



Life Connected.

**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, SEPTEMBER 9, 2025
4:50 PM
AGENDA**

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

II. PLEDGE OF ALLEGIANCE/INVOCATION:

III. EXECUTIVE SESSION:

As authorized by Section 551.071 of the Texas Government Code, the Regular Meeting may be Convened into Closed Executive Session for the Purpose of Seeking Confidential Legal Advice from the City Attorney on any Agenda Item Listed Herein. (Closed to Public as Provided in the Texas Government Code.)

Texas Government Code Section 551.071 Consultation with Attorney:

- A. Discussion regarding a possible Development Agreement for Huffines (Serenade) Expansion.
- B. Discussion regarding a possible Development Agreement for LC Services.
- C. Discussion regarding social media policy.
- D. Discussion regarding Summer Annexation Contract Expirations.
- E. Discussion regarding potential Water Source Development Agreement.
- F. Discussion regarding SB 2038 (ETJ Release).
- G. Discussion regarding 519 S Colorado Street.
- H. Discussion regarding an Interlocal Agreement between the City of Celina and the City of Little Elm.
- I. Discussion regarding Chapter 212 of the Texas Local Government Code.

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

- J. Discussion regarding Project 151.
- K. Discussion regarding the property generally located at 301 E. Maple St.

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

- L. Discussion regarding city manager employment contract.

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).

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

- A. Celina Public Library 2025 Summer Reading Program Proclamation. (Ortiz)
- B. Certificate of Appreciation - Melissa Gresham and Boshra Kargar (Cullison)
- C. Thomas Windham Award Recipient - Lisa Whiteside (Cullison)

V. OPEN FORUM:

Open Forum is for information only. If you wish to speak, please sign one of the "Speaker Cards" and present to the City Secretary prior to the beginning of the City Council meeting. Speakers are limited to three (3) minutes. The Council can take no action. No charges and/or complaints will be heard against any elected official or employee of the city that are prohibited by law.

Please note Anyone wishing to furnish the City Council with copies/handouts regarding their item of interest must provide 9 copies and present them to the City Secretary for distribution to the City Council.

VI. CONSENT AGENDA:

Items are considered self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the City Council.

- A. Minutes Approval:
 - 1) City Council- Special Called Meeting- August 2, 2025, 8:00 a.m.
 - 2) City Council- Budget Work Session- August 4, 2025, 5:00 p.m.
 - 3) City Council- Regular Meeting- August 12, 2025, 5:00 p.m.
 - 4) City Council- Special Called Meeting- August 16, 2025, 8:00 a.m.
- B. Consider and act to purchase a phone system refresh through various vendors and cooperative agencies for an amount not to exceed \$269,458.36. (Alexander)
- C. Consider and act upon an amendment to the Non-Standard Wastewater Service Agreement by and between the City of Celina and North Collin County Municipal Utility District No. 1. (Brawner)
- D. Consider and act upon a Resolution of the City of Celina, Texas, accepting a petition seeking the creation of the Creekbend Public Improvement District partially within the extraterritorial jurisdiction of the City and partially within the corporate limits of the City and calling for a Public Hearing for the City Council's October 14, 2025, meeting. (Bromiley)
- E. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2025-2026 Supplemental Annual Service Plan update to the Service and Assessment Plan for the Ten Mile Creek Public Improvement District and providing an effective date. (Bromiley)
- F. Consider and act to purchase eleven (9 patrol units, 2 detective units) VEF replacements for the Police Department from multiple vendors through cooperative contracts for an amount not to exceed \$955,128.38. (Cullison)
- G. Consider and act upon an Interlocal Agreement for School Resource Officers between the City of Celina and Celina ISD. (Cullison)
- H. Consider and act to approve an amendment to contract 2021-398 with Collin County for dispatch services in an amount not to exceed the annual budget. (Cullison)
- I. Consider and act to approve an amendment to contract 2020-366 for Jail Services with Collin County for a contractual cost of \$152.18 per inmate, per day. (Cullison)
- J. Consider and act to approve an annual amendment to contract 01357-09 with Collin County for Animal Control Services for an amount not to exceed \$230,680.00. (Figueroa)
- K. Consider and act to purchase pavement marking services for the Public Works Department from Road Master Striping, through a cooperative contract with the City of Allen at the unit prices listed in RFB 2024-11-21 Pavement Markings Services, in an amount not to exceed \$100,000.00. (Figueroa)
- L. Consider and act to authorize the purchase of one (1) Dodge 1500 Crew Cab 4x4 for the Engineering Department in the amount of \$46,171.00, a Jetter Trailer for the Public Works Wastewater Collection Department in the amount of \$126,644.24, and two (2) pieces of equipment for the Parks and Recreation Department, a Toro Workman in the amount of \$39,753.38 and a

