



Life Connected.

MINUTES
CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, FEBRUARY 10, 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 Eddie Cawfield
- Deputy Mayor Pro Tem Brandon Grumbles
- Council Member Philip Ferguson
- Council Member Andy Hopkins
- Council Member Wendie Wigginton
- Council Member Mindy Koehne

Members Absent:

None

II. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Tubbs led the Pledge of Allegiance and Father Drew Crowson 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 5:01 PM.

Texas Government Code Section 551.071 Consultation with Attorney and Section 551.0761 Critical Infrastructure Facility:

- A. Discussion regarding cybersecurity.

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

- B. Discussion regarding Project Kingsmen.
- C. Discussion regarding Project Southland.
- D. Discussion regarding a Development Agreement for 95 Land Partners, LLC.

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

- E. Pecan Street Right-of-Way Acquisition Update.

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 5:57 PM.

- F. Consider and take action regarding cybersecurity.

MOTION: Mayor Pro Tem Cawlfeld motioned to ratify a renewal contract with Solid Border, Inc., for cybersecurity services, for an amount not to exceed \$256,865.49, seconded by Council Member Hopkins. The motion carried 7-0.

Moved to Item V. A.

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

- A. Recognizing Theatre in Our Schools Month Proclamation. (Tubbs)

Mayor Tubbs recessed the meeting at 6:25 PM.

Mayor Tubbs reconvened the meeting at 6:30 PM.

- B. Celina High School Band Proclamation. (Tubbs)

Moved to IV. A

- C. Presentation regarding 132 N Louisiana Drive purchase. (Satarino)

Moved to IV. B

V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Discussion regarding Preston Road Median Tree Replacement from Frontier Parkway to North Legacy Drive. (Glasgow)

Mayor Tubbs recessed the meeting at 6:06 PM.

Mayor Tubbs reconvened the meeting at 6:09 PM.

Moved to IV. C

VI. OPEN FORUM:

Mayor Tubbs called on those who signed up to speak:

- 1) Christopher Brookshire spoke regarding Oncor tree trimming.***

VII. CONSENT AGENDA:

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

- A. Minutes Approval:

1) City Council - Regular Meeting - January 13, 2026, 5:00 p.m.

- B. Consider and act to approve fiber optic facilities relocation along Coit road with Capco Telecom, through a cooperative contract with Frisco ISD through the Collin County Governmental Purchasing Forum at the unit prices listed, for an amount not to exceed \$167,073.32. (Alexander)

- 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. 2026-006

- D. Consider and act upon a Resolution to apply for Crisis Negotiation Equipment and Vehicle with Project Safe Neighborhoods Grant Program. (Cullison)

Resolution No. 2026-003R

- E. Consider and act upon a Resolution authorizing the Police Department to apply for a grant for Leica Scanning equipment. (Cullison)

Resolution No. 2026-004R

- F. Consider and act to award RFP 2025-026 for disaster debris clearance and removal services to multiple vendors. (Figueroa)
- G. Consider and act to approve an Amended and Restated Employment Agreement with Robert Ranc for the position of City Manager. (Gartner)
- H. Consider and act to award CSP 2026-014 for the construction of the Bluewood Homeowners Association (HOA) openspace landscaping adjacent to Ownsby Parkway (from their western property line to County Road 83) to SRH Landscapes, LLC., in the amount of \$184,853.75 plus a ten (10) percent contingency of \$18,485.38 for a total amount not to exceed \$203,339.13. (Glasgow)
- I. Consider and act on the Assignment of Easement to Mustang Special Utility District from City of Celina. (Glasgow)
- J. Consider and act upon a Resolution to accept the resignation of Janie Grumbles from the Keep Celina Beautiful Board and appoint Vicki Kaiser to fill the unexpired term. (Owens)

Resolution No. 2026-005R

- A. Consider and act to accept the resignation of Amy Ludwyck from the Special Events Advisory Committee. (Owens) Consider and act upon a Resolution appointing members to fill vacancies on the Library Board and the Special Events Advisory Committee. (Owens)

Resolution No. 2026-006R

VIII. 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 Outdoor Kennel use on approximately two (2) acres; generally located east of Oklahoma Drive and approximately 1,000 feet south of Ash Street, within the City limits, for Hometown Paws Dog Daycare. (Mohan)

Mayor Tubbs opened the Public Hearing at 6:36 PM.

