and a second by Council Member Ferguson, the Council voted seven (7) for and none (0) opposed to approve Ordinance No. 2025-80. The motion carried 7-0.

- I. The City Council of the City of Celina, Texas, will conduct a Public Hearing in accordance with Chapter 43 Texas Local Government Code, and other applicable law, giving all interested persons the right to appear and be heard on the proposed

voluntary annexations of the following property and consider and act upon an Ordinance annexing the below listed property, presently located within the extraterritorial jurisdiction of the City of Celina, providing for 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/area, 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; and providing for other matters related to an approximate 10.0 acre tract of land legally described as A1106A A. RAY, TR 4, OLD DCAD TR #3E, 4E, 5E, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #84822. (Summer Annexation Contract Expirations) (Mohan)

Mayor Tubbs opened the Public Hearing at 7:37 PM.

No one wished to speak.

Mayor Tubbs closed the Public Hearing at 7:38 PM.

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 Ordinance No. 2025-81. The motion carried 7-0.

- J. The City Council of the City of Celina, Texas, will conduct a Public Hearing in accordance with Chapter 43 Texas Local Government Code, and other applicable law, giving all interested persons the right to appear and be heard on the proposed voluntary annexations of the following property and consider and act upon an Ordinance annexing the below listed property, presently located within the extraterritorial jurisdiction of the City of Celina, providing for 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/area, 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; and providing for other matters related to an approximate 9.0 acre tract of land legally described as Eastern Hills Estates Lot 3, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #191267. (Summer Annexation Contract Expirations) (Mohan)

Mayor Tubbs opened the Public Hearing at 7:38 PM.

No one wished to speak.

Mayor Tubbs closed the Public Hearing at 7:38 PM.

Upon a motion by Mayor Pro Tem Cawlfeld and a second by Council Member Ferguson, the Council voted seven (7) for and none (0) opposed to approve Ordinance No. 2025-82. The motion carried 7-0.

- K. The City Council of the City of Celina, Texas, will conduct a Public Hearing in accordance with Chapter 43 Texas Local Government Code, and other applicable law, giving all interested persons the right to appear and be heard on the proposed voluntary annexations of the following property and consider and act upon an Ordinance annexing the below listed property, presently located within the extraterritorial jurisdiction of the City of Celina, providing for 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/area, 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; and providing for other matters related to an approximate 5.69 acre tract of land legally described as Eastern Hills Estates Lot 4, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #195307. (Summer Annexation Contract Expirations) (Mohan)

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

No one wished to speak.

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

Upon a motion by Mayor Pro Tem Cawlfeld and a second by Council Member Ferguson, the Council voted seven (7) for and none (0) opposed to approve Ordinance No. 2025-83. The motion carried 7-0.

- L. The City Council of the City of Celina, Texas, will conduct a Public Hearing in accordance with Chapter 43 Texas Local Government Code, and other applicable law, giving all interested persons the right to appear and be heard on the proposed voluntary annexation of the following property and consider and act upon an Ordinance annexing the below listed property, presently located within the extraterritorial jurisdiction of the City of Celina, providing for 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/area, 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; and providing for other

matters related to an approximate 2.0 acre tract of land legally described as A0211A Cowan, TR 12E(1), Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #254098.(Summer Annexation Contract Expirations) (Mohan)

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

1) Rama Krishna spoke regarding utilities for the property.

Mayor Tubbs closed the Public Hearing at 7:41 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. 2025-84. The motion carried 7-0.

- M. The City Council of the City of Celina, Texas, will conduct a Public Hearing in accordance with Chapter 43 Texas Local Government Code, and other applicable law, giving all interested persons the right to appear and be heard on the proposed voluntary annexation of the following property and consider and act upon an Ordinance annexing the below listed property, presently located within the extraterritorial jurisdiction of the City of Celina, providing for 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/area, 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; and providing for other matters related to an approximately 18.143 acre tract of land legally described as ABS A0170 Collin County School Land #15 Survey, Sheet 2, Tract 19, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #992135. (Summer Annexation Contract Expirations) (Mohan)

Mayor Tubbs opened the Public Hearing at 7:41 PM.

No one wished to speak.

Mayor Tubbs closed the Public Hearing at 7:42 PM.

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 Ordinance No. 2025-85. The motion carried 7-0.