- Toro Sand Pro 5040 in the amount of \$37,472.64, from various vendors through cooperative contracts with BuyBoard and Sourcewell, for a total amount not to exceed \$250,041.26. (Figueroa)
- M. Consider and act to approve a work authorization for design services from Kimley-Horn for the Ash Street and Oklahoma Drive intersection improvements in an amount not to exceed \$119,300.00. (Glasgow)
- N. Consider and act upon an amendment to the Development Agreement (7th amendment) with Horizon Rockhill Heights, LLC; generally located east of Preston Road, west of the BNSF Railroad between Malone Street and Country Road 95 (J. Fred Smith), within the City Limits. (Glasgow)
- O. Consider and act to award Bid 2025-056 for the construction of the Preston Road Median Tree Replacement from Frontier Parkway to N. Legacy Drive to Pace Turf Solutions in the amount of \$629,786.00 plus a ten percent contingency in the amount of \$62,978.60 for a total amount not to exceed \$692,764.60. (Glasgow)
- P. Consider and act upon an Ordinance authorizing the release of the Drainage Easement dedicated to the City of Celina for a drainage channel by Ownsby 1180 Farm Ltd. (Glasgow)
- Q. Consider and act to approve a work authorization for design services from Kimley-Horn for the Tudor Place widening at the intersection of FM 1385 in an amount not to exceed \$78,000.00. (Glasgow)
- R. Consider and act to approve a work authorization amendment for design services from TRC Engineers, Inc. for the Glendenning Railroad Crossing Improvements in an amount of \$13,930.00 for a total amount not to exceed \$58,710.00. (Glasgow)
- S. Consider and act on the purchase and installation of a prefabricated restroom and concessions building for Wilson Creek Park Phase 1 from the Public Restroom Company through a cooperative contract for an amount not to exceed \$699,784.00. (Glasgow)
- T. Consider and act to award Bid 2025-051 for Old Celina Park restroom additions to Construction Solution USA in the amount of \$776,767.76 plus a ten (10) percent contingency in the amount of \$77,676.78 for a total amount not to exceed \$854,444.54. (Glasgow)
- U. Consider and act to adopt a Resolution approving the Fiscal Year 2026 through Fiscal Year 2028 Strategic Plan with City Council's Key Priorities. (Kearney)
- V. Consider and act upon a Resolution approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2025 rate review mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the company to reimburse ACSC's reasonable ratemaking expenses; determining that this Resolution was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this Resolution to the company and the ACSC's legal counsel. (Kearney)
- W. Consider and act to approve a work authorization with B-Weiss Entertainment Group, LLC, for event infrastructure services for Beware! of the Square for an amount not to exceed \$130,271.39. (Monaco)
- X. Consider and act to approve a work authorization with B-Weiss Entertainment Group, LLC, for event production for Christmas on the Square for an amount not to exceed \$124,442.19. (Monaco)
- Y. Consider and act upon a Resolution establishing, selecting, and appointing a 2025 General Obligation (GO) Bond Committee. (Owens)
- Z. Consider and act to accept the resignation of Buddy Minett from the Downtown Commission. (Owens)
- AA. Consider and act to approve the Celina Economic Development Executive Director Amended Employment Agreement. (Ranc)

