



Life Connected.

**AGENDA
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:

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 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.

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 further reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed herein, as authorized by the Texas Government Code, Chapter 551.

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:**

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- 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)

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)

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)

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)

- 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)
- 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)
- 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)
- 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)

IX. ACTION ITEM:

- A. Consider and act upon appointment to fill a one (1) year term on the Audit Committee. (Bromiley)
- B. Consider and act to approve an Amended and Restated Economic Development and Performance Agreement with Celina Pop, LLC. (Satarino)
- C. Consider approval of a Resolution nominating a candidate to fill a vacancy on the Denton Central Appraisal District 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.

“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

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.