



Life Connected.

MINUTES
CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, MARCH 10, 2026
5:00 PM

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 Pastor Jacob Browning gave the Invocation.

III. EXECUTIVE SESSION:

Closed to the Public as provided in the Texas Government Code.

The City Council convened into Executive Session at 5:02 PM.

Council Member Koehne arrived at 5:09 PM.

Texas Government Code Section 551.071 Consultation with Attorney:

- A. Discussion regarding Kakalecick, et al. v. City of Celina.

Texas Government Code Section 551.071 Consultation with Attorney and Section 551.087

Deliberation of Economic Development Negotiations:

- B. Discussion regarding Project Kingsmen.
- C. Discussion regarding Project Orange.
- D. Discussion regarding Project Opal.
- E. Discussion regarding Project Southland.
- F. Discussion regarding an assignment of the Development, Incentive, and Facilities agreement with Trinity Celina, LLC.
- G. Discussion regarding an economic development agreement for a business generally located at 300 N. Oklahoma Dr.
- H. Discussion regarding an incentive application received for the property generally located at 201 W. Walnut St.

Texas Government Code Section 551.071 Consultation with Attorney and Section 551.072

Deliberation Regarding Real Property:

- I. Discussion regarding Punk Carter Parkway Eminent Domain.

- J. Discussion regarding Pecan Street Improvements Eminent Domain.
- K. Discussion regarding 54" Glendenning Transmission Line Eminent Domain.
- L. Discussion regarding Celina Economic Development Corporation owned property.

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).

The City Council closed Executive Session and reconvened into Open Session at 6:12 PM.

Moved to Item III. P.

- M. Consider and act on a Resolution of the City Council of the City of Celina, Texas, finding that a public necessity exists and authorizing condemnation to acquire right of way of 0.881 acres, drainage easements totaling 0.811 acres and temporary construction grading easements totaling 0.210 acres for construction of public improvements, including but not limited to, construction and maintenance of roadway, drainage improvements, grading, such appurtenant facilities as may be necessary, and other public uses, on five real properties as portions of tracts of land generally described as being located in the T Cox Survey, Abstract A0309A, J. Ray survey, Abstract A1104A, and A. Ray survey, Abstract A1106A, Denton County, Texas, Denton County property IDs #196341, 196342, 52590, 52656, and 52650; such properties generally located on the western end of the Punk Carter alignment connection to FM 428, and being more particularly described herein; providing notice of an official determination to acquire real property for construction and maintenance of roadway, drainage, grading, such appurtenant facilities as may be necessary, and other public uses; authorizing the City Manager to obtain the necessary appraisal reports and make bona fide offers of just compensation for the properties; ratifying prior documents made for acquisition of the properties; authorizing legal counsel to institute eminent domain proceedings on behalf of the City for the acquisition of the properties if negotiations are unsuccessful; appropriating funds from a lawful source; providing a cumulative repealer clause; providing a severability clause and providing for an effective date.

MOTION: Mayor Pro Tem Cawlfeld motioned that the City of Celina authorize the use of the power of eminent domain to acquire a right of way of 0.881 acres, drainage easements totaling 0.811 acres, and temporary construction grading easements totaling 0.210 acres on five parcels of property located in the T Cox Survey, Abstract A0309A, J. Ray Survey, Abstract A1104A, and A. Ray Survey, Abstract A1106A, Denton County, Texas, and being a part of Denton CAD Property IDs #196341, 196342, 52590, 52656, and 52650 as recorded in the Official Public Records of Denton County Document No. 2004-135532, generally located on the western end of the Punk Carter alignment connection to FM 428, (as more fully described in Exhibit "A" of the proposed resolution for this item) for a public purpose and use to install and maintain roadway, including but not limited to, the municipal purpose of installation and maintenance of roadway, drainage, grading, with such appurtenant facilities as may be necessary, and other public uses, and adopt Resolution No. 2026-009R, with this Motion and subsequent first record vote applying to all units of property to be condemned. Seconded by Council Member Wigginton. For: Mayor Ryan Tubbs, Mayor Pro Tem Cawlfeld, Deputy Mayor Pro

Tem Grumbles, Council Member Ferguson, Council Member Hopkins, Council Member Wigginton, Council Member Koehne. Against: None. The motion carried 7-0.