- BB. Consider and act upon a Resolution of the City Council of the City of Celina, Texas, approving Tax Increment Reinvestment Zone Number Five project expenditures; providing a severability clause; and providing an effective date. (Stovall)
- CC. 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)
- DD. Consider and act upon a Resolution of the City Council of the City of Celina, Texas, approving Tax Increment Reinvestment Zone Number Thirteen project expenditures, providing a severability clause; and providing an effective date. (Stovall)
- EE. Consider and act to authorize an Interlocal Agreement for fire protection services between the City of Celina and Denton County. (White)
- FF. Consider and act to purchase VERF Replacements, two (2) trucks and one (1) Tahoe for the Fire Department from Classic Chevrolet Grapevine through a cooperative contract with Classic Chevrolet Grapevine and unfitting through Haloz36 for an amount not to exceed \$210,098.39. (White)

VII. PUBLIC HEARING/ACTION:

- A. Conduct a Public Hearing to consider and act upon an Ordinance on the voluntary annexation of approximately 41 acres; generally located at the southeast corner of future Celina Parkway and future O'Brien Drive, within the Extraterritorial Jurisdiction (ETJ). (Glen at Uptown – C-3 Expedited Annexation) (Mohan)
- B. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning approximately 41 acres to a Planned Development (PD) with Single-Family Residential Detached District (SF-R) base zoning, and modified development standards; generally located at the southeast corner of future Celina Parkway and future O'Brien Drive. (Glen at Uptown – PD Zoning) (Mohan)
- C. Conduct a Public Hearing to consider and act upon an Ordinance on the voluntary annexation of approximately 51 acres; generally located east and west of future Doe Branch Boulevard and 600 feet north of Clear Creek Parkway, within the Extraterritorial Jurisdiction (ETJ). (Creekbend (Legacy Branch) – C-3 Expedited Annexation) (Mohan)
- D. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning approximately 91 acres to a Planned Development (PD) with Single-Family Residential Detached District (SF-R) base zoning, and modified development standards; generally located east and west of future Doe Branch Boulevard and 600 feet north of Clear Creek Parkway. (Creekbend (Legacy Branch) – PD Zoning) (Mohan)
- E. 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 a law office; generally located at the northeast corner of Oak Street and Texas Drive, within the Downtown Code, Gateway East District. (310 S Texas (Office) – Major Modification) (McAfee)
- F. The City Council of the City of Celina, Texas, will conduct a Public Hearing in accordance with Chapter 43 Texas Local Government Code, and other applicable law, giving all interested persons the right to appear and be heard on the proposed voluntary annexations of the following properties and consider and act upon Ordinances annexing the below listed properties, presently located within the extraterritorial jurisdiction of the City of Celina, providing for amending of the official city map, and acknowledging a service plan; requiring the filing of this Ordinance with the County Clerk; prescribing for effect on territory/area, granting as appropriate to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, Ordinances, Resolutions, and regulations of the City of Celina, Texas; and providing for other matters related to an approximate 232.844 acre tract of land legally described as A0211A Cowan, TR 11, OLD DCAD Sheet 1, TR #9, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #52877; a 5.0 acre tract of land legally described as A0211A COWAN, TR 12E(2), Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #259466; and a 2.0 acre tract of land legally described

