



Life Connected.

MINUTES
CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, APRIL 14, 2026
4:40 PM

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Tubbs called the meeting to order at 4:50 PM.

Members Present:

Mayor Ryan Tubbs
Mayor Pro Tem Eddie Cawfield
Deputy Mayor Pro Tem Brandon Grumbles
Council Member Andy Hopkins
Council Member Wendie Wigginton
Council Member Mindy Koehne

Members Absent:

Council Member Philip Ferguson

II. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Tubbs led the Pledge of Allegiance and Pastor David Smullin, with Portrait Church, 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 4:55 PM.

Texas Government Code Section 551.071 Consultation with Attorney:

A. Discussion regarding Legacy North.

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

- B. Discussion regarding Project Latera.
- C. Discussion regarding Project Highland.
- D. Discussion regarding Project 151.
- E. Discussion regarding Project Cypress.
- F. Discussion regarding Project Opal.

MOTION: Council Member Hopkins motioned to approve a Chapter 380 Agreement between the City of Celina and EWS DNT, LLC, seconded by Council Member Wigginton. The motion carried 6-0.

G. Discussion regarding Project Origin.

MOTION: Council Member Wigginton motioned to approve a First Amendment to the Economic Development Incentive Agreement between the City of Celina, the Celina Economic Development Corporation and Joe East Enterprises, Inc., seconded by Council Member Hopkins. The motion carried 6-0.

Moved to Item III. Q.

- H. Discussion regarding Project Storyline.
- I. Discussion regarding Project Southland.
- J. Discussion regarding Project Kingsmen.
- K. Discussion regarding Project Dusk.
- L. Discussion regarding Project Jasper.
- M. Discussion regarding the Troubadour Festival.

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

- N. Discussion regarding Coit Road Right of Way Acquisition.
- O. Discussion regarding Carey Road Right of Way Acquisition.
- P. Discussion regarding a lease for the old Celina Senior Center.
- Q. Discussion regarding Project Earthman.

MOTION: Council Member Wigginton motioned to approve the Real Property Exchange Agreement and authorize the Mayor to execute the agreement, subject to final edits being approved by the City Manager and City Attorney, seconded by Council Member Hopkins. The motion carried 6-0.

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 6:36 PM.

- R. 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 right of way totaling 0.360 acres for construction of public improvements for Carey Road from Legacy Drive to the eastern property line of the Bent Tree subdivision, including but not limited to, construction and maintenance of roadway, drainage, grading, such appurtenant facilities as may be necessary, and other public uses, on real property as portion of a tract of land generally described as being located in the R. Cowan Survey Abstract No. 211, City of Celina, Denton County, Texas, Denton CAD property ID #101229, such property generally located north of Carey Road and approximately 870 feet west of Legacy 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 property; ratifying prior documents made for acquisition of the property; authorizing legal counsel to institute eminent domain proceedings on behalf of the city for the acquisition of the property 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. (Brawner)

MOTION: Mayor Pro Tem Cawlfeld moved and Council Member Koehne seconded that the City Council of the City of Celina adopt Resolution No. 2026-014R and authorize the use of the power of eminent domain to acquire right of way of 0.360 acres, on a parcel of property located in the R. Cowan Survey, Abstract No. 211, City of Celina, Denton County, Texas, Denton CAD Property ID #101229, being a part of a called 5 acre tract recorded in Instrument No. 2006-152722, Official Records of Denton County, Texas, generally located north of Carey Road, approximately 870 feet west of Legacy Drive, (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, which includes but not limited to the following municipal functions: roadway installation and maintenance, drainage, grading, such appurtenant facilities as may be necessary, and other public uses, with this motion and the first record vote applying to all units of property to be condemned. The results of the Roll Call Vote on Resolution No. 2026-014R were: For: Mayor Ryan Tubbs, Mayor Pro Tem Cawlfeld, Deputy Mayor Pro Tem Grumbles, Council Member Hopkins, Council Member Wigginton, Council Member Koehne. Against: None. Motion to approve Resolution No. 2026-014R. The motion carried 6-0.

Moved to Item III. F.

IV. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

- A. Recognition of Council Member Wigginton and Council Member Koehne.
- B. Child Abuse Prevention Proclamation. (Tubbs)
- C. The City Floodplain Management Excellence Award 2026. (Oduro)
- D. CEDC Local Business Support Program - Size-Up Launch. (Satarino)

V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Discussion regarding the Screening Ordinance Update. (McAfee)
- B. Discussion regarding the Ironman competition. (Cullison)

VI. OPEN FORUM:

Mayor Tubbs called on those who signed up to speak:

- 1) Keith Smith spoke about turf installation.

