



Life Connected.

**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, NOVEMBER 11, 2025
5:00 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 commercial rate setting and service contracts.
- B. Discussion regarding telecommunication leases.

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

- C. Discussion regarding Project Ruby.
- D. Discussion regarding a possible Development Agreement for LC Services.

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

- E. Discussion regarding the acquisition of right-of-way at 12205 County Road 55, Celina, Texas.

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. Recognition of 2025 Citizens Government Academy participants. (Kearney)
- B. Presentation of the Scenic City Award. (Kleineck)
- C. Battle of the Badges Presentation. (Monaco)
- D. Engineering Record Award of Merit for Government/Public Buildings — Celina Police Department Headquarters. (Brawner/Cullison)

V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Discussion regarding the Local Business Support Program. (Satarino)
- B. Discussion regarding a 2026 joint meeting with the Celina EDC. (Satarino)
- C. Discussion regarding Accessory Structures Ordinance. (McAfee)
- D. Discussion on the City's Logo/Brand Refresh. (Monaco)
- E. Discussion on the 150th Anniversary Logo. (Monaco)
- F. Discussion of the Development of the 2025 Comprehensive Emergency Management Plan and Related Agreements for Disaster Services. (White)

VI. 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 nine (9) copies and present them to the City Secretary for distribution to the City Council.

VII. 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 - Regular Meeting - October 14, 2025, 5:00 p.m.
- B. Consider and act upon a Resolution adopting Procurement Policy updates, repealing all conflicting policies, and providing an effective date. (Berry)
- C. Consider and act upon an Ordinance amending Ordinance No. 2024-83 which adopted and approved the budget for fiscal year beginning October 1, 2024, and ending September 30, 2025, and make appropriations for each department, project, and account, by adopting an amended 2024-2025 budget for the City of Celina reallocating funds between accounts, attached hereto and incorporated into this Ordinance. (Bromiley)
- D. 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)
- E. Consider and act upon a Resolution renaming a section of County Road 92 to East Sunset Boulevard. (Colakovic)
- F. Consider and act upon a Resolution renaming County Road 97 to North Coit Road. (Colakovic)
- G. Consider and act to purchase 16 portable radios for the Police Department from Motorola through a cooperative contract with State of Texas Department of Information Resources, Contract # DIR-CPO-5433 for an amount not to exceed \$106,108.31. (Cullison)
- H. Consider and act to purchase ammunition and firearms for the Police Department from GT Distributors, Inc. and Precision Delta Corporation through a cooperative contract with BuyBoard #698-23 for an amount not to exceed \$180,000.00. (Cullison)
- I. Consider and act to purchase six (6) Axon Pro Core Bundles for the Police Department from Axon Enterprise Inc., through a cooperative contract with Buyboard, Contract #743-24, for an amount not to exceed \$52,217.74. (Cullison)
- J. Consider and act to purchase construction material aggregates for the Public Works Department from CJA Enterprise LLP, through an Interlocal Agreement with the City of Denton for an amount not to exceed \$100,000.00. (Figueroa)