- N. Consider and act upon a Resolution of the City Council of the City of Celina, Texas, finding that a public necessity exists and authorizing condemnation to acquire rights of way totaling 0.032 acres and temporary construction easements totaling 0.009 acres for construction of public improvements for W Pecan Street from N Arizona Drive to N Florida Drive, including but not limited to, construction and maintenance of roadway, drainage, grading, such appurtenant facilities as may be necessary, and other public uses, on two real properties as portions of tracts of land generally described as being located in the John Willock Survey, Abstract No. 1055, City of Celina, Collin County, Texas, and being a part of tract 24a and tract 24e of Perkins addition, an unrecorded plat, Collin CAD property IDs #982752 and #1586091; such properties generally located east from the corner of W Pecan Street and N Florida Drive, and being more particularly described herein; providing notice of an official determination to acquire real property for construction and maintenance of roadway, drainage, grading, such appurtenant facilities as may be necessary, and other public uses; authorizing the City Manager to obtain the necessary appraisal reports and make bona fide offers of just compensation for the properties; ratifying prior documents made for acquisition of the properties; authorizing legal counsel to institute eminent domain proceedings on behalf of the City for the acquisition of the properties if negotiations are unsuccessful; appropriating funds from a lawful source; providing a cumulative repealer clause; providing a severability clause and providing for an effective date.

MOTION: Mayor Pro Tem Cawlfeld motioned that the City of Celina authorize the use of the power of eminent domain to acquire rights of way totaling 0.032 acres and temporary construction easements totaling 0.009 acres on two parcels of property located in the John Willock Survey, Abstract No. 1055, City of Celina, Collin County, Texas, and being a part of Tract 24A and Tract 24E of Perkins Addition, an unrecorded plat, Collin CAD Property IDs #982752 and #1586091, as recorded in the Official Public Records of Collin County Document No. 19870724000501320 and No. 20090928001203750 respectively, generally located east from the corner of W Pecan Street and N Florida Drive, (as more fully described in Exhibit "A" and Exhibit "B" of the proposed resolution for this item) for a public purpose and use to install and maintain roadway, including but not limited to, the municipal purpose of installation and maintenance of roadway, drainage, grading, such appurtenant facilities as may be necessary, and other public uses, and adopt Resolution No. 2026-010R, with this Motion and subsequent first record vote applying to all units of property to be condemned. Seconded by Council Member Hopkins. For: Mayor Ryan Tubbs, Mayor Pro Tem Cawlfeld, Deputy Mayor Pro Tem Grumbles, Council Member Ferguson, Council Member Hopkins, Council Member Wigginton, Council Member Koehne. Against: None. The motion carried 7-0.

- O. Consider and act on a Resolution of the City Council of the City of Celina, Texas, finding that a public necessity exists and authorizing condemnation to acquire a waterline easement of 0.974 acres and a temporary construction easement of 1.634 acres for construction of a transmission waterline from FM 428 to Southeast Pump Station, including but not limited to, construction and maintenance of the waterline, such appurtenant facilities as may be necessary, and other public uses, on real

properties as portions of a tract of land generally described as being located in the B B & C RY Co. Survey, Abstract A0132, Tract 14, and being a part of Collin CAD Property ID #2952170, City of Celina, Collin County, Texas; such properties generally located on the northwest side of W Glendenning Parkway and South Preston Road, and being more particularly described herein; providing notice of an official determination to acquire real property for construction and maintenance of a waterline, such appurtenant facilities as may be necessary, and other public uses; authorizing the city manager to obtain the necessary appraisal reports and make bona fide offers of just compensation for the properties; ratifying prior documents made for acquisition of the properties; authorizing legal counsel to institute eminent domain proceedings on behalf of the city for the acquisition of the properties if negotiations are unsuccessful; appropriating funds from a lawful source; providing a cumulative repealer clause; providing a severability clause and providing for an effective date.

