



AGENDA
CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, MARCH 10, 2026
5:00 PM

Life Connected.

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 Kakalecick, et al. v. City of Celina.

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 Orange.

D. Discussion regarding Project Opal.

E. Discussion regarding Project Southland.

F. Discussion regarding an assignment of the Development, Incentive, and Facilities agreement with Trinity Celina, LLC.

G. Discussion regarding an economic development agreement for a business generally located at 300 N. Oklahoma Dr.

H. Discussion regarding an incentive application received for the property generally located at 201 W. Walnut St.

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

I. Discussion regarding Punk Carter Parkway Eminent Domain.

J. Discussion regarding Pecan Street Improvements Eminent Domain.

K. Discussion regarding 54" Glendenning Transmission Line Eminent Domain.

L. Discussion regarding Celina Economic Development Corporation owned property.

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).

M. Consider and act on a Resolution of the City Council of the City of Celina, Texas, finding that a public necessity exists and authorizing condemnation to acquire right of way of 0.881 acres, drainage easements totaling 0.811 acres and temporary construction grading easements totaling 0.210 acres for construction of public improvements, including but not limited to, construction and maintenance of roadway, drainage improvements, grading, such appurtenant facilities as may be necessary, and other public uses, on five real properties as portions of tracts of land generally described as being located in the T Cox Survey, Abstract A0309A, J. Ray survey, Abstract

A1104A, and A. Ray survey, Abstract A1106A, Denton County, Texas, Denton County property IDs #196341, 196342, 52590, 52656, and 52650; such properties generally located on the western end of the Punk Carter alignment connection to FM 428, and being more particularly described herein; providing notice of an official determination to acquire real property for construction and maintenance of roadway, drainage, grading, such appurtenant facilities as may be necessary, and other public uses; authorizing the City Manager to obtain the necessary appraisal reports and make bona fide offers of just compensation for the properties; ratifying prior documents made for acquisition of the properties; authorizing legal counsel to institute eminent domain proceedings on behalf of the City for the acquisition of the properties if negotiations are unsuccessful; appropriating funds from a lawful source; providing a cumulative repealer clause; providing a severability clause and providing for an effective date.

- N. Consider and act upon a Resolution of the City Council of the City of Celina, Texas, finding that a public necessity exists and authorizing condemnation to acquire rights of way totaling 0.032 acres and temporary construction easements totaling 0.009 acres for construction of public improvements for W Pecan Street from N Arizona Drive to N Florida Drive, including but not limited to, construction and maintenance of roadway, drainage, grading, such appurtenant facilities as may be necessary, and other public uses, on two real properties as portions of tracts of land generally described as being located in the John Willock Survey, Abstract No. 1055, City of Celina, Collin County, Texas, and being a part of tract 24a and tract 24e of Perkins addition, an unrecorded plat, Collin CAD property IDs #982752 and #1586091; such properties generally located east from the corner of W Pecan Street and N Florida Drive, and being more particularly described herein; providing notice of an official determination to acquire real property for construction and maintenance of roadway, drainage, grading, such appurtenant facilities as may be necessary, and other public uses; authorizing the City Manager to obtain the necessary appraisal reports and make bona fide offers of just compensation for the properties; ratifying prior documents made for acquisition of the properties; authorizing legal counsel to institute eminent domain proceedings on behalf of the City for the acquisition of the properties if negotiations are unsuccessful; appropriating funds from a lawful source; providing a cumulative repealer clause; providing a severability clause and providing for an effective date.
- O. Consider and act on a Resolution of the City Council of the City of Celina, Texas, finding that a public necessity exists and authorizing condemnation to acquire a waterline easement of 0.974 acres and a temporary construction easement of 1.634 acres for construction of a transmission waterline from FM 428 to Southeast Pump Station, including but not limited to, construction and maintenance of the waterline, such appurtenant facilities as may be necessary, and other public uses, on real properties as portions of a tract of land generally described as being located in the B B B & C RY Co. Survey, Abstract A0132, Tract 14, and being a part of Collin CAD Property ID #2952170, City of Celina, Collin County, Texas; such properties generally located on the northwest side of W Glendenning Parkway and South Preston Road, and being more particularly described herein; providing notice of an official determination to acquire real property for construction and maintenance of a waterline, such appurtenant facilities as may be necessary, and other public uses; authorizing the city manager to obtain the necessary appraisal reports and make bona fide offers of just compensation for the properties; ratifying prior documents made for acquisition of the properties; authorizing legal counsel to institute eminent domain proceedings on behalf of the city for the acquisition of the properties if negotiations are unsuccessful; appropriating funds from a lawful source; providing a cumulative repealer clause; providing a severability clause and providing for an effective date.
- P. Consider and act to approve an Economic Development and Performance Agreement with Vision and Structure, LLC.