- as A0211A Cowan, TR 12, OLD DCAD Sheet 1, TR #16, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #52883. (Summer Annexation Contract Expirations) (Mohan)
- G. The City Council of the City of Celina, Texas, will conduct a Public Hearing in accordance with Chapter 43 Texas Local Government Code, and other applicable law, giving all interested persons the right to appear and be heard on the proposed voluntary annexation of the following property and consider and act upon an Ordinance annexing the below listed property, presently located within the extraterritorial jurisdiction of the City of Celina, providing for amending of the official city map, and acknowledging a service plan; requiring the filing of this Ordinance with the County Clerk; prescribing for effect on territory/area, granting as appropriate to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, Ordinances, Resolutions, and regulations of the City of Celina, Texas; and providing for other matters related to an approximate 10.51 acre tract of land legally described as A0211A Cowan, TR 20, OLD DCAD Sheet 1, TR #10, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #52943. (Summer Annexation Contract Expirations) (Mohan)
- H. The City Council of the City of Celina, Texas, will conduct a Public Hearing in accordance with Chapter 43 Texas Local Government Code, and other applicable law, giving all interested persons the right to appear and be heard on the proposed voluntary annexations of the following property and consider and act upon an Ordinance annexing the below listed property, presently located within the extraterritorial jurisdiction of the City of Celina, providing for amending of the official city map, and acknowledging a service plan; requiring the filing of this Ordinance with the County Clerk; prescribing for effect on territory/area, granting as appropriate to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, Ordinances, Resolutions, and regulations of the City of Celina, Texas; and providing for other matters related to an approximate 10.3 acre tract of land legally described as A0211A Cowan, TR 33, OLD DCAD Sheet 2, TR #3, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #52949. (Summer Annexation Contract Expirations) (Mohan)
- I. The City Council of the City of Celina, Texas, will conduct a Public Hearing in accordance with Chapter 43 Texas Local Government Code, and other applicable law, giving all interested persons the right to appear and be heard on the proposed voluntary annexations of the following property and consider and act upon an Ordinance annexing the below listed property, presently located within the extraterritorial jurisdiction of the City of Celina, providing for amending of the official city map, and acknowledging a service plan; requiring the filing of this Ordinance with the County Clerk; prescribing for effect on territory/area, granting as appropriate to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, Ordinances, Resolutions, and regulations of the City of Celina, Texas; and providing for other matters related to an approximate 10.0 acre tract of land legally described as A1106A A. RAY, TR 4, OLD DCAD TR #3E, 4E, 5E, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #84822. (Summer Annexation Contract Expirations) (Mohan)
- J. The City Council of the City of Celina, Texas, will conduct a Public Hearing in accordance with Chapter 43 Texas Local Government Code, and other applicable law, giving all interested persons the right to appear and be heard on the proposed voluntary annexations of the following property and consider and act upon an Ordinance annexing the below listed property, presently located within the extraterritorial jurisdiction of the City of Celina, providing for amending of the official city map, and acknowledging a service plan; requiring the filing of this Ordinance with the County Clerk; prescribing for effect on territory/area, granting as appropriate to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, Ordinances, Resolutions, and regulations of the City of Celina, Texas; and providing for other matters related to an approximate 9.0 acre tract of land legally described as Eastern Hills Estates Lot 3, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #191267. (Summer Annexation Contract Expirations) (Mohan)