- N. The City Council of the City of Celina, Texas, will conduct a Public Hearing in accordance with Chapter 43 Texas Local Government Code, and other applicable law, giving all interested persons the right to appear and be heard on the proposed

voluntary annexations of the following properties and consider and act upon Ordinances annexing the below listed properties, presently located within the extraterritorial jurisdiction of the City of Celina, providing for 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/area, 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; and providing for other matters related to an approximately 4.0150 acre tract of land legally described as Preston 450 Addition, Lot 39, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #1498114; and an approximately 5.28 acre tract of land legally described as ABS A0653 M E P & P R Y CO Survey, Tract 18, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #1584501. (Summer Annexation Contract Expirations) (Mohan)

Mayor Tubbs opened the Public Hearing at 7:42 PM.

No one wished to speak.

Mayor Tubbs closed the Public Hearing at 7:43 PM.

Upon a motion by Mayor Pro Tem Cawlfild and a second by Council Member Ferguson, the Council voted seven (7) for and none (0) opposed to approve Ordinance No. 2025-86. The motion carried 7-0.

- O. The City Council of the City of Celina, Texas, will conduct a Public Hearing in accordance with Chapter 43 Texas Local Government Code, and other applicable law, giving all interested persons the right to appear and be heard on the proposed voluntary annexations of the following properties and consider and act upon Ordinances annexing the below listed properties, presently located within the extraterritorial jurisdiction of the City of Celina, providing for 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/area, 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; and providing for other matters related to an approximately 8.816 acre tract of land legally described as ABS A0380 W H HERRON SURVEY, TRACT 14, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #1725734; and an approximately 10.5 acre tract of land legally described as ABS A0380 W H HERRON SURVEY, TRACT 8, Collin County, Texas, as further identified in

the Collin County Appraisal District as Property ID #2121068. (Summer Annexation Contract Expirations) (Mohan)

Mayor Tubbs opened the Public Hearing at 7:43 PM.

No one wished to speak.

Mayor Tubbs closed the Public Hearing at 7:44 PM.

Upon a motion by Deputy Mayor Pro Tem Grumbles and a second by Mayor Pro Tem Cawlfeld, the Council voted seven (7) for and none (0) opposed to approve Ordinance No. 2025-87. The motion carried 7-0.

- P. The City Council of the City of Celina, Texas, will conduct a Public Hearing in accordance with Chapter 43 Texas Local Government Code, and other applicable law, giving all interested persons the right to appear and be heard on the proposed voluntary annexation of the following property and consider and act upon an Ordinance annexing the below listed property, presently located within the extraterritorial jurisdiction of the City of Celina, providing for 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/area, 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; and providing for other matters related to an approximately 24.086 acre tract of land legally described as ABS A1030 Jonathan Westover Survey, Sheet 1, Tract 9, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2122500.(Summer Annexation Contract Expirations) (Mohan)

Mayor Tubbs opened the Public Hearing at 7:44 PM.

No one wished to speak.

Mayor Tubbs closed the Public Hearing at 7:44 PM.

Upon a motion by Council Member Koehne and a second by Mayor Pro Tem Cawlfeld, the Council voted seven (7) for and none (0) opposed to approve Ordinance No. 2025-88. The motion carried 7-0.

- Q. The City Council of the City of Celina, Texas, will conduct a Public Hearing in accordance with Chapter 43 Texas Local Government Code, and other applicable law, giving all interested persons the right to appear and be heard on the proposed voluntary annexations of the following properties and consider and act upon Ordinances annexing the below listed properties, presently located within the

extraterritorial jurisdiction of the City of Celina, providing for 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/area, 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; and providing for other matters related to an approximate 3.117 acre tract of land legally described as ABS A0168 Collin County School Land #16 Survey, Sheet 1, Tract 76, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2507331; an approximate 2.715 acre tract of land legally described as ABS A0168 Collin County School Land #16 Survey, Sheet 1, Tract 77, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2507332; an approximate 2.15 acre tract of land legally described as ABS A0168 Collin County School Land #16 Survey, Sheet 1, Tract 78, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2507333; and an approximate 3.011 acre tract of land legally described as ABS A0168 Collin County School Land #16 Survey, Sheet 1, Tract 79, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2507334. (Summer Annexation Contract Expirations) (Mohan)

Mayor Tubbs opened the Public Hearing at 7:45 PM.

