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MINUTES
CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JUNE 9, 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 Brandon Grumbles
Deputy Mayor Pro Tem Andy Hopkins
Council Member Philip Ferguson
Council Member Eddie Cawlfeld
Council Member Shane Lambert

Members Absent:

Council Member Shea Scott

II. EXECUTIVE SESSION:

The City Council convened into Executive Session at 5:01 PM.

Texas Government Code Section 551.071 Consultation with Attorney:

- A. Discussion regarding Stallcup right-of-way acquisition.
- B. Discussion regarding water utilization at Wilson Creek Park.
- C. Discussion regarding a Development Agreement for LC Services.

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

- D. Discussion regarding Legacy North.
- E. Discussion regarding Project Latera.
- F. Discussion regarding Project Cypress.
- G. Discussion regarding the Village at Ownsby Farms.
- H. Discussion regarding Project Kingsmen 2.0.
- I. Discussion regarding Project 151.

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

- J. Discussion regarding personnel investigation.

Texas Government Code Section 551.089 Deliberation Regarding Security Devices or
Security Audits:

- K. Discussion regarding security procedures during public meetings.

The City Council closed Executive Session and reconvened into Open Session at 6:30 PM.

III. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Tubbs led the Pledge of Allegiance and Invocation.

IV. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

- A. Celina High School Powerlifter Rachel Kissinger Proclamation. (Tubbs)
- B. Presentation of the 2025 Tree City USA & Growth Award. (Kleineck)
- C. Presentation of Main Street America Program Accreditation. (Kearney)

V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Discussion regarding the Lighting Ordinance – Text Amendment. (Kleineck)
- B. Discussion regarding Fire Department Staffing and Operations. (White)
- C. Discussion regarding Downtown Square Design. (Brawner)

VI. OPEN FORUM:

No one wished to speak during Open Forum.

VII. CONSENT AGENDA:

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

- A. Minutes Approval:
 - 1) City Council- Regular Meeting- May 12, 2026, 5:00 p.m.
- B. 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. 2026-033

- C. Consider and act upon ratifying Community Development Corporation Resolution No. 2026-001R. (Stovall)

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by amending an approximate 25 acre portion of Planned Development (PD) No. 80 with modified development standards; generally located at the northeast corner of Dallas Parkway and Frontier Parkway, within the City limits, for Mac Haik Celina. (McAfee)

Mayor Tubbs opened the Public Hearing at 7:32PM.

Applicant spoke regarding the project.

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

MOTION: Deputy Mayor Pro Tem Hopkins motioned to approve Ordinance No. 2026-034 without tree mitigation, seconded by Council Member Lambert. The motion carried 6-0.

- B. Conduct a Public Hearing to consider and act upon an Ordinance amending the City's Code of Ordinances by amending Chapter 14: Zoning, Article 14.04: Site Development Standards, Part Three: Screening Walls and Fences, and related sections of the Zoning Ordinance, for a text amendment. (McAfee)

Mayor Tubbs opened the Public Hearing at 7:40 PM.

No one wished to speak.

Mayor Tubbs closed the Public Hearing at 7:40 PM.

MOTION: Deputy Mayor Pro Tem Hopkins motioned to approve Ordinance No. 2026-035, seconded by Mayor Pro Tem Grumbles. The motion carried 6-0.

IX. ACTION ITEM:

- A. Consider and act upon a Resolution of the City of Celina, Texas, determining the costs of certain authorized improvements to be financed within the Cambridge Crossing Public Improvement District; approving a preliminary service plan and assessment plan, including proposed Assessment Rolls for Phase #5-7; directing the filing of the proposed Assessment Rolls with the City Secretary to make available for public inspection; calling a Public Hearing for July 14, 2026, to consider an Ordinance levying assessments on property located within the Cambridge Crossing Public Improvement District; directing City staff to publish and mail notice of such public hearing; and resolving other matters incident and related thereto. (Bromiley)

MOTION: Mayor Pro Tem Grumbles motioned to approve Resolution No. 2026-024R, seconded by Deputy Mayor Pro Tem Hopkins. The motion carried 6-0.

- 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 North Sky Public Improvement District; approving a preliminary service plan and assessment plan, including a proposed Improvement Area #2 Assessment Roll; directing the filing of the proposed Assessment Roll with the City Secretary to make available for public inspection; calling a Public Hearing for July 14, 2026, to consider an Ordinance levying assessments on property located within the North Sky Public Improvement District; directing City staff to publish and mail notice of such Public Hearing; and resolving other matters incident and related thereto. (Bromiley)

MOTION: Deputy Mayor Pro Tem Hopkins motioned to approve Resolution No. 2026-025R, seconded by Council Member Cawlfeld. The motion carried 6-0.

- C. Consider and act upon a Resolution of the City of Celina, Texas, approving and authorizing the Mayor to execute an "Agreement for the Construction and Funding of Authorized Improvements and Reimbursement of Advances" between the City of Celina, Texas, and CCD - North Sky, LLC, and resolving matters incident thereto. (Bromiley)

MOTION: Council Member Lambert motioned to approve Resolution No. 2026-026R, seconded by Deputy Mayor Pro Tem Hopkins. The motion carried 6-0

- D. Consider and act upon a Resolution of the City of Celina, Texas, approving and authorizing the Mayor to execute an "Agreement for the Construction and Funding of Authorized Improvements and Reimbursement of Advances" between the City of

Celina, Texas, and CCD - Ten Mile Creek, LLC, and resolving matters incident thereto. (Bromiley)

MOTION: Council Member Ferguson motioned to approve Resolution No. 2026-027R, seconded by Council Member Cawlfeld. The motion carried 6-0.

- E. Consider and act upon a Resolution of the City of Celina, Texas, approving and authorizing the Mayor to execute an "Agreement for the Construction and Funding of Authorized Improvements and Reimbursement of Advances" between the City of Celina, Texas, and CCD - North Sky Ariana, LLC, and resolving matters incident thereto. (Bromiley)

MOTION: Council Member Cawlfeld motioned to approve Resolution No. 2026-028R, seconded by Council Member Ferguson. The motion carried 6-0.

- F. Consider and act upon a Resolution adopting the Median Landscape Pattern Book. (Median Landscape Pattern Book) (McAfee)

MOTION: Deputy Mayor Pro Tem Hopkins motioned to approve Resolution No. 2026-029R, seconded by Council Member Lambert. The motion carried 6-0.

- G. Consider and act on a Resolution accepting the results of the 2026 Water and Wastewater Rate Study. (Stovall)

MOTION: Deputy Mayor Pro Tem Hopkins motioned to approve Resolution No. 2026-030R, seconded by Council Member Ferguson. The motion carried 6-0.

- H. Consider and act to approve an Economic Development and Performance Agreement with ATRH, LLC. (Satarino)

MOTION: Deputy Mayor Pro Tem Hopkins motioned to approve an Economic Development and Performance Agreement with ATRH, LLC, seconded by Council Member Ferguson. The motion carried 6-0.

- X. **ADJOURNMENT:**
Mayor Tubbs adjourned the meeting at 8:19PM.

Approved on the 14th day of July 2026


Ryan Tubbs, Mayor


Ashley Owens, City Secretary

