



Life Connected.

AGENDA
CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JUNE 9, 2026
5:00 PM

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

II. 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 Stallcup right-of-way acquisition.
- B. Discussion regarding water utilization at Wilson Creek Park.
- C. Discussion regarding a Development Agreement for LC Services.

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

- D. Discussion regarding Legacy North.
- E. Discussion regarding Project Latera.
- F. Discussion regarding Project Cypress.
- G. Discussion regarding the Village at Ownsby Farms.
- H. Discussion regarding Project Kingsmen 2.0.
- I. Discussion regarding Project 151.

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

- J. Discussion regarding personnel investigation.

Texas Government Code Section 551.089 Deliberation Regarding Security Devices or Security Audits:

- K. Discussion regarding security procedures during public meetings.

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.

III. PLEDGE OF ALLEGIANCE/INVOCATION:

IV. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

- A. Celina High School Powerlifter Rachel Kissinger Proclamation. (Tubbs)
- B. Presentation of the 2025 Tree City USA & Growth Award. (Kleineck)

C. Presentation of Main Street America Program Accreditation. (Kearney)

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

A. Discussion regarding the Lighting Ordinance – Text Amendment. (Kleineck)

B. Discussion regarding Fire Department Staffing and Operations. (White)

C. Discussion regarding Downtown Square Design. (Brawner)

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- May 12, 2026, 5:00 p.m.

B. 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)

C. Consider and act upon ratifying Community Development Corporation Resolution No. 2026-001R. (Stovall)

VIII. **PUBLIC HEARING/ACTION:**

A. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by amending an approximate 25 acre portion of Planned Development (PD) No. 80 with modified development standards; generally located at the northeast corner of Dallas Parkway and Frontier Parkway, within the City limits, for Mac Haik Celina. (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 14.04: Site Development Standards, Part Three: Screening Walls and Fences, and related sections of the Zoning Ordinance, for a text amendment. (McAfee)

IX. **ACTION ITEM:**

A. Consider and act upon a Resolution of the City of Celina, Texas, determining the costs of certain authorized improvements to be financed within the Cambridge Crossing Public Improvement District; approving a preliminary service plan and assessment plan, including proposed Assessment Rolls for Phase #5-7; directing the filing of the proposed Assessment Rolls with the City Secretary to make available for public inspection; calling a Public Hearing for July 14, 2026, to consider an Ordinance levying assessments on property located within the Cambridge Crossing Public Improvement District; directing City staff to publish and mail notice of such public hearing; and resolving other matters incident and related thereto. (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 North Sky Public Improvement District; approving a preliminary service plan and assessment plan, including a proposed Improvement Area #2 Assessment Roll; directing the filing of the proposed Assessment Roll with the City Secretary to make available for public inspection; calling a Public Hearing for July 14, 2026, to consider an Ordinance levying assessments on property located within the North Sky Public

- