



Life Connected.

AGENDA
TIRZ NO. 11 REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, APRIL 14, 2026
4:30 PM

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

II. EXECUTIVE SESSION:

As authorized by Section 551.071 of the Texas Government Code, the Regular Meeting may be convened into Closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein. (Closed to public as provided in the Texas Government Code.)

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

- A. Discussion regarding Project Southland.

III. OPEN FORUM:

Open Forum is for information only. If you wish to speak, please sign one of the “Speaker Cards” and present to the Staff Liaison prior to the beginning of the meeting. **Speakers are limited to three (3) minutes.** No action can be taken. No charges and/or complaints will be heard against any elected official or employee of the city that are prohibited by law.

Please note Anyone wishing to furnish copies/handouts regarding their item of interest must provide nine (9) copies and present them to the Staff Liaison for distribution.

IV. CONSENT AGENDA:

Items are considered self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the TIRZ No. 11 Board.

- A. Minutes Approval:
 - 1) TIRZ No. 11- Regular Meeting- December 9, 2025, 4:45 p.m.

V. ADJOURNMENT:

“I, the undersigned authority, do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: _____ at ____:_____ and remained so posted continuously for at least three (3) business days prior to the scheduled time of said meeting.”

Staff Liaison

City Council Chambers is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



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TIRZ NO. 11 REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, DECEMBER 9, 2025
4:30 PM
MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Chairman Tubbs called the meeting to order at 4:44 PM.

Members Present:

Chairman Ryan Tubbs
Board Member Susan Fletcher
Board Member Eddie Cawlfeld
Board Member Brandon Grumbles
Board Member Philip Ferguson
Board Member Andy Hopkins
Board Member Wendie Wigginton
Board Member Mindy Koehne

Members Absent:

None

II. EXECUTIVE SESSION:

Closed to Public as provided in the Texas Government Code.

The TIRZ #11 Board convened into Executive Session at 4:44 PM.

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

The TIRZ #11 Board closed Executive Session and reconvened into Open Session at 5:00 PM.

A. Discussion regarding Project Rooster.

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).

Upon a motion by Board Member Cawlfeld and a second by Board Member Fletcher, the Board voted eight (8) for and none (0) opposed to approve a Resolution No. 2025-02R, authorizing the use of TIRZ No. 11 to purchase real property within the TIRZ No. 11 boundary, known as "Project Rooster" and as discussed in Executive Session, and authorizing the City Manager to execute a real estate purchase contract and all documents necessary to complete the closing and purchase of the property. The motion carried 8-0.

III. **OPEN FORUM:**
No one wished to speak during Open Forum.

IV. **CONSENT AGENDA:**
Upon a motion by Board Member Fletcher and a second by Board Member Wigginton, the Board voted eight (8) for and none (0) opposed to approve the Consent Agenda. The motion carried 8-0.

- A. Minutes Approval:
 - 1) TIRZ No. 11- Regular Meeting- September 9, 2025, 4:45 p.m.

V. **ADJOURNMENT:**
Chairman Tubbs adjourned the meeting at 5:02 PM.

Chair

Staff Liaison