- K. Consider and act to authorize a work authorization in Fiscal Year 2026 for professional review services of hydraulic and hydrologic studies by Freese and Nichols, Inc., in an amount not to exceed \$75,000.00. (Glasgow)
- L. Consider and act upon a Resolution of the City Council of the City of Celina authorizing the City Manager to sign a crossing surface installation agreement by and between the City of Celina and BNSF Railway Company for the widening of County Road 53 across the BNSF right-of-way. (Glasgow)
- M. Consider and act upon a Resolution to authorize the City Manager to execute conveyance documents for the acquisition of the necessary right-of-way, temporary grading, and drainage easements for the extension of Punk Carter Parkway. (Glasgow)
- N. Consider and act on a Resolution of the City Council of the City of Celina authorizing the City Manager to sign a crossing surface installation agreement by and between the City of Celina and BNSF Railway Company for the widening of Marilee Road across the BNSF right-of-way. (Glasgow)
- O. 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 Ousley Park Stream Restoration Project. (Glasgow)
- P. Consider and act to approve a work authorization for design services from Kimley-Horn for the Long Range Traffic Volume Projection Model covering the entire City limits in an amount not to exceed \$128,000.00. (Glasgow)
- Q. Consider and act upon a Resolution to purchase a right-of-way related to drainage and roadway for J Fred Smith Parkway from Louisiana Drive to Preston Road. (Glasgow)
- R. Consider and act to authorize the City Manager to execute a lease agreement by and between the City of Celina and New Cingular Wireless PCS, LLC, for property generally located at 10165 County Road 106, Celina, TX, 75009. (Kearney)
- S. Consider and act upon an extension of the Preston 450 Development Agreement. (Mohan)
- T. Consider and act to award RFP #2025-057 for fireworks display services to Pyro-Tex Inc., for an annual amount of \$32,400.00 for a contract term not to exceed \$129,600.00. (Monaco)
- U. Consider and act upon an Ordinance amending the Master Fee Chart. (Owens)
- V. Consider, discuss, and take action on a First Amendment to the Tax Increment Reinvestment Zone Agreement with HC Celina 414, LLC, Serenade Property, LLC, and Serenade East, LLC, to allow reimbursements for certain project costs as set forth in the Project and Finance Plans. (Stovall)
- W. Consider and act to authorize vehicle repairs and maintenance through Blake Utter Ford for an amount not to exceed \$60,000.00. (White)
- X. Consider and act to authorize large apparatus vehicle repairs for the Fire Department from Siddons Martin through a cooperative contract with BuyBoard #746-24 for an amount not to exceed \$60,000.00. (White)
- Y. Consider and act to authorize vehicle repairs and maintenance through Safe Industries in an amount not to exceed \$60,000.00. (White)
- Z. Consider and act to purchase 12 portable radios for Fire Station No. 4 from Motorola Solutions through a State of Texas Department of Information Resources cooperative contract #DIR-CPO-5433 for an amount not to exceed \$134,000.00. (White)
- AA. Consider and act to authorize the purchase of firefighter protective gear through a Buyboard cooperative purchase contract #698-23 with Casco Industries in an amount not to exceed \$131,000.00. (White)
- BB. Consider and act to authorize the purchase of Fire Department uniforms from Webbs Uniforms, LLC, through a cooperative contract with Buyboard #773-25 for an amount not to exceed \$130,000.00. (White)

- CC. Consider and act to authorize the purchase of medical supplies and pharmaceuticals from Bound Tree Medical for use during emergency medical calls on a daily basis throughout the City for an amount not to exceed \$120,000.00, through an Interlocal Agreement with the City of Midlothian, Contract #2020-28. (White)
- DD. Consider and act to authorize the purchase of Medical Control Services through Columbia Medical Center for the amount of \$56,835.00. (White)
- EE. Consider and act to authorize the purchase of medical equipment and procure associated equipment services required for the safe and efficient operation of emergency medical activities throughout the City of Celina and responding jurisdictions, Purchasing Cooperative contract through Sourcewell #041823-STY through STRYKER for an amount not to exceed \$1,026,643.31. (White)

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a Public Hearing to consider and act upon an Ordinance on the voluntary annexation of approximately nine (9) acres; generally located along future Legacy Drive and approximately 2,000 feet north of future J Fred Smith Parkway, within the Extraterritorial Jurisdiction (ETJ), for NextGen Celina Senior Community. (McAfee)
- B. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning approximately nine (9) acres to a Planned Development (PD) with Commercial, Office, and Retail District (C) base zoning, and modified development standards; generally located along future Legacy Drive and approximately 2,000 feet north of future J Fred Smith Parkway, for NextGen Celina Senior Community. (McAfee)
- C. Conduct a Public Hearing to consider and act upon an Ordinance on the voluntary annexation of an approximately 77.32 acre tract of land legally described as ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 22, Collin County, Texas, as further identified in the Collin Central Appraisal District as Property ID #962612, within the Extraterritorial Jurisdiction (ETJ). (Kleineck)
- D. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning an approximately 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 Central 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 Central 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 Central Appraisal District as Property ID #52883 to Agricultural District (AG), within City limits. (Kleineck)
- E. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning an approximately 10.51 acre tract of land legally described as A0211A COWAN, TR 20, OLD DCAD SHT 1, TR #10, Denton County, Texas, as further identified in the Denton Central Appraisal District as Property ID #52943 to Agricultural District (AG), within City limits. (Kleineck)
- F. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning an approximately 10.3 acre tract of land legally described as A0211A COWAN, TR 33, OLD DCAD SHT 2, TR #3, Denton County, Texas, as further identified in the Denton Central Appraisal District as Property ID #52949 to Agricultural District (AG), within City limits. (Kleineck)
- G. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning an approximately 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 Central Appraisal District as Property ID #84822 to Agricultural District (AG), within City limits. (Kleineck)
- H. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning an approximately 9.0 acre tract of land legally described as