- K. The City Council of the City of Celina, Texas, will conduct a Public Hearing in accordance with Chapter 43 Texas Local Government Code, and other applicable law, giving all interested persons the right to appear and be heard on the proposed voluntary annexations of the following property and consider and act upon an Ordinance annexing the below listed property, presently located within the extraterritorial jurisdiction of the City of Celina, providing for amending of the official city map, and acknowledging a service plan; requiring the filing of this Ordinance with the County Clerk; prescribing for effect on territory/area, granting as appropriate to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, Ordinances, Resolutions, and regulations of the City of Celina, Texas; and providing for other matters related to an approximate 5.69 acre tract of land legally described as Eastern Hills Estates Lot 4, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #195307. (Summer Annexation Contract Expirations) (Mohan)
- L. The City Council of the City of Celina, Texas, will conduct a Public Hearing in accordance with Chapter 43 Texas Local Government Code, and other applicable law, giving all interested persons the right to appear and be heard on the proposed voluntary annexation of the following property and consider and act upon an Ordinance annexing the below listed property, presently located within the extraterritorial jurisdiction of the City of Celina, providing for amending of the official city map, and acknowledging a service plan; requiring the filing of this Ordinance with the County Clerk; prescribing for effect on territory/area, granting as appropriate to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, Ordinances, Resolutions, and regulations of the City of Celina, Texas; and providing for other matters related to an approximate 2.0 acre tract of land legally described as A0211A Cowan, TR 12E(1), Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #254098.(Summer Annexation Contract Expirations) (Mohan)
- M. The City Council of the City of Celina, Texas, will conduct a Public Hearing in accordance with Chapter 43 Texas Local Government Code, and other applicable law, giving all interested persons the right to appear and be heard on the proposed voluntary annexation of the following property and consider and act upon an Ordinance annexing the below listed property, presently located within the extraterritorial jurisdiction of the City of Celina, providing for amending of the official city map, and acknowledging a service plan; requiring the filing of this Ordinance with the County Clerk; prescribing for effect on territory/area, granting as appropriate to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, Ordinances, Resolutions, and regulations of the City of Celina, Texas; and providing for other matters related to an approximately 18.143 acre tract of land legally described as ABS A0170 Collin County School Land #15 Survey, Sheet 2, Tract 19, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #992135. (Summer Annexation Contract Expirations) (Mohan)
- N. The City Council of the City of Celina, Texas, will conduct a Public Hearing in accordance with Chapter 43 Texas Local Government Code, and other applicable law, giving all interested persons the right to appear and be heard on the proposed voluntary annexations of the following properties and consider and act upon Ordinances annexing the below listed properties, presently located within the extraterritorial jurisdiction of the City of Celina, providing for amending of the official city map, and acknowledging a service plan; requiring the filing of this Ordinance with the County Clerk; prescribing for effect on territory/area, granting as appropriate to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, Ordinances, Resolutions, and regulations of the City of Celina, Texas; and providing for other matters related to an approximately 4.0150 acre tract of land legally described as Preston 450 Addition, Lot 39, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #1498114; and an approximately 5.28 acre tract of land legally described as ABS A0653 M E P & P R Y CO Survey, Tract 18, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #1584501. (Summer Annexation Contract Expirations) (Mohan)
- O. The City Council of the City of Celina, Texas, will conduct a Public Hearing in accordance with Chapter 43 Texas Local Government Code, and other applicable law, giving all interested persons the right to appear and be heard on the proposed voluntary annexations of the following properties

and consider and act upon Ordinances annexing the below listed properties, presently located within the extraterritorial jurisdiction of the City of Celina, providing for amending of the official city map, and acknowledging a service plan; requiring the filing of this Ordinance with the County Clerk; prescribing for effect on territory/area, granting as appropriate to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, Ordinances, Resolutions, and regulations of the City of Celina, Texas; and providing for other matters related to an approximately 8.816 acre tract of land legally described as ABS A0380 W H HERRON SURVEY, TRACT 14, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #1725734; and an approximately 10.5 acre tract of land legally described as ABS A0380 W H HERRON SURVEY, TRACT 8, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2121068. (Summer Annexation Contract Expirations) (Mohan)