No one wished to speak.

Mayor Tubbs closed the Public Hearing at 6:36 PM.

MOTION: Council Member Hopkins motioned to approve Ordinance No. 2026-007, seconded by Council Member Ferguson. The motion carried 7-0.

- B. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by amending Planned Development (PD) No. 155 with Single-Family Residential, Detached District (SF-R), Single-Family Residential, Attached District (SF-A), and Commercial, Office, & Retail District (C) base zoning, and modified development standards; generally located at the southeast corner of GA Moore Parkway and Louisiana Drive, within the City limits, for Willard Tract (Silo Crossing). (Mohan)

Mayor Tubbs opened the Public Hearing at 6:40 PM.

No one wished to speak.

Mayor Tubbs closed the Public Hearing at 6:44 PM.

MOTION: Council Member Ferguson motioned to approve Ordinance No. 2026-008, seconded by Deputy Mayor Pro Tem Grumbles. The motion carried 7-0.

- C. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by rezoning approximately 20 acres to a Planned Development (PD) with Dallas North Tollway Overlay District (DNTO) base zoning, and modified development standards; generally located at the southwest corner of future Clear Creek Parkway and the future Dallas North Tollway, within the City limits, for Ewing Buick GMC Dealership. (McAfee)

Mayor Tubbs opened the Public Hearing at 6:45 PM.

No one wished to speak.

MOTION: Mayor Tubbs motioned to table the item to the March 10, 2026, meeting, and continue the Public Hearing, seconded by Council Member Hopkins. The motion carried 7-0.

- D. 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 6:47 PM.

No one wished to speak.

MOTION: Mayor Tubbs motioned to table the item to the March 10, 2026, meeting, and continue the Public Hearing, seconded by Council Member Wigginton. The motion carried 7-0.

- E. Conduct a Public Hearing to consider and act upon an Ordinance amending the City's Code of Ordinances, by amending Chapter 14: Zoning, Article 14.03: Use Regulations, Part One: Schedule of Uses, and related sections of the Zoning Ordinance. (Kleineck)

Mayor Tubbs opened the Public Hearing at 6:50 PM.

No one wished to speak.

Mayor Tubbs closed the Public Hearing at 6:50 PM.

MOTION: Deputy Mayor Pro Tem Grumbles motioned to approve Ordinance No. 2026-009, seconded by Council Member Hopkins. The motion carried 7-0.

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 Phase #3 and Phase #4 of the Cross Creek Meadows Public Improvement District; approving a preliminary service plan and assessment plan, including a proposed Improvement Area #2 Assessment Roll – Phase #3 and a proposed Improvement Area #2 Assessment Roll – Phase #4; directing the filing of the proposed Assessment Rolls with the City Secretary; and providing for noticing and calling Public Hearings on March 10, 2026, to consider Ordinances levying assessments on property located within Phase #3 and Phase #4 of the Cross Creek Meadows Public Improvement District. (Bromiley)

MOTION: Council Member Hopkins motioned to approve Resolution No. 2026-007R, seconded by Council Member Wigginton. The motion carried 7-0.

- B. Consider and act upon a Resolution to approve the selection of an artist and an initial concept for the digital mural for the interior of the Downtown Center. (Kearney)

MOTION: Council Member Wigginton motioned to approve Resolution No. 2026-008R, seconded by Council Member Ferguson. The motion carried 7-0.


X. **ADJOURNMENT:**

Mayor Tubbs adjourned the meeting at 7:02 PM.

Approved on the 10th day of February 2026.



Ryan Tubbs, Mayor



Ashley Owens, City Secretary