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:

- A. Celina High School Cheerleading Team Proclamation. (Tubbs)
- B. Celina High School Swimmers Grace Waldschmidt and Reagan Hix Proclamation. (Tubbs)

C. Recognition of the 2025 Supervisor of the Year and Employee of the Year. (Gartner)

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

- A. Discussion regarding the final concept for the digital mural in the Downtown Center. (Kearney)
- B. Recap of the 2026 Celina Economic Development Corporation and City Council Joint Meeting. (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 — Work Session — February 4, 2026, 5:00 p.m.
- 2) City Council — Joint Meeting with EDC — February 9, 2026, 4:00 p.m.
- 3) City Council — Regular Meeting — February 10, 2026, 5:00 p.m.

- B. Consider and act to award RFP 2026-016 for Fiber Installation, Phase 4, for the construction of a fiber path between the Downtown Wastewater Treatment Plant and Legacy Hills Wastewater Treatment Plant to R-Tel Construction, LTD. in the amount of \$704,762.67 plus ten percent contingency in the amount of \$70,476.27 for a total amount not to exceed \$775,238.94. (Alexander)
- C. Consider and act to authorize Amendment 4 to add the Guaranteed Maximum Price (GMP) for the construction of underground utilities along Walnut Street from Arizona Drive to Colorado Drive through the Construction Manager At Risk, Swinerton, in an amount not to exceed \$289,387.00. (Brawner)
- D. Consider and act to authorize the City Manager to execute a facility agreement on behalf of the City with St. Philip Church. (Brawner)
- E. Consider and act to award Bid #2025-063 to My Unique Office for the library shelving and specialty furniture in the new Public Library in an amount not to exceed \$590,190.01. (Brawner)
- F. Consider and act to authorize and ratify Amendment 4, Parkhill Smith Cooper's Design Services MSA for the Park Administration fire lane and utility construction plans in the amount not to exceed \$93,220.00. (Brawner)
- G. Consider and act upon an Ordinance amending the Code of Ordinances, Chapter 12, Traffic and Vehicles, Article 12:03, Section 12:03:051 speed limits to add new school zones for Celina ISD and Prosper ISD. (Brawner)
- H. Review and acceptance of the Quarterly Investment Report for the period ended December 31, 2025. (Bromiley)
- I. 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)
- J. Consider and act upon approval of an Interlocal Cooperation Agreement between the City of Celina, the City of Anna, the City of Melissa, and the City of Princeton for mutual law enforcement assistance. (Cullison)

- K. Consider and act upon an Ordinance amending the Code Ordinance, Chapter 1, General Provisions, Article 1.11, Section 1.11.035 to make rules applicable to electric bicycles and add Section 1.11.041 Bicycles and Electric Bicycle Riding and Skating in Parks and on Bike Trails. (Cullison)
- L. Consider and act to approve a Work Authorization with B-Weiss Entertainment Group, LLC., for event infrastructure at Celina Cajun Fest in an amount not to exceed \$282,868.50. (Monaco)
- M. Consider and act to approve a policy on City Council Proclamations. (Monaco)
- N. Consider and act to authorize the purchase of an Automated Material Handling system from Bibliotheca through a cooperative contract in the amount not to exceed \$134,025.79 for the Downtown Center. (Ortiz)
- O. Consider and act to approve the purchase of six (6) Self-Check kiosks and people counters for the Downtown Center from Bibliotheca through a BuyBoard contract with the State of Texas, for an amount not to exceed \$113,643.27. (Ortiz)

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 Office/Medical Office use on approximately one (1) acre; generally located at the northwest corner of Colorado Street and Oak Street, within the Downtown Code – Verandas District, within the City limits. (Mohan)
- B. Conduct a Public Hearing to consider and act upon a request for a Development Agreement on approximately nine (9) acres of land; generally located along Choate Parkway and approximately 1,700 feet east of Coit Road, within both the City limits and the Extraterritorial Jurisdiction (ETJ), for Creekway Shops. (Mohan)
- 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)
- 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)
- E. Conduct a Public Hearing to consider testimony and act upon an Ordinance accepting and approving a Service And Assessment Plan and an Improvement Area #2 Assessment Roll – Phase #3 for the Cross Creek Meadows Public Improvement District; making a finding of special benefit to the property in Phase #3 within Improvement Area #2 of the District; levying special assessments against such property and establishing a lien on such property; providing for the method of assessment and the payment of the assessments in accordance with Chapter 372, Texas Local Government Code, as amended; and providing penalties and interest on delinquent assessments. (Bromiley)
- F. Conduct a Public Hearing to consider testimony and act upon an Ordinance accepting and approving a Service And Assessment Plan and an Improvement Area #2 Assessment Roll – Phase #4 for the Cross Creek Meadows Public Improvement District; making a finding of special benefit to the property in Phase #4 within Improvement Area #2 of the District; levying special assessments against such property and establishing a lien on such property; providing for the method of assessment and the payment of the assessments in accordance with Chapter 372, Texas Local Government Code, as amended; and providing penalties and interest on delinquent assessments. (Bromiley)