- P. The City Council of the City of Celina, Texas, will conduct a Public Hearing in accordance with Chapter 43 Texas Local Government Code, and other applicable law, giving all interested persons the right to appear and be heard on the proposed voluntary annexation of the following property and consider and act upon an Ordinance annexing the below listed property, presently located within the extraterritorial jurisdiction of the City of Celina, providing for amending of the official city map, and acknowledging a service plan; requiring the filing of this Ordinance with the County Clerk; prescribing for effect on territory/area, granting as appropriate to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, Ordinances, Resolutions, and regulations of the City of Celina, Texas; and providing for other matters related to an approximately 24.086 acre tract of land legally described as ABS A1030 Jonathan Westover Survey, Sheet 1, Tract 9, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2122500.(Summer Annexation Contract Expirations) (Mohan)
- Q. The City Council of the City of Celina, Texas, will conduct a Public Hearing in accordance with Chapter 43 Texas Local Government Code, and other applicable law, giving all interested persons the right to appear and be heard on the proposed voluntary annexations of the following properties and consider and act upon Ordinances annexing the below listed properties, presently located within the extraterritorial jurisdiction of the City of Celina, providing for amending of the official city map, and acknowledging a service plan; requiring the filing of this Ordinance with the County Clerk; prescribing for effect on territory/area, granting as appropriate to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, Ordinances, Resolutions, and regulations of the City of Celina, Texas; and providing for other matters related to an approximate 3.117 acre tract of land legally described as ABS A0168 Collin County School Land #16 Survey, Sheet 1, Tract 76, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2507331; an approximate 2.715 acre tract of land legally described as ABS A0168 Collin County School Land #16 Survey, Sheet 1, Tract 77, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2507332; an approximate 2.15 acre tract of land legally described as ABS A0168 Collin County School Land #16 Survey, Sheet 1, Tract 78, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2507333; and an approximate 3.011 acre tract of land legally described as ABS A0168 Collin County School Land #16 Survey, Sheet 1, Tract 79, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2507334. (Summer Annexation Contract Expirations) (Mohan)
- R. The City Council of the City of Celina, Texas, will conduct a Public Hearing in accordance with Chapter 43 Texas Local Government Code, and other applicable law, giving all interested persons the right to appear and be heard on the proposed voluntary annexation of the following property and consider and act upon an Ordinance annexing the below listed property, presently located within the extraterritorial jurisdiction of the City of Celina, providing for amending of the official city map, and acknowledging a service plan; requiring the filing of this Ordinance with the County Clerk; prescribing for effect on territory/area, granting as appropriate to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, Ordinances, Resolutions, and regulations of the City of Celina, Texas; and providing for other matters related to an approximate 3.23 acre tract of land legally described as ABS A0779

- Levin Routh Survey, Tract 12, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2647903. (Summer Annexation Contract Expiration) (Mohan)
- S. The City Council of the City of Celina, Texas, will conduct a Public Hearing in accordance with Chapter 43 Texas Local Government Code, and other applicable law, giving all interested persons the right to appear and be heard on the proposed voluntary annexations of the following property and consider and act upon an Ordinance annexing the below listed property, presently located within the extraterritorial jurisdiction of the City of Celina, providing for amending of the official city map, and acknowledging a service plan; requiring the filing of this Ordinance with the County Clerk; prescribing for effect on territory/area, granting as appropriate to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, Ordinances, Resolutions, and regulations of the City of Celina, Texas; and providing for other matters related to an approximate 39.437 acre tract of land legally described as ABS A0380 W H Herron Survey, Tract 9, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2688521. (Summer Annexation Contract Expiration) (Mohan)
- T. The City Council of the City of Celina, Texas, will conduct a Public Hearing in accordance with Chapter 43 Texas Local Government Code, and other applicable law, giving all interested persons the right to appear and be heard on the proposed voluntary annexations of the following property and consider and act upon an Ordinance annexing the below listed property, presently located within the extraterritorial jurisdiction of the City of Celina, providing for amending of the official city map, and acknowledging a service plan; requiring the filing of this Ordinance with the County Clerk; prescribing for effect on territory/area, granting as appropriate to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, Ordinances, Resolutions, and regulations of the City of Celina, Texas; and providing for other matters related to an approximate 8.376 acre tract of land legally described as ABS A0170 Collin County School Land #15 Survey, Sheet 2, Tract 11, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2714384. (Summer Annexation Contract Expiration) (Mohan)
- U. The City Council of the City of Celina, Texas, will conduct a Public Hearing in accordance with Chapter 43 Texas Local Government Code, and other applicable law, giving all interested persons the right to appear and be heard on the proposed voluntary annexations of the following property and consider and act upon an Ordinance annexing the below listed property, presently located within the extraterritorial jurisdiction of the City of Celina, providing for amending of the official city map, and acknowledging a service plan; requiring the filing of this Ordinance with the County Clerk; prescribing for effect on territory/area, granting as appropriate to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, Ordinances, Resolutions, and regulations of the City of Celina, Texas; and providing for other matters related to an approximate 16.369 acre tract of land legally described as ABS A0380 W H Herron Survey, Tract 26, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2741350. (Summer Annexation Contract Expiration) (Mohan)
- V. Conduct a Public Hearing to consider testimony and receive public input regarding the proposed FY 2025-2026 Budget and act upon an Ordinance of the City of Celina, Texas, adopting and approving the budget for the Fiscal Year 2025-2026 beginning October 1, 2025, and ending September 30, 2026, and making appropriations for each department, project, and account and providing for expenditures of funds. (Bromiley)
- W. Conduct a Public Hearing to consider testimony regarding the proposed 2025 Ad Valorem Tax Rate and act upon an Ordinance of the City of Celina, Texas, establishing and levying municipal Ad Valorem Taxes for the tax year 2025, at a rate of \$0.576401 per one hundred dollars (\$100.00) assessed valuation, which includes a maintenance and operations component and a debt service component, on all taxable property within the corporate limits of the City; and providing for collection of the municipal Ad Valorem Taxes, including interest and penalties on delinquent payments. (Bromiley)

