



Life Connected.

MINUTES
CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, MAY 12, 2026
5:00 PM

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Tubbs called the meeting to order at 5:01 PM.

Members Present:

Mayor Ryan Tubbs
Mayor Pro Tem Eddie Cawlfeld
Deputy Mayor Pro Tem Brandon Grumbles
Council Member Philip Ferguson
Council Member Andy Hopkins
Council Member Shea Scott
Council Member Shane Lambert

Members Absent:

None

II. CANVASS OF ELECTION RESULTS/OATHS OF OFFICE:

- A. Consider and act upon a Resolution of the City Council of the City of Celina, Texas, canvassing the results of the General Election held on May 2, 2026. (Owens)

MOTION: Council Member Hopkins motioned to approve Resolution No. 2026-017R, seconded by Deputy Mayor Pro Tem Grumbles. The motion carried 5-0.

- B. Administration of the Oath of Office and presentation of the Certificate of Election to the newly elected Mayor, and Council Members for Place No. 4 and Place No. 5. (Owens)

III. PROCLAMATIONS/PRESENTATIONS:

- A. Celina High School Girls Soccer Team Proclamation. (Tubbs)
B. Celina Youth Council recognition. (Kearney)

IV. EXECUTIVE SESSION:

Closed to Public as provided in the Texas Government Code.

The City Council convened into Executive Session at 5:12 PM.

Texas Government Code Section 551.071 Consultation with Attorney:

- A. Discussion regarding pre-annexation agreements.

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

- B. Discussion regarding Project 151.
C. Discussion regarding Project Kingsmen 2.0.
D. Discussion regarding Project Highland.
E. Discussion regarding Project Rooster.
F. Discussion regarding Project Cypress.

- G. Discussion regarding Project Pitch.
- H. Discussion regarding The Village at Ownsby Farms.

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

- I. Update on Blue Angus Eminent Domain.
- J. Discussion regarding 54" Glendenning Transmission Line Eminent Domain.
- K. Discussion regarding property located near Louisiana Drive and Beech Street.

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 further reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed herein, as authorized by the Texas Government Code, Chapter 551.

The City Council closed Executive Session and reconvened into Open Session at 6:32 PM.

V. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Tubbs led the Pledge of Allegiance and Cheif Brown let the Invocation.

VI. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Discussion regarding the 2026 Water and Wastewater Rate Study. (Stovall)
- B. Discussion regarding the development of Ousley Park. (Walsh)

VII. OPEN FORUM:

Nick Ogiluie and Jeb Honeyman spoke regarding 308 West Main Property.

Tawnia King spoke regarding traffic complaints and electricity to downtown.

VIII. CONSENT AGENDA:

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

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

- A. Minutes Approval:
 - 1) City Council - Regular Meeting - April 14, 2026, 4:40 p.m.
- B. Consider and act upon purchasing Dell and Panasonic computer hardware from GTS Technology Solutions through a cooperative contract with the State of Texas Department of Information Resources (DIR) for an amount of \$199,274.56, plus a 20% contingency in the amount of \$39,854.91, for a total amount not to exceed \$239,129.47. (Alexander)
- C. Consider and act to authorize the purchase of furniture for the new Parks Administration Building from Furniture Marketing Group (FMG) in the amount of \$403,384.96, plus a 5% contingency in the amount of \$20,169.24, for a total amount not to exceed \$423,554.20. (Brawner)
- D. Consider and act to authorize the City Manager to execute an agreement with Oncor Electric Delivery, LLC, for the burial of electric lines on W. Walnut Street from the NW corner of N. Arizona Drive to the NE corner of N. Colorado Drive for an amount not to exceed \$120,054.12. (Brawner)

MOTION: Mayor Tubbs motioned to approve an amended agreement with Oncor

Electric Delivery, LLC, for the burial of electric lines on W. Walnut Street from the NW corner of N. Arizona Drive to the NE corner of N. Colorado Drive for an amount not to exceed \$133,225.12, seconded by Council Member Hopkins. The motion carried 7-0.

