



Life Connected.

**CITY COUNCIL REGULAR MEETING  
CELINA COUNCIL CHAMBERS  
112 N. COLORADO ST.  
TUESDAY, DECEMBER 9, 2025  
5:00 PM  
MINUTES**

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

*Mayor Tubbs called the meeting to order at 5:02 PM.*

**Members Present:**

**Members Absent:**

Mayor Ryan Tubbs

None

Mayor Pro Tem Eddie Cawlfild

Deputy Mayor Pro Tem Brandon Grumbles

Council Member Philip Ferguson

Council Member Andy Hopkins

Council Member Wendie Wigginton

Council Member Mindy Koehne

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

Mayor Tubbs led the Pledge of Allegiance and Invocation.

**III. EXECUTIVE SESSION:**

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

*The City Council convened into Executive Session at 5:04 PM.*

Texas Government Code Section 551.071 Consultation with Attorney:

- A. Discussion regarding a Development Agreement for Legacy North Rezoning and Infrastructure.
- B. Discussion regarding SB 840.
- 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 an amendment to an economic development agreement for a business generally located at 322 W Walnut St.
- E. Discussion regarding an amendment to an economic development agreement for a business generally located at 300 N Oklahoma Dr.

- F. Discussion regarding Project Kingsmen.
- G. Discussion regarding a development generally located at 201 W. Walnut St.

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

- H. Discussion regarding 206 S Arkansas.
- I. Discussion regarding Project Rooster.

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

- J. Discussion regarding city manager annual evaluation.

***The City Council adjourned Executive Session and reconvened into Open Session at 6:26 PM.***

***Moved to Item V. A***

**IV. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE: (to begin at 6:30 PM)**

- A. Recognition of David and Vicki Hogue, TFEA Volunteers of the Year. (Shamsy)
- B. Recognition of Awards for Marketing & Communication Department Awards. (Monaco)
- C. Presentation of the American Planning Association - Texas Chapter, Planning Implementation Award (Gold) to the City of Celina. (Kleineck)
- D. Economic Development Corporation Updates. (Satarino)
- E. Discussion regarding the Celina Area Heritage Association Museum. (Satarino)
- F. Update from Oncor Electric Delivery Company. (Strickland)

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

- A. Discussion regarding the Downtown street reconstruction. (Brawner)

***Moved to Item IV.***

- B. Discussion regarding the City of Celina Proclamations Policy. (Monaco)
- C. Discussion regarding Development Appeals Process. (McAfee)
- D. Discussion regarding the 2024 ICC and 2023 National Electric Code adoption. (McAfee)

**VI. OPEN FORUM:**

***Mayor Tubbs called on those who signed up to speak:***

- 1) Bart Johnson spoke regarding Christmas on the Square.***
- 2) Valencia Warren spoke regarding Oncor on behalf of Beverly Hays.***

**VII. CONSENT AGENDA:**

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

***Upon a motion by Mayor Tubbs, and a second by Council Member Hopkins, the Council voted seven (7) for and none (0) opposed to approve the Consent Agenda, except Item D. The motion carried 7-0.***

- A. Minutes Approval:
  - 1) City Council- Regular Meeting- November 11, 2025, 5:00 p.m.
- B. Consider and act upon purchasing computer hardware from GTS Technology Solutions through a cooperative contract with the State of Texas Department of Information Resources (DIR) for an amount not to exceed \$295,373.45. (Alexander)
- C. Review and acceptance of the Quarterly Investment Report for the period ended June 30, 2025. (Bromiley)
- D. Consider and act upon a Resolution approving an Investment Policy for the City of Celina for 2025 - 2026. (Bromiley)

***Upon a motion by Mayor Tubbs, and a second by Council Member Wigginton, the Council voted seven (7) for and none (0) opposed to approve Resolution No. 2025-85R. The motion carried 7-0.***

- E. Consider and act upon an Ordinance amending Ordinance No. 2025-94 which adopted and approved the Celina Economic Development Corporation 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. 2025-129***

- F. 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. 2025-130***

- G. Consider and act to authorize the purchase of Flock Cameras through Flock Group, Inc., for an amount not to exceed \$140,000.00, with \$112,000.00 to be reimbursed by MVCPA Grant. (Cullison)
- H. Consider and act to approve an annual amendment to Contract #06668-09 with Collin County for Animal Shelter Services for an amount not to exceed \$171,049.00. (Figueroa)
- I. Consider and act to approve a work authorization for design services from Kimley-Horn and Associates Inc., for Annual Drainage Maintenance in an amount not to exceed \$150,000.00. (Figueroa)
- J. Consider and act to accept the 2025 annual report regarding the City of Celina Annual Stormwater Management Plan actions. (Figueroa)
- K. Consider and act upon an Ordinance amending the City's Code of Ordinances Chapter 12: "Traffic and Vehicles," Article 12.04 "Parking," Section 12.04.012 "Parking Restrictions on Specific Streets." (Figueroa)

