



Life Connected.

AGENDA
CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, APRIL 14, 2026
4:40 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 Legacy North.

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

B. Discussion regarding Project Latera.

C. Discussion regarding Project Highland.

D. Discussion regarding Project 151.

E. Discussion regarding Project Cypress.

F. Discussion regarding Project Opal.

G. Discussion regarding Project Origin.

H. Discussion regarding Project Storyline.

I. Discussion regarding Project Southland.

J. Discussion regarding Project Kingsmen.

K. Discussion regarding Project Dusk.

L. Discussion regarding Project Jasper.

M. Discussion regarding the Troubadour Festival.

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

N. Discussion regarding Coit Road Right of Way Acquisition.

O. Discussion regarding Carey Road Right of Way Acquisition.

P. Discussion regarding a lease for the old Celina Senior Center.

Q. Discussion regarding Project Earthman.

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).

- R. 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 right of way totaling 0.360 acres for construction of public improvements for Carey road from Legacy Drive to the eastern property line of the Bent Tree subdivision, including but not limited to, construction and maintenance of roadway, drainage, grading, such appurtenant facilities as may be necessary, and other public uses, on real property as portion of a tract of land generally described as being located in the R. Cowan Survey Abstract No. 211, City of Celina, Denton County, Texas, Denton CAD property ID #101229, such property generally located north of Carey Road and approximately 870 feet west of Legacy 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 property; ratifying prior documents made for acquisition of the property; authorizing legal counsel to institute eminent domain proceedings on behalf of the city for the acquisition of the property 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. (Brawner)

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. Recognition of Council Member Wigginton and Council Member Koehne.
B. Child Abuse Prevention Proclamation. (Tubbs)
C. The City Floodplain Management Excellence Award 2026. (Oduro)
D. CEDC Local Business Support Program - Size-Up Launch. (Satarino)

V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Discussion regarding the Screening Ordinance Update. (McAfee)
B. Discussion regarding the Ironman competition. (Cullison)

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 - March 10, 2026, 5:00 p.m.
B. Consider and act to authorize and ratify Amendment 5, Parkhill Smith Cooper's Design Services MSA for the Park Administration Indoor Turf Building forensics study in the amount not to exceed \$66,620.00. (Brawner)
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 upon a Resolution authorizing the submission of a grant application to the Motor Vehicle Crime Prevention Authority (MVCPA) Grant Program. (Cullison)
- E. Consider and act to authorize the purchase of school zone flashers and equipment for Prosper ISD Jim Bridges Middle School and Celina ISD Willard Elementary School from Consolidated Traffic Control, Inc., through a cooperative contract with Houston-Galveston Area Council cooperative purchasing program (HGACBuy), Contract #PE-05-21, for an amount not to exceed \$140,761.00. (Figueroa)
- F. Consider and act to adopt a Resolution accepting and approving the final artwork for the digital mural for the Downtown Center. (Kearney)
- G. Consider and act to approve an Economic Development Agreement with El Puente de Celina for the annual Cinco de Mayo event. (Monaco)
- H. Consider and act upon to approve an amendment to an event management contract with SBG Hospitality to include Celina Oktoberfest in the amount not to exceed \$225,000.00. (Monaco)
- I. Consider and act to approve a work authorization with B-Weiss Entertainment Group, LLC., for event infrastructure at Splash & Blast in an amount not to exceed \$275,948.57. (Monaco)
- J. Consider and act to authorize the use of contingency funds for a change order to the awarded contract for Celina Parkway (CR 52) Reconstruction, Bid 2026-004, in the amount of \$82,240.00 for the addition of a right turn lane and storm drainage adjustments (Oduro)
- K. Consider and act to award Bid 2026-27 for the construction of Preston Road Median Tree Replacement to Central North Construction, LLC, in the amount of \$477,595.00, plus a ten (10) percent contingency of \$47,759.50 for a total amount not to exceed \$525,354.50. (Oduro)
- L. Consider and act upon an Ordinance altering the prima facie speed limits established for vehicles under the provisions of the Transportation Code, Section 545.356 upon FM 1385, or parts thereof, within the incorporate limits of the City of Celina, beginning at the intersection of Parvin Road (Frontier Parkway); thence continuing along in a northerly direction for a distance of 2.8 miles, approximately to the northern boundary of City limits located on FM 1385 to 45 MPH. (Oduro)
- M. Consider and act to approve a work authorization amendment for design services from Kimley-Horn and Associates, Inc., for the Pecan Street Improvements in an amount of \$276,500.00 for a total contract amount not to exceed \$822,200.00. (Oduro)
- N. Consider and act to release the drainage easement on Sutton Fields East Phase 2 identified by Denton County as Instrument 2024-82061. (Oduro)
- O. Consider and act to renew the agreement with EC America, Inc., for construction management software through a cooperative contract with the General Services Administration in an amount not to exceed \$211,615.70. (Oduro)
- P. Consider and act upon an Ordinance of the City of Celina, Texas, amending Ordinance No. 2020-117 by amending Section 4 of said Ordinance concerning the membership of the Board of Directors of Tax Reinvestment Zone Number Twelve, City of Celina, Texas, to authorize the City Council to serve as the City's appointees to the Board of Directors. (Owens)
- Q. Consider and act upon an Ordinance of the City of Celina, Texas, amending Ordinance No. 2021-74 by amending Section 4 of said Ordinance concerning the membership of the Board of Directors of Tax Reinvestment Zone Number Thirteen, City of Celina, Texas, to authorize the City Council to serve as the City's appointees to the Board of Directors. (Owens)
- R. Consider and act upon an Ordinance of the City of Celina, Texas, amending Ordinance No. 2021-112 by amending Section 4 of said Ordinance concerning the membership of the Board of Directors of Tax Reinvestment Zone Number Fourteen, City of Celina, Texas, to authorize the City Council to serve as the City's appointees to the Board of Directors. (Owens)
- S. Consider and act to approve an Assignment of Obligation to a Development, Incentives, and Facilities Agreement between the City of Celina, the Celina Economic Development Corporation and Trinity Celina, LLC. (Satarino)