MOTION: Mayor Pro Tem Cawlfeld motioned that the City of Celina authorize the use of the power of eminent domain to acquire a waterline easement of 0.974 acres and a temporary construction easement of 1.634 acres on one parcel of property located in the BBB & C RY CO. Survey, Abstract A0132, Tract 14, and being a part of Collin CAD Property ID #2952170, City of Celina, Collin County, Texas, generally located on the northwest side of W Glendenning Pkwy and South Preston Road, (as more fully described in Exhibit "A" of the proposed resolution for this item) for a public purpose and use to install and maintain a transmission waterline, including but not limited to, the municipal purpose of construction and maintenance of a waterline, such appurtenant facilities as may be necessary, and other public uses, and adopt Resolution No. 2026-011R, with this Motion and subsequent first record vote applying to all units of property to be condemned. Seconded by Council Member Wigginton. For: Mayor Ryan Tubbs, Mayor Pro Tem Cawlfeld, Deputy Mayor Pro Tem Grumbles, Council Member Ferguson, Council Member Hopkins, Council Member Wigginton, Council Member Koehne. Against: None. The motion carried 7-0.

- P. Consider and act to approve an Economic Development and Performance Agreement with Vision and Structure, LLC.

MOTION: Mayor Pro Tem Cawlfeld motioned to approve an Economic Development and Performance Agreement with Vision and Structure, LLC, seconded by Council Member Hopkins. The motion carried 7-0.

Moved to Item III. M.

IV. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

- A. Celina High School Cheerleading Team Proclamation. (Tubbs)
- B. Celina High School Swimmers Grace Waldschmidt and Reagan Hix Proclamation. (Tubbs)
- C. Recognition of the 2025 Supervisor of the Year and Employee of the Year. (Gartner)

V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Discussion regarding the final concept for the digital mural in the Downtown Center. (Kearney)

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- B. Recap of the 2026 Celina Economic Development Corporation and City Council Joint Meeting. (Satarino)

VI. **OPEN FORUM:**

Mayor Tubbs called on those who signed up to speak:

- 1) Bart Johnson spoke regarding infrastructure.

VII. **CONSENT AGENDA:**

Mayor Tubbs removed Item J from the Consent Agenda for individual consideration.

MOTION: Mayor Tubbs motioned to approve the Consent Agenda, excluding Item J, seconded by Council Member Hopkins. The motion carried 7-0.

- A. Minutes Approval:
- 1) City Council — Work Session — February 4, 2026, 5:00 p.m.
 - 2) City Council — Joint Meeting with EDC — February 9, 2026, 4:00 p.m.
 - 3) City Council — Regular Meeting — February 10, 2026, 5:00 p.m.
- B. Consider and act to award RFP 2026-016 for Fiber Installation, Phase 4, for the construction of a fiber path between the Downtown Wastewater Treatment Plant and Legacy Hills Wastewater Treatment Plant to R-Tel Construction, LTD. in the amount of \$704,762.67 plus ten percent contingency in the amount of \$70,476.27 for a total amount not to exceed \$775,238.94. (Alexander)
- C. Consider and act to authorize Amendment 4 to add the Guaranteed Maximum Price (GMP) for the construction of underground utilities along Walnut Street from Arizona Drive to Colorado Drive through the Construction Manager At Risk, Swinerton, in an amount not to exceed \$289,387.00. (Brawner)
- D. Consider and act to authorize the City Manager to execute a facility agreement on behalf of the City with St. Philip Church. (Brawner)
- E. Consider and act to award Bid #2025-063 to My Unique Office for the library shelving and specialty furniture in the new Public Library in an amount not to exceed \$590,190.01. (Brawner)
- F. Consider and act to authorize and ratify Amendment 4, Parkhill Smith Cooper's Design Services MSA for the Park Administration fire lane and utility construction plans in the amount not to exceed \$93,220.00. (Brawner)
- G. Consider and act upon an Ordinance amending the Code of Ordinances, Chapter 12, Traffic and Vehicles, Article 12:03, Section 12:03:051 speed limits to add new school zones for Celina ISD and Prosper ISD. (Brawner)

Ordinance No. 2026-010

- H. Review and acceptance of the Quarterly Investment Report for the period ending December 31, 2025. (Bromiley)
- I. 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. 2026-011

- J. Consider and act upon approval of an Interlocal Cooperation Agreement between the City of Celina, the City of Anna, the City of Melissa, and the City of Princeton for mutual law enforcement assistance. (Cullison)

MOTION: Mayor Tubbs moved to approve an Interlocal Cooperation Agreement, seconded by Council Member Wigginton. The motion carried 7-0.

- K. Consider and act upon an Ordinance amending the Code Ordinance, Chapter 1, General Provisions, Article 1.11, Section 1.11.035 to make rules applicable to electric bicycles and add Section 1.11.041 Bicycles and Electric Bicycle Riding and Skating in Parks and on Bike Trails. (Cullison)

Ordinance No. 2026-012

- L. Consider and act to approve a Work Authorization with B-Weiss Entertainment Group, LLC., for event infrastructure at Celina Cajun Fest in an amount not to exceed \$282,868.50. (Monaco)
- M. Consider and act to approve a policy on City Council Proclamations. (Monaco)
- N. Consider and act to authorize the purchase of an Automated Material Handling system from Bibliotheca through a cooperative contract in the amount not to exceed \$134,025.79 for the Downtown Center. (Ortiz)
- O. Consider and act to approve the purchase of six (6) Self-Check kiosks and people counters for the Downtown Center from Bibliotheca through a BuyBoard contract with the State of Texas, for an amount not to exceed \$113,643.27. (Ortiz)

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a Public Hearing to consider and act upon an Ordinance amending the comprehensive zoning ordinance, for a Specific Use Permit (SUP) to allow for an Office/Medical Office use on approximately one (1) acre; generally located at the northwest corner of Colorado Street and Oak Street, within the Downtown Code – Verandas District, within the City limits. (Mohan)

Mayor Tubbs opened the Public Hearing at 7:02 PM.

No one wished to speak.

Mayor Tubbs closed the Public Hearing at 7:06 PM.

MOTION: Council Member Wigginton motioned to approve Ordinance No. 2026-013, seconded by Deputy Mayor Pro Tem Grumbles. The motion carried 7-0.

- B. Conduct a Public Hearing to consider and act upon a request for a Development Agreement on approximately nine (9) acres of land; generally located along Choate Parkway and approximately 1,700 feet east of Coit Road, within both the City limits and the Extraterritorial Jurisdiction (ETJ), for Creekway Shops. (Mohan)

Mayor Tubbs opened the Public Hearing at 7:10 PM.

No one wished to speak.

Mayor Tubbs closed the Public Hearing at 7:10 PM.

MOTION: Council Member Hopkins motioned to approve a Development

Agreement, seconded by Council Member Ferguson. The motion carried 7-0.

- C. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by rezoning approximately 20 acres to a Planned Development (PD) with Dallas North Tollway Overlay District (DNTO) base zoning, and modified development standards; generally located at the southwest corner of future Clear Creek Parkway and the future Dallas North Tollway, within the City limits, for Ewing Buick GMC Dealership. (McAfee)

Mayor Tubbs opened the Public Hearing at 7:19 PM.

No one wished to speak.

Mayor Tubbs closed the Public Hearing at 7:19 PM.

MOTION: Council Member Ferguson motioned to approve Ordinance No. 2026-014, seconded by Council Member Wigginton. The motion carried 7-0.

