



Life Connected.

MINUTES
CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JANUARY 13, 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 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:

- A. Discussion regarding a Development Agreement for Grace Bridge Temporary Parking.
- B. Discussion regarding a Development Agreement for Creekway Shops.

Texas Government Code Section 551.071 Consultation with Attorney and Section 551.087

Deliberation of Economic Development Negotiations:

- C. Discussion regarding Project Kingsmen.
- D. Discussion regarding Project Ruby.

Texas Government Code Section 551.071 Consultation with Attorney and Section 551.072

Deliberation Regarding Real Property:

- E. Discussion regarding Mosiac land swap.
- F. Discussion regarding Serenade land acquisition.
- G. Discussion regarding Project Rooster.

Texas Government Code Section 551.071 Consultation with Attorney and Section 551.0761

Critical Infrastructure Facility:

- H. Discussion regarding cybersecurity.

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

- I. Discussion regarding City Manager annual evaluation.

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

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

- A. City of Celina's 150th Anniversary Proclamation. (Tubbs)
- B. Presentation of the Planning Excellence Award. (Kleineck)
- C. Chamber of Commerce Presentation. (Alexis Jackson)

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

- A. Discussion on the future of Celina Oktoberfest. (Monaco)
- B. Discussion regarding the Median Landscape Pattern Book. (McAfee)
- C. Discussion regarding Water Conservation. (McAfee)
- D. Discussion regarding E-bikes. (Cullison)
- E. Discussion regarding the 2026 Joint Meeting between the Celina Economic Development Corporation Board and City Council. (Satarino)

VI. **OPEN FORUM:**

No one wished to speak during Open Forum.

VII. **CONSENT AGENDA:**

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

MOTION: Council Member Ferguson 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- December 9, 2025, 5:00 p.m.
- B. Consider and act to approve a work authorization for design and construction management services for the Phase 5 Dark Fiber extension with Capco Communications, for an amount not to exceed \$160,749.01. (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. 2026-001

- D. Consider and act to purchase a fully outfitted commercial vehicle enforcement (CVE) truck for the Police Department from multiple vendors (Caldwell Country Ford, GTS Solutions, MCA, Motorola, Cap Fleet, AXON) through several cooperative contracts (Buyboard 724-23, DIR-CPO-5225, DIR-CPO-5433, DIR-CPO-5434, Buyboard 743-24) for an amount not to exceed \$161,179.00. (Cullison)

- E. Consider and act upon a Revocable License Agreement with Ramble Phase I, LLC, for Tower Licensed Area and Landscaping Licensed Area. (Glasgow)
- F. 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 construction of Stallcup Boulevard east of CR 132 (N Custer Rd), approximately eight hundred feet (800'). (Glasgow)

MOTION: Deputy Mayor Pro Tem Grumbles motioned to approve Resolution 2026-001R, seconded by Mayor Pro Tem Cawfield. The motion carried 7-0.

- G. Consider and act upon an Ordinance amending the City's Code of Ordinances, by amending Chapter 3: Building Regulations; Article 3.02: Technical and Construction Codes and Standards; Section 3.02.003 Adoption by Reference and Section 3.02.351 National Electrical Code. (Hernandez)

Ordinance No. 2026-002

- H. Consider and act upon an Ordinance amending the City's Code of Ordinances, by amending Chapter 3: Building Regulations; Article 3.02: Technical and Construction Codes and Standards; Section 3.02.001 Enforcement, Section 3.02.003 Adoption by Reference, Section 3.02.051 International Building Code, Section 3.02.101 International Fire Code, Section 3.02.151 International Residential Code, Section 3.02.201 International Mechanical Code, Section 3.02.251 International Fuel Gas Code, Section 3.02.301 International Plumbing Code, Section 3.02.401 International Energy Conservation Code, Section 3.02.451 International Property Maintenance Code, Section 3.02.501 International Swimming Pool and Spa Code, and Section 3.02.551 International Existing Building Code. (Hernandez)

Ordinance No. 2026-003

- I. Consider and act upon a Resolution ordering and calling a General Election for the purpose of electing a Mayor, a Councilmember for Place 4, and a Councilmember for Place 5 for three (3) year terms each; authorizing a Joint Election with the Collin County Elections Administrator, Denton County Elections Administrator and the political subdivisions located entirely or partially inside the boundaries of each county to be held on May 2, 2026. (Owens)