- E. Consider and act upon a request to amend a development agreement with CCD- Coit Land, LLC, regarding the construction of Choate Parkway from Kinship Parkway to Roseland Parkway. (Brawner)
- F. Consider and act to authorize Amendment 6 to Parkhill Smith Cooper's Design Services MSA for the bleacher site work related to the Park Administration Building in the amount not to exceed \$69,840.00. (Brawner)
- G. Consider and act to authorize and ratify a work authorization with WSB Testing MSA for the material testing services for Fire Station #4 in amount not to exceed \$109,913.00. (Brawner)
- H. Review and acceptance of the Quarterly Investment Report for the period ended March 31, 2026. (Bromiley)
- I. Consider and act upon a Resolution appointing Art Maldonado as Judge of the Municipal Court of the City of Celina, Texas, setting the compensation of said Judge, setting the term of office of said Judge, and establishing authority in accordance with State laws and the Home Rule Charter of the City of Celina. (Bromiley)

Resolution No. 2026-018R

- J. Consider and act upon a Resolution to authorize execution of an Amendment to the Interlocal Agreement with the Local Government Investment Cooperative. (Bromiley)

Resolution No. 2026-019R

- K. Consider and act upon an Interlocal Cooperation Agreement for Ad Valorem Tax Collection Services with Collin County Tax Assessor's Office and the City. (Bromiley)
- L. 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. 2026-029

- M. Consider and act to award Bid #2026-031 to A&M Construction for the repair of a twelve-inch water transmission line in the amount of \$92,574.00, plus a 10% contingency in the amount of \$9,257.40, for a total amount not to exceed \$101,831.40. (Figueroa)
- N. Consider and act upon a Resolution authorizing the City Manager to terminate the Interlocal Cooperation Agreement between the Town of Little Elm and the City of Celina for the Coordination of the Ironman Competition Route. (Ranc)

Resolution No. 2026-020R

- O. Consider and act upon a Resolution to authorize the City Manager to execute conveyance documents for the acquisition of the necessary right-of-way and easements for North Preston Lakes Drive drainage project. (Oduro)

Resolution No. 2026-021R

- P. Consider and act upon a Resolution to authorize the City Manager to execute conveyance documents for the acquisition of the necessary right-of-way and easements for East Elm Street from S. Preston Road to S. Texas Drive. (Oduro)

Resolution No. 2026-022R

- Q. Consider and act upon a Resolution to authorize the City Manager to execute conveyance documents for the acquisition of the necessary right-of-way and easements for the right-turn lane improvements on Preston Road at Lynn Stambaugh Parkway. (Oduro)

Resolution No. 2026-023R

- R. Consider and act to approve a work authorization for testing services for the construction of the Glendenning Transmission Line with WSB, LLC, for an amount not to exceed \$122,259.00. (Oduro)
- S. Consider and act to authorize an amendment to a work authorization for professional review services of hydraulic and hydrologic studies by Freese and Nichols, Inc., in an amount not to exceed \$120,000.00. (Oduro)
- T. Consider and act to authorize a change order for \$122,354.34 for the addition of a 24-inch in-line gate valve for the Coit Road water line as part of the Coit Road reconstruction from Vest Lane to Choate Parkway, Bid 2025-029 to McMahon Contracting, LP. (Oduro)
- U. Consider and act to authorize Amendment 2 to add the Guaranteed Maximum Price (GMP) for the construction of the Old Celina Park playground through the Construction Manager At Risk, Dean Construction, in the amount of \$113,170.12. (Oduro)
- V. Consider and act to authorize a cost share agreement with Michael Millen Revocable Trust for the construction and upsize and construction of a twelve-inch (12") waterline running from the east side of Preston Hills Circle to approximately 370' west of Twin Lakes Drive in an amount not to exceed \$79,040.33. (Oduro)
- W. Consider and act to accept the resignation of Shane Lambert from the Economic Development Corporation. (Owens)
- X. Consider and act to accept the resignation of Michael Dawson from the Planning & Zoning Commission. (Owens)
- Y. Consider and act to approve the acceptance of the sub-grant for the Hazard Mitigation Grant Program (HMGP) for the Celina Warning Siren System and authorize the City Manager to sign the terms and conditions of the grant. (White)

IX. 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 Assembly, Other use on an approximately .24 acre portion of an overall four (4) acre tract; generally located approximately 890 feet north of Frontier Parkway and 850 feet east of Preston Road, within the City limits, for Preston Corner Lot 8 – Building 3 Event Center. (Mohan)

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

No one wished to speak.