- D. 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 Senior Independent Living; generally located at the southeast corner of Main Street and Oklahoma Drive, within the Downtown Code - Preston Streams District, for Preston Club. (McAfee)

Mayor Tubbs opened the Public Hearing at 7:21 PM.

No one wished to speak.

MOTION: Mayor Tubbs motioned to table the item to the April 14, 2026, meeting, and continue the Public Hearing, seconded by Deputy Mayor Pro Tem Grumbles. The motion carried 7-0.

- E. Conduct a Public Hearing to consider testimony and act upon an Ordinance accepting and approving a Service And Assessment Plan and an Improvement Area #2 Assessment Roll – Phase #3 for the Cross Creek Meadows Public Improvement District; making a finding of special benefit to the property in Phase #3 within Improvement Area #2 of the 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 in accordance with Chapter 372, Texas Local Government Code, as amended; and providing penalties and interest on delinquent assessments. (Bromiley)

Mayor Tubbs opened the Public Hearing at 7:27 PM.

No one wished to speak.

Mayor Tubbs closed the Public Hearing at 7:27 PM.

MOTION: Council Member Hopkins motioned to approve Ordinance No. 2026-015, seconded by Council Member Wigginton. The motion carried 7-0.

- F. Conduct a Public Hearing to consider testimony and act upon an Ordinance accepting and approving a Service And Assessment Plan and an Improvement Area #2 Assessment Roll – Phase #4 for the Cross Creek Meadows Public Improvement

District; making a finding of special benefit to the property in Phase #4 within Improvement Area #2 of the 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 in accordance with Chapter 372, Texas Local Government Code, as amended; and providing penalties and interest on delinquent assessments. (Bromiley)

Mayor Tubbs opened the Public Hearing at 7:28 PM.

No one wished to speak.

Mayor Tubbs closed the Public Hearing at 7:28 PM.

MOTION: Council Member Hopkins motioned to approve Ordinance No. 2026-016, seconded by Council Member Ferguson. The motion carried 7-0.

IX. ACTION ITEM:

- A. Consider and act upon an Ordinance approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2026 (Cross Creek Meadows Public Improvement District Improvement Area #2 Project); and approving and authorizing related agreements. (Bromiley)

MOTION: Council Member Wigginton motioned to approve Ordinance No. 2026-017, seconded by Council Member Hopkins. The motion carried 7-0.

- B. Consider and act upon an Ordinance approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2026 (Cross Creek Meadows Public Improvement District Improvement Area #1 Project); approving a Service and Assessment Plan and updated Improvement Area #1 Assessment Roll; and approving and authorizing related agreements. (Bromiley)

MOTION: Council Member Hopkins motioned to approve Ordinance No. 2026-018, seconded by Council Member Ferguson. The motion carried 7-0.

Moved to Item IX. D.

- C. Consider and act on acceptance of the Fiscal Year 2025 Audit, the Annual Comprehensive Financial Report (ACFR), the Annual Single Audit Report, and presentation by Forvis Mazar, LLP. (Bromiley)

MOTION: Council Member Koehne motioned to approve the agenda item, seconded by Council Member Hopkins. The motion carried 7-0.

- D. Consider and act to approve a Resolution adopting the 2026-2030 Five-year Capital Improvements Program. (Brawner, Stovall)

MOTION: Council Member Hopkins motioned to approve Resolution No. 2026-012R, seconded by Council Member Wigginton. The motion carried 7-0.

- E. Discussion and consideration of all matters incident and related to approving and authorizing publication of notice of intention to issue certificates of obligation and declaring expectation to reimburse expenditures with proceeds of future debt,

including the adoption of a Resolution pertaining thereto. (Stovall)

MOTION: Council Member Wigginton motioned to approve Resolution No. 2026-013R, seconded by Deputy Mayor Pro Tem Grumbles. The motion carried 7-0.