- EASTERN HILLS ESTATES LOT 3, Denton County, Texas, as further identified in the Denton Central Appraisal District as Property ID #191267 to Agricultural District (AG), within City limits. (Kleineck)
- I. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning an approximately 5.69 acre tract of land legally described as EASTERN HILLS ESTATES LOT 4, Denton County, Texas, as further identified in the Denton Central Appraisal District as Property ID #195307 to Agricultural District (AG), within City limits. (Kleineck)
- J. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning an approximately 2.0 acre tract of land legally described as A0211A COWAN, TR 12E(1), Denton County, Texas, as further identified in the Denton Central Appraisal District as Property ID #254098 to Agricultural District (AG), within City limits. (Kleineck)
- K. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning 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 Central Appraisal District as Property ID #992135 to Agricultural District (AG), within City limits. (Kleineck)
- L. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning 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 Central 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 Central Appraisal District as Property ID #1584501 to Agricultural District (AG), within City limits. (Kleineck)
- M. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning 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 Central 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 Central Appraisal District as Property ID #2121068 to Agricultural District (AG), within City limits. (Kleineck)
- N. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning 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 Central Appraisal District as Property ID #2122500 to Agricultural District (AG), within City limits. (Kleineck)
- O. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning an approximately 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 Central Appraisal District as Property ID #2507331; an approximately 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 Central Appraisal District as Property ID #2507332; an approximately 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 Central Appraisal District as Property ID #2507333; and an approximately 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 Central Appraisal District as Property ID #2507334 to Agricultural District (AG), within City limits. (Kleineck)
- P. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning an approximately 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 Central Appraisal District as Property ID #2647903 to Agricultural District (AG), within City limits. (Kleineck)

- Q. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning an approximately 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 Central Appraisal District as Property ID #2688521 to Agricultural District (AG), within City limits. (Kleineck)
- R. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning an approximately 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 Central Appraisal District as Property ID #2714384 to Agricultural District (AG), within City limits. (Kleineck)
- S. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning an approximately 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 Central Appraisal District as Property ID #2741350 to Agricultural District (AG), within City limits. (Kleineck)
- T. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning an approximately 77.32 acre tract of land legally described as ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 22, Collin County, Texas, as further identified in the Collin Central Appraisal District as Property ID #962612. (Kleineck)

IX. ACTION ITEM:

- A. Consider and act to approve a Resolution adopting the results of the Celina Economic Development Corporation and Downtown Celina's marketing and branding study. (Satarino)
- B. Consider and act upon a Resolution approving and authorizing the Mayor to execute the Agreement for the Construction and Funding of Authorized Improvements and Reimbursement of Advances and resolving other related matters for the Cross Creek Meadows Public Improvement District (PID). (Bromiley)
- C. Consider and act on a Resolution casting votes for the election of members to the Collin Central Appraisal District (CCAD) Board of Directors. (Owens)
- D. Consider and act on a Resolution casting votes for the election of members to the Denton Central Appraisal District (DCAD) Board of Directors. (Owens)

X. 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 impact of the adopted budget and tax rate for Fiscal Year 2025-2026, comparing what would be paid under the no-new-revenue tax rate versus the adopted tax rate.

Median Taxable Homestead Value

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

FY2025-2026 Tax Rates

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

Estimated Annual Tax Bill Comparison

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

Calculations

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

Summary

The City of Celina’s adopted tax rate is \$0.576401 per \$100 valuation, the average homestead owner pays approximately \$124.56 more annually compared to the previous 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 three (3) business days prior to the scheduled time of said meeting.”

Ashley Owens, City Secretary