Resolution No. 2026-002R

- J. Consider and act upon a twenty-year agreement with Zapstand, LLC through a cooperative contract with TXShare (Contract #2024-074) for installation, maintenance and monitoring of AEDs at Old Celina Park and the Pavilion on the Square with an initial cost of \$28,000.00 (for year 1) and an annual maintenance cost of \$8,000.00 to include a three (3) percent annual increase for a total expense not to exceed \$234,963.00. (Walsh)

VIII. PUBLIC HEARING/ACTION:

- A. 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)

Mayor Tubbs opened the Public Hearing at 8:10 PM.

The applicant, Laura Ryan on behalf of Idea Auto Group, presented to City Council.

- 1) Julie Herrera spoke in support of the project.*
- 2) Cecil Hebert spoke in support of the project.*
- 3) Brenden Mesch, spoke in support of the project.*
- 4) Rob Singer spoke in support of the project.*
- 5) Matthew Kiran spoke in support of the project.*
- 6) Evelyn Ward spoke in support of the project.*
- 7) Mike Guevara spoke in support of the project.*
- 8) Mike Rebro spoke in opposition to the project.*
- 9) Chris Kolshi spoke in support of the project.*
- 10) Kaitlyn Mathews spoke in opposition to the project.*
- 11) Lacie Gomez spoke in opposition to the project.*
- 12) Riley Boyd spoke in opposition to the project.*
- 13) Jorge Almendares spoke in opposition to the project.*
- 14) Stan Graff spoke in support of the project.*
- 15) Austin Taylor spoke in support of the project.*

Mayor Tubbs closed the Public Hearing at 9:00 PM.

MOTION: Council Member Hopkins motioned to deny the zoning change, seconded by Deputy Mayor Pro Tem Grumbles. The motion carried 6-1. Council Member Ferguson opposed.

- 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 14.03: Use Regulations, Part Two: Accessory Structures, and related sections of the Zoning Ordinance. (McAfee)

Mayor Tubbs opened the Public Hearing at 9:21 PM. Mayor Tubbs closed the Public Hearing at 9:21 PM.

MOTION: Council Member Wigginton motioned to approve Ordinance No. 2026-004, seconded by Mayor Pro Tem Cawlfeld. The motion carried 7-0.

- C. Conduct a Public Hearing to consider and act upon an Ordinance for a Specific Use Permit (SUP) to allow for an Auto, Gas Pumps/Fuel use on approximately two (2) acres; generally located at the northeast corner of Coit Road and Frontier Parkway,

within the City limits, for 7-Eleven. (Mohan)

Mayor Tubbs opened the Public Hearing at 9:28 PM.

No one wished to speak.

Mayor Tubbs closed the Public Hearing at 9:36 PM.

MOTION: Council Member Hopkins motioned to approve Ordinance No. 2026-005, seconded by Mayor Pro Tem Cawlfeld. The motion carried 7-0.

IX. **ACTION ITEM:**

- A. Consider and act upon appointment to fill a one (1) year term on the Audit Committee. (Bromiley)

MOTION: Council Member Koehne motioned to appoint Mayor Tubbs and Councilmember Wigginton to a one-year term on the Audit Committee, seconded by Council Member Hopkins. The motion carried 7-0.

- B. Consider and act to approve an Amended and Restated Economic Development and Performance Agreement with Celina Pop, LLC. (Satarino)

MOTION: Mayor Tubbs motioned to approve the Amended and Restated Economic Development and Performance Agreement with Celina Pop, LLC, seconded by Council Member Ferguson. The motion carried 7-0.

- C. Consider approval of a Resolution nominating a candidate to fill a vacancy on the Denton Central Appraisal District Board of Directors. (Owens)

No action was taken.

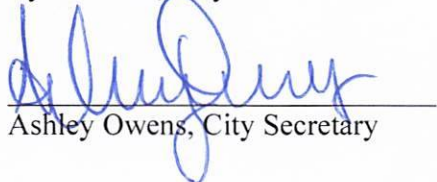
X. **ADJOURNMENT:**

Mayor Tubbs adjourned the meeting at 9:41 PM.

Approved on the 10th day of February 2026.



Ryan Tubbs, Mayor



Ashley Owens, City Secretary