VII. CONSENT AGENDA:

MOTION: Deputy Mayor Pro Tem Grumbles motioned to approve the Consent Agenda, seconded by Council Member Wigginton. The motion carried 6-0.

- A. Minutes Approval:
 - 1) City Council - Regular Meeting - March 10, 2026, 5:00 p.m.
- B. Consider and act to authorize and ratify Amendment 5, Parkhill Smith Cooper's Design Services MSA for the Park Administration Indoor Turf Building forensics study in the amount not to exceed \$66,620.00. (Brawner)
- C. 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. 2026-019

- D. Consider and act upon a Resolution authorizing the submission of a grant application to the Motor Vehicle Crime Prevention Authority (MVCPA) Grant Program. (Cullison)

Resolution No. 2026-015R

- E. Consider and act to authorize the purchase of school zone flashers and equipment for Prosper ISD Jim Bridges Middle School and Celina ISD Willard Elementary School from Consolidated Traffic Control, Inc., through a cooperative contract with Houston-Galveston Area Council cooperative purchasing program (HGACBuy), Contract #PE-05-21, for an amount not to exceed \$140,761.00. (Figueroa)
- F. Consider and act to adopt a Resolution accepting and approving the final artwork for the digital mural for the Downtown Center. (Kearney)

Resolution No. 2026-16R

- G. Consider and act to approve an Economic Development Agreement with El Puente de Celina for the annual Cinco de Mayo event. (Monaco)
- H. Consider and act upon to approve an amendment to an event management contract with SBG Hospitality to include Celina Oktoberfest in the amount not to exceed \$225,000.00. (Monaco)
- I. Consider and act to approve a work authorization with B-Weiss Entertainment Group, LLC., for event infrastructure at Splash & Blast in an amount not to exceed \$275,948.57. (Monaco)
- J. Consider and act to authorize the use of contingency funds for a change order to the awarded contract for Celina Parkway (CR 52) Reconstruction, Bid 2026-004, in the amount of \$82,240.00 for the addition of a right turn lane and storm drainage adjustments (Oduro)
- K. Consider and act to award Bid 2026-27 for the construction of Preston Road Median Tree Replacement to Central North Construction, LLC, in the amount of \$477,595.00, plus a ten (10) percent contingency of \$47,759.50 for a total amount not to exceed \$525,354.50. (Oduro)
- L. Consider and act upon an Ordinance altering the prima facie speed limits established for vehicles under the provisions of the Transportation Code, Section 545.356 upon FM 1385, or parts thereof, within the incorporate limits of the City of Celina, beginning at the intersection of Parvin Road (Frontier Parkway); thence continuing along in a northerly direction for a distance of 2.8 miles, approximately to the northern boundary of City limits located on FM 1385 to 45 MPH. (Oduro)

Ordinance No. 2026-020

- M. Consider and act to approve a work authorization amendment for design services from Kimley-Horn and Associates, Inc., for the Pecan Street Improvements in an amount of \$276,500.00 for a total contract amount not to exceed \$822,200.00. (Oduro)
- N. Consider and act to release the drainage easement on Sutton Fields East Phase 2

- identified by Denton County as Instrument 2024-82061. (Oduro)
- O. Consider and act to renew the agreement with EC America, Inc., for construction management software through a cooperative contract with the General Services Administration in an amount not to exceed \$211,615.70. (Oduro)
 - P. Consider and act upon an Ordinance of the City of Celina, Texas, amending Ordinance No. 2020-117 by amending Section 4 of said Ordinance concerning the membership of the Board of Directors of Tax Reinvestment Zone Number Twelve, City of Celina, Texas, to authorize the City Council to serve as the City's appointees to the Board of Directors. (Owens)

Ordinance No. 2026-021

- Q. Consider and act upon an Ordinance of the City of Celina, Texas, amending Ordinance No. 2021-74 by amending Section 4 of said Ordinance concerning the membership of the Board of Directors of Tax Reinvestment Zone Number Thirteen, City of Celina, Texas, to authorize the City Council to serve as the City's appointees to the Board of Directors. (Owens)

