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MINUTES  
CITY COUNCIL REGULAR MEETING  
CELINA COUNCIL CHAMBERS  
112 N. COLORADO ST.  
TUESDAY, JULY 14, 2026  
5:00 PM

I. **CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:**

*Mayor Tubbs called the meeting to order at 5:20 PM.*

**Members Present:**

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

**Members Absent:**

None

II. **EXECUTIVE SESSION:**

*The City Council convened into Executive Session at 5:20 PM.*

Texas Government Code Section 551.071 Consultation with Attorney:

- A. Discussion regarding the acquisition of water rights.
- B. Discussion regarding the Celina Entertainment District.

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

- C. Discussion regarding Project Cypress.
- D. Discussion regarding Project Latera.
- E. Discussion regarding Project Kingsmen 2.0.
- F. Discussion regarding Project Wildcat.
- G. Discussion regarding Project Morris.
- H. Discussion regarding Celina Summit.

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

- I. Discussion regarding Project Creekside.

*The City Council closed Executive Session and reconvened into Open Session at 6:57 PM.*

- J. Consider and act to approve an Economic Development and Performance Agreement with Nack Development, LLC.

*MOTION: Deputy Mayor Pro Tem Hopkins motioned to approve an Economic*

*Development and Performance Agreement with Nack Development, LLC., seconded by Council Member Ferguson. The motion carried 5-2. Council Member Scott and Council Member Lambert opposed.*

- K. Consider and act to approve an Economic Development and Performance Agreement with Wal-Mart Real Estate Business Trust.

*MOTION: Mayor Pro Tem Grumbles motioned to approve an Economic Development and Performance Agreement with Wal-Mart Real Estate Business Trust, seconded by Deputy Mayor Pro Tem Hopkins. The motion carried 7-0.*

III. **PLEDGE OF ALLEGIANCE/INVOCATION:**

*Mayor Tubbs led the Pledge of Allegiance and Pastor Kyle Invocation.*

IV. **WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:**

- A. Discussion regarding Xeriscape Design Standards. (McAfee)
- B. Discussion regarding Neighborhood Integrity Program. (Kearney)
- C. Discussion regarding FY 2027 - FY 2029 Strategic Plan. (Kearney)

V. **OPEN FORUM:**

- 1) *Keith Smith spoke in regards to Downtown compliance.*

VI. **CONSENT AGENDA:**

*MOTION: Mayor Pro Tem Grumbles motioned to approve the Consent Agenda, seconded by Deputy Mayor Pro Tem Hopkins. The motion carried 7-0.*

- A. Minutes Approval:
  - 1) City Council- Regular Meeting- June 9, 2026, 5:00 p.m.
  - 2) City Council- Retreat- June 20, 2026, 8:00 a.m.
- B. Consider and act to authorize the City Manager to execute a Network Offload Agreement with Nova Labs, Inc. (d/b/a Helium). (Alexander)
- C. Consider and act to approve a work authorization for material testing services for the 2026 Annual Street Maintenance project with WSB, for an amount not to exceed \$113,968.00. (Figueroa)
- D. Consider and act upon a Resolution of the City of Celina, Texas, approving and authorizing the City Manager to execute a "Roadway Exchange Agreement" between the City of Celina, Texas, and The Parks at Wilson Creek, L.P., for the exchange of land totaling 2.096 acres for right-of-way associated with Sunset Boulevard. (Janney)

***Resolution No. 2026-031R***

- E. Consider and act to authorize a construction change order for \$159,451.95, for the addition of the fourth leg of the Coit-Owensby roundabout as part of the Coit Road reconstruction from Vest Lane to Choate Parkway, Bid 2025-029 to McMahon Contracting, LP. (Janney)
- F. Consider and act to approve a work authorization with Geotex Engineering, LLC, for the 3.0 MGD Downtown Water Reclamation Facility Improvements project testing