VIII. ACTION ITEM:

- A. Consider and act upon an Ordinance of the City of Celina, Texas, ratifying the property tax increase reflected in the annual budget for the Fiscal Year 2025-2026, beginning October 1, 2025, and ending September 30, 2026. (Bromiley)
- 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 Legacy Celina Public Improvement District; approving a preliminary service plan and assessment plan, including a proposed Assessment Roll; directing the filing of the proposed Assessment Roll with the City Secretary; and providing for noticing and calling a Public Hearing on October 14, 2025, to consider an Ordinance levying assessments on property located within the Legacy Celina Public Improvement District. (Bromiley)
- C. Consider and act upon a Resolution appointing members to fill terms on the City's boards, commissions, committees, and corporations. (Owens)
- D. Consider and act upon a Resolution to assign Economic Development Corporation (EDC) Board of Directors Terms. (Owens)

IX. ADJOURNMENT:

City of Celina, TX Taxpayer Impact Statement

(Required under Texas Government Code 551.043 as amended by HB 1522, effective September 1, 2025)

This notice informs taxpayers of the potential impact of the proposed budget and tax rate for Fiscal Year 2025-2026, comparing what would be paid under the no-new-revenue tax rate versus the proposed tax rate.

Median Taxable Homestead Value

Current Year (FY2024-2025)	\$530,903
Upcoming Year (FY2025-2026)	\$572,562

FY2025-2026 Tax Rates

No-New-Revenue Tax Rate (FY2025-2026)	\$0.559151 per \$100 valuation
Proposed Tax Rate (FY2025-2026)	\$0.576401 per \$100 valuation

Estimated Annual Tax Bill Comparison

	TAX RATE	ESTIMATED TAX BILL
Current Year (FY2024-2025)	\$0.598168	\$3,175.69
No-New-Revenue Tax Rate (FY2025-2026)	\$0.559151	\$3,201.49
Proposed Tax Rate (FY2025-2026)	\$0.576401	\$3,300.25

Calculations

➤ Current Year Tax Bill	$(\$530,903 \div 100) \times \$0.598168 = \mathbf{\$3,175.69}$
➤ No-New-Revenue Tax Rate	$(\$572,562 \div 100) \times \$0.559151 = \mathbf{\$3,201.49}$
➤ Proposed Tax Rate Bill	$(\$572,562 \div 100) \times \$0.576401 = \mathbf{\$3,300.25}$

Summary

If the City of Celina adopts the proposed tax rate of \$0.576401 per \$100 valuation, the average homestead owner would pay approximately \$124.56 more annually compared to the current year.

City Council Chambers is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Chapter 551. "I, the undersigned authority, do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: _____ at _____: _____ and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."

Ashley Owens, City Secretary