No one wished to speak.

Mayor Tubbs closed the Public Hearing at 7:46 PM.

Upon a motion by Mayor Pro Tem Cawlfeld and a second by Council Member Ferguson, the Council voted seven (7) for and none (0) opposed to approve Ordinance No. 2025-89. The motion carried 7-0.

- R. The City Council of the City of Celina, Texas, will conduct a Public Hearing in accordance with Chapter 43 Texas Local Government Code, and other applicable law, giving all interested persons the right to appear and be heard on the proposed voluntary annexation of the following property and consider and act upon an Ordinance annexing the below listed property, presently located within the extraterritorial jurisdiction of the City of Celina, providing for 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/area, 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; and providing for other matters related to an approximate 3.23 acre tract of land legally described as ABS

A0779 Levin Routh Survey, Tract 12, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2647903. (Summer Annexation Contract Expiration) (Mohan)

Mayor Tubbs opened the Public Hearing at 7:46 PM.

No one wished to speak.

Mayor Tubbs closed the Public Hearing at 7:46 PM.

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 Ordinance No. 2025-90. The motion carried 7-0.

- S. The City Council of the City of Celina, Texas, will conduct a Public Hearing in accordance with Chapter 43 Texas Local Government Code, and other applicable law, giving all interested persons the right to appear and be heard on the proposed voluntary annexations of the following property and consider and act upon an Ordinance annexing the below listed property, presently located within the extraterritorial jurisdiction of the City of Celina, providing for 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/area, 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; and providing for other matters related to an approximate 39.437 acre tract of land legally described as ABS A0380 W H Herron Survey, Tract 9, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2688521. (Summer Annexation Contract Expiration) (Mohan)

Mayor Tubbs opened the Public Hearing at 7:47 PM.

No one wished to speak.

Mayor Tubbs closed the Public Hearing at 7:47 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. 2025-91. The motion carried 7-0.

- T. The City Council of the City of Celina, Texas, will conduct a Public Hearing in accordance with Chapter 43 Texas Local Government Code, and other applicable law, giving all interested persons the right to appear and be heard on the proposed voluntary annexations of the following property and consider and act upon an

Ordinance annexing the below listed property, presently located within the extraterritorial jurisdiction of the City of Celina, providing for 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/area, 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; and providing for other matters related to an approximate 8.376 acre tract of land legally described as ABS A0170 Collin County School Land #15 Survey, Sheet 2, Tract 11, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2714384. (Summer Annexation Contract Expiration) (Mohan)

Mayor Tubbs opened the Public Hearing at 7:47 PM.

No one wished to speak.

Mayor Tubbs closed the Public Hearing at 7:47 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. 2025-92. The motion carried 7-0.

- U. The City Council of the City of Celina, Texas, will conduct a Public Hearing in accordance with Chapter 43 Texas Local Government Code, and other applicable law, giving all interested persons the right to appear and be heard on the proposed voluntary annexations of the following property and consider and act upon an Ordinance annexing the below listed property, presently located within the extraterritorial jurisdiction of the City of Celina, providing for 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/area, 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; and providing for other matters related to an approximate 16.369 acre tract of land legally described as ABS A0380 W H Herron Survey, Tract 26, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2741350. (Summer Annexation Contract Expiration) (Mohan)

Mayor Tubbs opened the Public Hearing at 7:48 PM.

No one wished to speak.

Mayor Tubbs closed the Public Hearing at 7:48 PM.

Upon a motion by Mayor Pro Tem Cawlfeld and a second by Council Member Ferguson, the Council voted seven (7) for and none (0) opposed to approve Ordinance No. 2025-93. The motion carried 7-0.

- V. Conduct a Public Hearing to consider testimony and receive public input regarding the proposed FY 2025-2026 Budget and act upon an Ordinance of the City of Celina, Texas, adopting and approving the budget for the Fiscal Year 2025-2026 beginning October 1, 2025, and ending September 30, 2026, and making appropriations for each department, project, and account and providing for expenditures of funds. (Bromiley)

Mayor Tubbs opened the Public Hearing at 7:58 PM.

No one wished to speak.