- services in an amount not to exceed \$177,796.00. (Janney)
- G. Consider and act to approve a work authorization for design services from Garver, LLC, for the design of E. Elm Street (from S. Preston Road to S. Texas Drive), S. Texas Drive (from E. Elm Street to E. Ash Street) and E. Oak Street (from S. Texas Drive to E. Arkansas Street) in an amount not to exceed \$939,022.00. (Janney)
- H. Consider and act upon a Service Agreement for C-3 annexed property between the City of Celina and the owner of approximately five (5) acres within the Extraterritorial Jurisdiction (ETJ); generally located east of Coit Road and south of CR 101, within the Extraterritorial Jurisdiction (ETJ), for Ramble Infrastructure. (Mohan)
- I. Consider and act to accept the resignation of Lorrie Cipriano-Wallace from the Keep Celina Beautiful Board. (Owens)
- J. Consider and act to approve an Amended Ultimate Boundary Line Agreement between the City of Aubrey, Texas and the City of Celina, Texas. (Ranc)
- K. Consider and act upon a Resolution of the City Council of the City of Celina, Texas, approving Tax Increment Reinvestment Zone Number Eleven project expenditures; providing a severability clause; and providing an effective date. (Stovall)

***Resolution No. 2026-032R***

**VII. 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 a Child Care Center, Primary use on approximately two (2) acres; generally located 580 feet west of Legacy Drive and approximately 1,000 feet north of Frontier Parkway, within the City limits, for Lightbridge Academy Daycare. (Mohan)

***Mayor Tubbs opened the Public Hearing at 8:27 PM.***

***No one wished to speak.***

***Mayor Tubbs closed the Public Hearing at 8:27 PM.***

***MOTION: Council Member Ferguson motioned to approve Ordinance No. 2026-036, seconded by Deputy Mayor Pro Tem Hopkins. The motion carried 7-0.***

- B. Conduct a Public Hearing to consider and act upon an Ordinance on the voluntary annexation of approximately five (5) acres; generally located east of Coit Road and south of CR 101, within the Extraterritorial Jurisdiction (ETJ), for Ramble Infrastructure. (Mohan)

***Mayor Tubbs opened the Public Hearing at 8:29 PM.***

***No one wished to speak.***

***Mayor Tubbs closed the Public Hearing at 8:29 PM.***

***MOTION: Mayor Pro Tem Grumbles motioned to approve Ordinance No. 2026-037, seconded by Council Member Lambert. The motion carried 7-0.***

- C. Conduct a Public Hearing to consider and act upon an Ordinance abandoning County Road 92 from Coit Road to approximately 2,500 feet east to Deer Park Way, as more

particularly described and depicted in Exhibit "A", authorizing the City Manager to execute deeds and other necessary documents; and providing an effective date. (Janney)

***Mayor Tubbs opened the Public Hearing at 8:31 PM.***

***No one wished to speak.***

***Mayor Tubbs closed the Public Hearing at 8:31 PM.***

***MOTION: Council Member Ferguson motioned to approve Ordinance No. 2026-038, seconded by Council Member Lambert. The motion carried 7-0.***

- D. Conduct a Public Hearing to consider testimony and act upon an Ordinance accepting and approving a Service and Assessment Plan and Assessment Rolls for Phase #5-7 of the Cambridge Crossing Public Improvement District; making a finding of special benefit to the property within Phase #5-7 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 8:35 PM.***

***No one wished to speak.***

***Mayor Tubbs closed the Public Hearing at 8:35 PM.***

***MOTION: Deputy Mayor Pro Tem Hopkins motioned to approve Ordinance No. 2026-039, seconded by Council Member Scott. 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 for the North Sky Public Improvement District; making a finding of special benefit to the property in 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 8:38 PM.***

***No one wished to speak.***

***Mayor Tubbs closed the Public Hearing at 8:38 PM.***

***MOTION: Deputy Mayor Pro Tem Hopkins motioned to approve Ordinance No. 2026-040, seconded by Council Member Cawlfild. The motion carried 7-0.***

**VIII. 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 (North Sky Public Improvement District Improvement Area #2 Project); and approving and authorizing related agreements. (Bromiley)

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***MOTION: Deputy Mayor Pro Tem Hopkins motioned to approve Ordinance No. 2026-041, seconded by Council Member Ferguson. The motion carried 7-0.***

- B. Consider and act upon a Resolution of the City of Celina, Texas, determining the costs of certain authorized improvements to be financed within Improvement Area #1 of the Celina 241 Public Improvement District; approving a preliminary service plan and assessment plan, including a proposed Improvement Area #1 Assessment Roll; directing the filing of the proposed Improvement Area #1 Assessment Roll with the City Secretary to make available for public inspection; calling a Public Hearing for August 11, 2026, to consider an Ordinance levying assessments on property located within the Celina 241 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: Council Member Cawfield motioned to approve Resolution No. 2026-033R, seconded by Council Member Ferguson. The motion carried 7-0.***