- F. Consider and act to award Bid 2026-022 for the construction of Celina Road Well, to Dake Construction (The GenCon Group, Inc.) in the amount of \$5,986,170.00, plus a ten percent (10%) contingency in the amount of \$598,617.00 for a total amount not to exceed \$6,584,787.00. (Brawner)

MOTION: Council Member Hopkins motioned to approve the agenda item, seconded by Council Member Wigginton. The motion carried 7-0.

- G. Consider and act to award Bid 2026-020 for the Dallas Parkway Intersection Improvements project to Mario Sinacola & Sons Excavating, Inc., in the amount of \$3,171,201.78, plus a ten (10) percent contingency of \$317,120.18 for a total amount not to exceed \$3,488,321.96. (Brawner)

MOTION: Deputy Mayor Pro Tem Grumbles motioned to approve the agenda item, seconded by Council Member Wigginton. The motion carried 7-0.

- H. Consider and act to award Bid 2026-005 for the Improvements to Glendenning Rail Road Crossing and paving on Glendenning Parkway between Preston Road and FM428 to GRod Construction, LLC, in the amount of \$1,165,420.50 plus a ten percent (10%) contingency in the amount of \$116,542.05 for a total amount not to exceed \$1,281,962.55. (Brawner)

MOTION: Mayor Tubbs motioned to approve the agenda item, seconded by Council Member Wigginton. The motion carried 7-0.

- I. Consider and act to award Bid 2026-015 for the reconstruction of Hillside Drive to Vlex Construction, LLC, in the amount of \$759,860.00 plus a ten percent (10%) contingency in the amount of \$75,986.00 for a total amount not to exceed \$835,846.00. (Brawner)

MOTION: Council Member Hopkins motioned to approve the agenda item, seconded by Mayor Pro Tem Cawfield. The motion carried 7-0.

- J. Consider and act to award CSP 2026-018 for the construction of the Ousley Park Stream Restoration and Trail project to RoeschCo Construction, LLC., in the amount of \$11,924,937.70 plus a ten (10) percent contingency of \$1,192,493.77 for a total amount not to exceed \$13,117,431.47. (Brawner)

MOTION: Council Member Wigginton motioned to approve the agenda item, seconded by Council Member Ferguson. The motion carried 7-0.

- K. Consider and act to award Bid 2026-017 for Coit Road Asphalt Replacement to JLC Excavation, LLC, in the amount of \$1,840,206.74 plus a ten (10) percent contingency in the amount of \$184,020.67 for a total amount not to exceed \$2,024,227.41. (Brawner)

MOTION: Council Member Hopkins motioned to approve the agenda item, seconded by Council Member Ferguson. The motion carried 7-0.

- L. Consider and act to award Bid 2026-021 for the reconstruction of Oklahoma Drive from E. Pecan Street to E. Malone Street to SYB Construction, in the amount of \$2,295,687.76 plus a ten percent (10%) contingency in the amount of \$229,568.77 for a total amount not to exceed \$2,525,256.53. (Brawner)

MOTION: Mayor Ryan Tubbs motioned to approve the agenda item, seconded by Council Member Koehne. The motion carried 7-0.

- M. Consider and act to award Bid #2026-002 for architectural, landscape architecture, and engineering services to Parkhill, Smith, & Cooper, Inc., for Ousley Park and S. Arkansas Street improvements in the amount of \$2,947,500.00. (Walsh)

MOTION: Council Member Hopkins motioned to approve the agenda item, seconded by Council Member Wigginton. The motion carried 7-0.


- N. Consider approval of a Resolution nominating a candidate to fill a vacancy on the Denton Central Appraisal District Board of Directors. (Owens)

MOTION: Council Member Koehne motioned to deny the Resolution, seconded by Mayor Tubbs. The motion carried 7-0.


Moved to Item IX. C.

- X. **ADJOURNMENT:**
Mayor Tubbs adjourned the meeting at 8:04 PM.

Approved on the 14th day of April 2026.



 Ryan Tubbs, Mayor



 Ashley Owens, City Secretary