***Ordinance No. 2025-131***

- L. Consider and act on an amendment to the design services work authorization for Coit Road from Frontier Parkway to one thousand four hundred linear feet (1,400 LF) north of Frontier Parkway to include the design of landscape, irrigation, and streetlights with Cobb Fendley and Associates for an amount not to exceed \$66,500.00. (Glasgow)
- M. Consider and act upon a Resolution approving certain Tax Increment Reinvestment Zone Number Five project expenditures in the amount of \$32,348,969.97; providing a severability clause; and providing an effective date. (Kearney)

***Resolution No. 2025-86R***

- N. Consider and act upon a Resolution of the City of Celina, Texas urging and requesting Oncor Electric Delivery Company, LLC, to improve and upgrade critical electricity delivery infrastructure in and around Downtown Celina to reduce future power outages and requesting assistance from State leaders to support the City's efforts with Oncor. (Kearney)

***Resolution No. 2025-87R***

- O. Consider and act upon a Service Agreement for C-3 annexed property between the City of Celina and the owner of approximately two (2) acres within the Extraterritorial Jurisdiction (ETJ); generally located approximately 940 feet east of CR 97 (future Coit Road) and south of future GA Moore Parkway, within the Extraterritorial Jurisdiction (ETJ), for Rainwater Crossing (Property ID 2921687). (Mohan)
- P. Consider and act to approve a Resolution adopting an updated logo and branding guidelines for the City of Celina. (Monaco)

***Resolution No. 2025-88R***

- Q. Consider approval of a 2026 City Council calendar. (Ranc)
- R. Consider and act upon a Resolution approving the use of TIRZ No. 11 to purchase real property within the TIRZ No. 11 boundary, known as "Project Rooster", and authorizing the City Manager to execute a real estate purchase contract and all documents necessary to complete the closing and purchase of the property. (Stovall)

***Resolution No. 2025-89R***

- S. Consider and act upon a facility use agreement between the City of Celina and American Red Cross. (White)
- T. Consider and act upon a Memorandum of Understanding between the City of Celina and Grace Bridge for disaster services. (White)

- U. Consider and act upon a Resolution adopting the 2025 City of Celina Comprehensive Emergency Management Plan. (White)

***Resolution No. 2025-90R***

- V. Consider and act upon an Ordinance approving the Emergency Management Ordinance revision. (White)

***Ordinance No. 2025-132***

**VIII. PUBLIC HEARING/ACTION:**

- A. Conduct a Public Hearing to consider and act upon an Ordinance on the voluntary annexation of approximately 54 acres; generally located along CR 132 (future Custer Road) and approximately 760 feet north of future Stallcup Boulevard, within the Extraterritorial Jurisdiction (ETJ), for Serenade East. (McAfee)

***Mayor Tubbs opened the Public Hearing at 8:36 PM.***

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

***Mayor Tubbs closed the Public Hearing at 8:44 PM.***

***Upon a motion by Mayor Pro Tem Cawlfeld, and a second by Council Member Hopkins, the Council voted six (6) for and one (1) opposed to approve Ordinance No. 2025-133. The motion carried 6-1. Council Member Ferguson opposed.***

- B. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning approximately 54 acres to a Planned Development (PD) with a base zoning of Single-Family Residential, Detached District (SF-R) zoning, and modified development standards; generally located along CR 132 (future Custer Road) and approximately 760 feet north of future Stallcup Boulevard, for Serenade East. (McAfee)

***Mayor Tubbs opened the Public Hearing at 8:45 PM.***

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

***Mayor Tubbs closed the Public Hearing at 8:45 PM.***

***Upon a motion by Council Member Hopkins, and a second by Mayor Pro Tem Cawlfeld, the Council voted six (6) for and one (1) opposed to approve Ordinance No. 2025-134. The motion carried 6-1. Council Member Ferguson opposed.***

- C. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by rezoning approximately 13 acres of Planned Development (PD) No. 84 with Dallas North Tollway Overlay District (DNTO) base zoning, and modified development standards; generally located at the northeast corner of Dallas North Tollway and Punk Carter Parkway, within City limits, for City Limits Honda. (McAfee)

*The applicant requested that this item be tabled.*

*Upon a motion by Mayor Tubbs, and a second by Council Member Wigginton, the Council voted seven (7) for and none (0) opposed to table Public Hearing Item C to the January 13, 2026, City Council meeting. The motion carried 7-0.*