- C. Consider and act upon a Resolution of the City of Celina, Texas, determining the costs of certain authorized improvements to be financed within Improvement Area #1 of the Creekbend Public Improvement District; approving a preliminary service plan and assessment plan, including a proposed Improvement Area #1 Assessment Roll; directing the filing of the proposed Improvement Area #1 Assessment Roll with the City Secretary to make available for public inspection; calling a Public Hearing for August 11, 2026, to consider an Ordinance levying assessments on property located within the Creekbend 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. 2026-034R, seconded by Council Member Lambert. The motion carried 7-0.***

- D. Consider and act upon a Resolution of the City of Celina, Texas, determining the costs of certain authorized improvements to be financed within the Ariana Public Improvement District; approving a preliminary service plan and assessment plan, including the proposed Assessment Rolls for Improvement Area #1, Improvement Area #2 and Improvement Area #3; directing the filing of the proposed Assessment Rolls with the City Secretary to make available for public inspection; calling a Public Hearing for August 11, 2026, to consider an Ordinance levying assessments on property located within the Ariana 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 Tubbs motioned to Table Action Item D until the August 11, 2026, City Council meeting at 5:00 PM, seconded by Deputy Mayor Pro Tem Hopkins. The motion carried 7-0.***

- E. Consider and act to award Bid 2026-038 for the 2026 Annual Street Maintenance (ASM) project to Apple Pavement Services, at the unit prices listed in the amount of \$7,022,846.50 plus a fifteen percent (15%) contingency in the amount of

\$1,053,426.96 for a total amount not to exceed \$8,076,273.48. (Figueroa)

***MOTION: Mayor Pro Tem Grumbles motioned to approve Item E, seconded by Deputy Mayor Pro Tem Hopkins. The motion carried 7-0.***

- F. Consider and act to award CSP 2026-037 for the 3.0 MGD Downtown Water Reclamation Facility (WRF) Improvements project to Drake General Contractors, LLC, at the unit prices listed in the amount of \$66,997,000.00 plus five percent (5%) contingency in the amount of \$3,349,850.00 for a total not to exceed \$70,346,850.00. (Janney)

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

- G. Consider and act upon a Resolution amending the Articles of Incorporation of the Celina Community Development Corporation (CDC) to change the requirement that a board member live in Collin County, to a requirement to live in the City and to update provisions related to services provided by the City to the CDC and related matter. (Stovall)

***MOTION: Council Member Scott motioned to approve Resolution No. 2026-035R, seconded by Mayor Pro Tem Grumbles. The motion carried 7-0.***

- H. Consider and act upon a Resolution amending the Bylaws of the Celina Community Development Corporation to specify requirements for eligibility to serve and related matters. (Stovall)

***MOTION: Deputy Mayor Pro Tem Hopkins motioned to approve Resolution No. 2026-036R, seconded by Council Member Scott. The motion carried 7-0.***

- I. Consider and act upon a Resolution removing the Parks & Recreation Board/Community Development Corporation Board members from the Community Development Corporation and retaining the members in their current terms on the Parks & Recreation Board. (Stovall)

***MOTION: Deputy Mayor Pro Tem Hopkins motioned to approve Resolution No. 2026-037R, seconded by Council Member Lambert. The motion carried 7-0.***

- J. Consider and act upon a Resolution appointing members to the Community Development Corporation (CDC) Board of Directors. (Stovall)

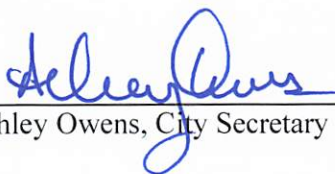
***MOTION: Deputy Mayor Pro Tem Hopkins motioned to approve Resolution No. 2026-038R, seconded by Council Member Lambert. The motion carried 6-1. Council Member Ferguson opposed.***

**IX. ADJOURNMENT:**

***Mayor Tubbs adjourned the meeting at 9:04 PM.***

Approved on the 11<sup>th</sup> of August 2026.

  
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Ryan Tubbs, Mayor

  
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Ashley Owens, City Secretary