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

MOTION: Council Member Ferguson motioned to approve Ordinance No. 2026-030,

seconded by Council Member Hopkins. The motion carried 7-0.

X. ACTION ITEM:

- A. Consider and act to approve the FY 2026 Public Art Annual Plan and appoint City Council liaisons to each art selection committee. (Kearney)

MOTION: Mayor Tubbs motioned to appoint Deputy Mayor Pro Tem Grumbles to the Downtown Center Parking Garage and the Parks Administration Building Committees, and appoint Council Member Hopkins to the Fire Station #4 Committee, seconded by Council Member Ferguson. The motion carried 7-0.

- B. Consider and act to approve a work authorization for design services for Westwood Services for Legacy Drive from Punk Carter to Carey Road and the intersection of FM 428 and Legacy Drive for an amount of \$2,561,610.00. (Oduro)

MOTION: Deputy Mayor Pro Tem Grumbles motioned to approve Action Item B, seconded by Council Member Ferguson. The motion carried 7-0.

- C. 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 (Mosaic Public Improvement District Improvement Area #2B Project); approving a Service and Assessment Plan and updated Improvement Area #2 Assessment Roll; and approving and authorizing related agreements. (Bromiley)

MOTION: Council Member Hopkins motioned to approve Ordinance No. 2026-031, seconded by Council Member Ferguson. The motion carried 7-0.

- D. Consider and act to authorize Amendment 2 to the Guaranteed Maximum Price (GMP) for the construction of the fire lane civil work at the Parks Administration Building to Crossland Construction for an amount not to exceed \$1,457,094.00. (Brawner)

MOTION: Council Member Lambert motioned to approve Action Item D, seconded by Council Member Hopkins. The motion carried 7-0.

- E. Consider and act to award Bid #2025-039 to Tangram, LLC, for the Downtown Center furniture in the amount of \$1,593,213.00, plus a 5% contingency in the amount of \$79,660.00, for a total amount not to exceed \$1,672,873.00. (Brawner)

MOTION: Council Member Hopkins motioned to approve Action Item E, seconded by Council Member Lambert. The motion carried 7-0.

- F. Consider and act to approve a work authorization for project management services from Johnson, Mirmirian & Thompson, Inc., for the preparation of five design packages for various downtown streets in an amount not to exceed \$1,737,374.26. (Brawner)

MOTION: Deputy Mayor Pro Tem Grumbles motioned to approve Action Item F, seconded by Council Member Hopkins. The motion carried 7-0.

- G. Discussion and consideration of all matters incident and related to the issuance and sale of "City of Celina, Texas, Tax and Waterworks and Sewer System (Limited Pledge) Revenue Certificates of Obligation, Series 2026", including the adoption of an Ordinance

authorizing the issuance of such certificates of obligation, establishing parameters for the sale of such certificates of obligation and delegating certain matters to an authorized official of the City. (Stovall)

MOTION: Council Member Hopkins motioned to approve Ordinance No. 2026-032, seconded by Council Member Ferguson. The motion carried 7-0.

- H. Consider and act to elect a Mayor Pro Tem and Deputy Mayor Pro Tem. (Owens)

MOTION: Mayor Pro Tem Cawfield motioned to appoint Council Member Hopkins as Mayor Pro Tem and Council Member Ferguson as Deputy Mayor Pro Tem, seconded by Council Member Hopkins. The motion carried 3-4. Motion Failed. Council Member Ferguson, Council Member Scott, Council Member Lambert, and Mayor Tubbs opposed.

MOTION: Deputy Mayor Pro Tem Grumbles motioned to appoint himself as Mayor Pro Tem and Council Member Hopkins as Deputy Mayor Pro Tem, seconded by Mayor Pro Tem Cawfield. The motion carried 7-0.

XI. ADJOURNMENT:

Mayor Tubbs adjourned the meeting at 8:13 PM.

Approved on the 9th day of June 2026.



Ryan Tubbs, Mayor



Ashley Owens, City Secretary