IX. ACTION ITEM:

- A. Consider and act upon an Ordinance approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2026 (Cross Creek Meadows Public

- Improvement District Improvement Area #2 Project); and approving and authorizing related agreements. (Bromiley)
- B. Consider and act upon an Ordinance approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2026 (Cross Creek Meadows Public Improvement District Improvement Area #1 Project); approving a Service and Assessment Plan and updated Improvement Area #1 Assessment Roll; and approving and authorizing related agreements. (Bromiley)
- C. Consider and act on acceptance of the Fiscal Year 2025 Audit, the Annual Comprehensive Financial Report (ACFR), the Annual Single Audit Report, and presentation by Forvis Mazar, LLP. (Bromiley)
- D. Consider and act to approve a Resolution adopting the 2026-2030 Five-year Capital Improvements Program. (Brawner, Stovall)
- E. Discussion and consideration of all matters incident and related to approving and authorizing publication of notice of intention to issue certificates of obligation and declaring expectation to reimburse expenditures with proceeds of future debt, including the adoption of a Resolution pertaining thereto. (Stovall)
- F. Consider and act to award Bid 2026-022 for the construction of Celina Road Well, to Dake Construction (The GenCon Group, Inc.) in the amount of \$5,986,170.00, plus a ten percent (10%) contingency in the amount of \$598,617.00 for a total amount not to exceed \$6,584,787.00. (Brawner)
- G. Consider and act to award Bid 2026-020 for the Dallas Parkway Intersection Improvements project to Mario Sinacola & Sons Excavating, Inc., in the amount of \$3,171,201.78, plus a ten (10) percent contingency of \$317,120.18 for a total amount not to exceed \$3,488,321.96. (Brawner)
- H. Consider and act to award Bid 2026-005 for the Improvements to Glendenning Rail Road Crossing and paving on Glendenning Parkway between Preston Road and FM428 to GRod Construction, LLC, in the amount of \$1,165,420.50 plus a ten percent (10%) contingency in the amount of \$116,542.05 for a total amount not to exceed \$1,281,962.55. (Brawner)
- I. Consider and act to award Bid 2026-015 for the reconstruction of Hillside Drive to Vlex Construction, LLC, in the amount of \$759,860.00 plus a ten percent (10%) contingency in the amount of \$75,986.00 for a total amount not to exceed \$835,846.00. (Brawner)
- J. Consider and act to award CSP 2026-018 for the construction of the Ousley Park Stream Restoration and Trail project to RoeschCo Construction, LLC., in the amount of \$11,924,937.70 plus a ten (10) percent contingency of \$1,192,493.77 for a total amount not to exceed \$13,117,431.47. (Brawner)
- K. Consider and act to award Bid 2026-017 for Coit Road Asphalt Replacement to JLC Excavation, LLC, in the amount of \$1,840,206.74 plus a ten (10) percent contingency in the amount of \$184,020.67 for a total amount not to exceed \$2,024,227.41. (Brawner)
- L. Consider and act to award Bid 2026-021 for the reconstruction of Oklahoma Drive from E. Pecan Street to E. Malone Street to SYB Construction, in the amount of \$2,295,687.76 plus a ten percent (10%) contingency in the amount of \$229,568.77 for a total amount not to exceed \$2,525,256.53. (Brawner)
- M. Consider and act to award Bid #2026-002 for architectural, landscape architecture, and engineering services to Parkhill, Smith, & Cooper, Inc., for Ousley Park and S. Arkansas Street improvements in the amount of \$2,947,500.00. (Walsh)
- N. 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	$(\$530,903 \div 100) \times \$0.598168 = \$3,175.69$
No-New-Revenue Tax Rate	$(\$572,562 \div 100) \times \$0.559151 = \$3,201.49$
Adopted Tax Rate Bill	$(\$572,562 \div 100) \times \$0.576401 = \$3,300.25$

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.