- D. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning approximately two (2) acres to Commercial, Office, & Retail District (C) zoning; generally located along Oklahoma Drive and approximately 1,000 feet south of Ash Street, within City limits, for 710 S Oklahoma Drive. (Mohan)

*Mayor Tubbs opened the Public Hearing at 8:49 PM.*

*No one wished to speak.*

*Mayor Tubbs closed the Public Hearing at 8:49 PM.*

*Upon a motion by Mayor Tubbs, and a second by Council Member Hopkins, the Council voted seven (7) for and none (0) opposed to approve Ordinance No. 2025-135. The motion carried 7-0.*

- E. Conduct a Public Hearing to consider and act upon an Ordinance on the voluntary annexation of approximately two (2) acres; generally located approximately 940 feet east of CR 97 (future Coit Road) and south of future GA Moore Parkway, within the Extraterritorial Jurisdiction (ETJ), for Rainwater Crossing (Property ID 2921687). (Mohan)

*Mayor Tubbs opened the Public Hearing at 8:50 PM.*

*No one wished to speak.*

*Mayor Tubbs closed the Public Hearing at 8:50 PM.*

*Upon a motion by Council Member Wigginton, and a second by Council Member Hopkins, the Council voted seven (7) for and none (0) opposed to approve Ordinance No. 2025-136. The motion carried 7-0.*

- F. Conduct a Public Hearing to consider and act upon an Ordinance on the voluntary annexation of an approximately six (6) acre tract of land legally described as PRESTON 450 ADDITION (GCN), LOT 43, Collin, County, Texas, as further identified in the Collin Central Appraisal District as Property ID #1498150, within the Extraterritorial Jurisdiction (ETJ). (Mohan)

*Mayor Tubbs opened the Public Hearing at 8:52 PM.*

*No one wished to speak.*

*Mayor Tubbs closed the Public Hearing at 8:52 PM.*

*Upon a motion by Council Member Hopkins, and a second by Mayor Pro Tem Cawlfild, the Council voted seven (7) for and none (0) opposed to approve Ordinance No. 2025-137. The motion carried 7-0.*

- G. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning an approximately six (6) acre tract of land legally described as PRESTON 450 ADDITION (GCN), LOT 43, Collin, County, Texas, as further identified in the Collin Central Appraisal District as Property ID #1498150 to Agricultural District (AG). (Mohan)

*Mayor Tubbs opened the Public Hearing at 8:53 PM.*

*No one wished to speak.*

*Mayor Tubbs closed the Public Hearing at 8:53 PM.*

*Upon a motion by Council Member Wigginton, and a second by Council Member Koehne, the Council voted seven (7) for and none (0) opposed to approve Ordinance No. 2025-138. The motion carried 7-0.*

**IX. ACTION ITEM:**

- A. Consider and act to authorize the Mayor to notify Upper Trinity Regional Water District (UTRWD) that Celina approves the guaranteed maximum price for UTRWD's Construction Manager at Risk contract for the expansion of the Doe Branch Water Reclamation Facility (DBWRF), which approval results in Celina's share of the cost being \$12,000,000 more than originally estimated in the Third Amendment to Participating Member Contract between Celina and UTRWD, effective April 9, 2024, being an agreement for the expansion of the DBWRF and construction of the wastewater pipeline extension from DBWRF to Fishtrap Road. (Brawner)

*Upon a motion by Council Member Hopkins, and a second by Council Member Wigginton, the Council voted seven (7) for and none (0) opposed to approve the agenda item. The motion carried 7-0.*


- B. Consider and act to award Bid 2026-004 for the reconstruction of Celina Parkway (CR 52) from Glendenning Parkway (FM 428) to the Outer Loop, to Grod Construction, LLC, in the amount of \$1,725,906.10 plus a ten percent (10%) contingency in the amount of \$172,590.61 for a total amount not to exceed \$1,898,496.71. (Glasgow)

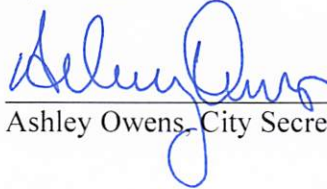
*Upon a motion by Mayor Tubbs, and a second by Council Member Wigginton, the Council voted seven (7) for and none (0) opposed to approve the agenda item. The motion carried 7-0.*

**X. ADJOURNMENT:**

*Mayor Tubbs adjourned the meeting at 9:07 PM.*

Approved on the 13<sup>th</sup> day of January 2026.

  
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Ryan Tubbs, Mayor

  
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Ashley Owens, City Secretary