Ordinance No. 2026-022

- R. Consider and act upon an Ordinance of the City of Celina, Texas, amending Ordinance No. 2021-112 by amending Section 4 of said Ordinance concerning the membership of the Board of Directors of Tax Reinvestment Zone Number Fourteen, City of Celina, Texas, to authorize the City Council to serve as the City's appointees to the Board of Directors. (Owens)

Ordinance No. 2026-023

- S. Consider and act to approve an Assignment of Obligation to a Development, Incentives, and Facilities Agreement between the City of Celina, the Celina Economic Development Corporation and Trinity Celina, LLC. (Satarino)
- T. Consider and act to authorize the purchase of bleachers for Old Bobcat Stadium within Ousley Park from Southern Bleachers Company through a cooperative contract in the amount not to exceed \$254,500.00. (Walsh)
- U. Consider and act to authorize the purchase of a fuel tank with two (2) pumps from JF Petroleum Group through a cooperative contract with BuyBoard #772-25 for an amount not to exceed \$170,000.00. (White)

VIII. PUBLIC HEARING/ACTION:

- A. 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 7:23 PM.
The applicant for the project spoke regarding future plans.
Mayor Tubbs closed the Public Hearing at 7:27 PM.***

MOTION: Council Member Koehne motioned to deny the agenda item, seconded by Council Member Wigginton. The motion carried 6-0.

- B. 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 Auto, Gas Pumps/Fuel Sales use on approximately two (2) acres; generally located at the northeast corner of Frontier Parkway and Preston Road, within the City limits, for Murphy USA (Celina Gateway). (Mohan)

Mayor Tubbs opened the Public Hearing at 7:31 PM.

No one wished to speak.

Mayor Tubbs closed the Public Hearing at 7:31 PM.

MOTION: Council Member Hopkins motioned to approve Ordinance No. 2026-024, seconded by Mayor Pro Tem Cawlfeld. The motion carried 6-0.

- C. Conduct a Public Hearing to consider and act upon an Ordinance on the voluntary annexation of approximately eight (8) acres; generally located west of FM 455 (future Legacy Drive) and approximately 650 feet north of future O'Brien Drive, within the Extraterritorial Jurisdiction (ETJ), for Yellow Door Storage. (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.

MOTION: Deputy Mayor Pro Tem Grumbles motioned to approve Ordinance No. 2026-025, seconded by Council Member Wigginton. The motion carried 6-0.

- D. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning approximately eight (8) acres to a Planned Development (PD) with Commercial, Office, and Retail District (C) base zoning, and modified development standards; generally located west of FM 455 (future Legacy Drive) and approximately 650 feet north of future O'Brien Drive, for Yellow Door Storage. (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.

MOTION: Council Member Wigginton motioned to approve Ordinance No. 2026-026, seconded by Deputy Mayor Pro Tem Grumbles. The motion carried 6-0.

- E. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by amending an approximate 28 acre portion of Planned Development (PD) No. 122 with modified development standards; generally located at the southwest corner of Louisiana Drive and future J. Fred Smith Parkway, within the City limits, for Uptown Commerce Center. (McAfee)

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

1) Melissa LASTNAME spoke regarding future development.

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

MOTION: Council Member Hopkins motioned to approve Ordinance No. 2026-027, seconded by Council Member Wigginton. The motion carried 6-0.

- F. Conduct a Public Hearing to consider and act upon an Ordinance amending Ordinance No. 2025-02, the City's Master Thoroughfare Plan and Map. (Oduro)

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.

MOTION: Council Member Hopkins motioned to approve Ordinance No. 2026-028, seconded by Council Member Koehne. The motion carried 6-0.

IX. ACTION ITEM:


- A. Consider and act to award Bid 2026-028 for the Glendenning Transmission Line project to S.J. Louis Construction of Texas, LTD., in the amount of \$16,718,733.73, plus a ten (10) percent contingency of \$1,671,873.37 for a total amount not to exceed \$18,390,607.10. (Brawner)

MOTION: Council Member Wigginton motioned to approve the agenda item, seconded by Council Member Koehne. The motion carried 6-0.

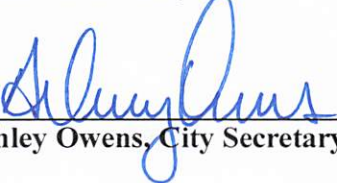
X. ADJOURNMENT:

Mayor Tubbs adjourned the meeting at 7:52 PM.

Approved on the 12th day of May 2026.



 Ryan Tubbs, Mayor



 Ashley Owens, City Secretary