Mayor Tubbs closed the Public Hearing at 7:58 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 approve the FY 2025-2026 Budget, Ordinance No. 2025-94. The results of the Roll Call Vote on the FY 2025-2026 Budget were: Deputy Mayor Pro Tem Grumbles in favor, Council Member Koehne in favor, Council Member Wigginton in favor, Council Member Hopkins in favor, Mayor Pro Tem Cawlfeld in favor, Council Member Ferguson in favor, Mayor Tubbs in favor. The motion carried 7-0.

- W. Conduct a Public Hearing to consider testimony regarding the proposed 2025 Ad Valorem Tax Rate and act upon an Ordinance of the City of Celina, Texas, establishing and levying municipal Ad Valorem Taxes for the tax year 2025, at a rate of \$0.576401 per one hundred dollars (\$100.00) assessed valuation, which includes a maintenance and operations component and a debt service component, on all taxable property within the corporate limits of the City; and providing for collection of the municipal Ad Valorem Taxes, including interest and penalties on delinquent payments. (Bromiley)

Mayor Tubbs opened the Public Hearing at 8:00 PM.

No one wished to speak.

Mayor Tubbs closed the Public Hearing at 8:01 PM.

Mayor Tubbs moved that the property tax rate be increased by the adoption of a tax rate of \$0.576401, which is effectively a 3.09 percent increase in the tax rate and a second by Council Member Hopkins, the Council voted seven (7) for and none (0) opposed to approve the 2025 AD Valorem Property Tax Rate, Ordinance

No. 2025-95. The results of the Roll Call Vote on the 2025 AD Valorem Property Tax Rate were: Council Member Ferguson in favor, Mayor Pro Tem Cawlfeld in favor, Mayor Tubbs in favor, Council Member Hopkins in favor, Council Member Wigginton in favor, Council Member Koehne in favor, Deputy Mayor Pro Tem Grumbles in favor. The motion carried 7-0.

VIII. ACTION ITEM:

- A. Consider and act upon an Ordinance of the City of Celina, Texas, ratifying the property tax increase reflected in the annual budget for the Fiscal Year 2025-2026, beginning October 1, 2025, and ending September 30, 2026. (Bromiley)

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. 2025-96. The motion carried 7-0.

- B. Consider and act upon a Resolution of the City of Celina, Texas, determining the costs of certain authorized improvements to be financed within the Legacy Celina Public Improvement District; approving a preliminary service plan and assessment plan, including a proposed Assessment Roll; directing the filing of the proposed Assessment Roll with the City Secretary; and providing for noticing and calling a Public Hearing on October 14, 2025, to consider an Ordinance levying assessments on property located within the Legacy Celina Public Improvement District. (Bromiley)

Upon a motion by Council Member Hopkins and a second by Mayor Pro Tem Cawlfeld, the Council voted seven (7) for and none (0) opposed to approve Resolution No. 2025-65R. The motion carried 7-0.

- C. Consider and act upon a Resolution appointing members to fill terms on the City's boards, commissions, committees, and corporations. (Owens)

Upon a motion by Deputy Mayor Pro Tem Grumbles and a second by Council Member Hopkins, the Council voted seven (7) for and none (0) opposed to approve Resolution No. 2025-66R. The motion carried 7-0.

- D. Consider and act upon a Resolution to assign Economic Development Corporation (EDC) Board of Directors Terms. (Owens)

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 Resolution No. 2025-67R. The motion carried 7-0.

IX. ADJOURNMENT:

Mayor Tubbs adjourned the meeting at 8:11 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 potential impact of the proposed budget and tax rate for Fiscal Year 2025-2026, comparing what would be paid under the no-new-revenue tax rate versus the proposed tax rate.

Median Taxable Homestead Value

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

FY2025-2026 Tax Rates

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

Estimated Annual Tax Bill Comparison

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

Calculations

➤ Current Year Tax Bill	(\$530,903 ÷ 100) x \$0.598168 = \$3,175.69
➤ No-New-Revenue Tax Rate	(\$572,562 ÷ 100) x \$0.559151 = \$3,201.49
➤ Proposed Tax Rate Bill	(\$572,562 ÷ 100) x \$0.576401 = \$3,300.25


Summary

If the City of Celina adopts the proposed tax rate of \$0.576401 per \$100 valuation, the average homestead owner would pay approximately \$124.56 more annually compared to the current year.

Approved on the 14th day of October 2025.



Ryan Tubbs, Mayor



Ashley Owens, City Secretary