- T. Consider and act to authorize the purchase of bleachers for Old Bobcat Stadium within Ousley Park from Southern Bleachers Company through a cooperative contract in the amount not to exceed \$254,500.00. (Walsh)
- U. Consider and act to authorize the purchase of a fuel tank with two (2) pumps from JF Petroleum Group through a cooperative contract with BuyBoard #772-25 for an amount not to exceed \$170,000.00. (White)

VIII. PUBLIC HEARING/ACTION:

- A. 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)
- B. 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 Auto, Gas Pumps/Fuel Sales use on approximately two (2) acres; generally located at the northeast corner of Frontier Parkway and Preston Road, within the City limits, for Murphy USA (Celina Gateway). (Mohan)
- C. Conduct a Public Hearing to consider and act upon an Ordinance on the voluntary annexation of approximately eight (8) acres; generally located west of FM 455 (future Legacy Drive) and approximately 650 feet north of future O'Brien Drive, within the Extraterritorial Jurisdiction (ETJ), for Yellow Door Storage. (Mohan)
- D. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning approximately eight (8) acres to a Planned Development (PD) with Commercial, Office, and Retail District (C) base zoning, and modified development standards; generally located west of FM 455 (future Legacy Drive) and approximately 650 feet north of future O'Brien Drive, for Yellow Door Storage. (Mohan)
- E. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by amending an approximate 28 acre portion of Planned Development (PD) No. 122 with modified development standards; generally located at the southwest corner of Louisiana Drive and future J. Fred Smith Parkway, within the City limits, for Uptown Commerce Center. (McAfee)
- F. Conduct a Public Hearing to consider and act upon an Ordinance amending Ordinance No. 2025-02, the City's Master Thoroughfare Plan and Map. (Oduro)

IX. ACTION ITEM:

- A. Consider and act to award Bid 2026-028 for the Glendenning Transmission Line project to S.J. Louis Construction of Texas, LTD., in the amount of \$16,718,733.73, plus a ten (10) percent contingency of \$1,671,873.37 for a total amount not to exceed \$18,390,607.10. (Brawner)

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.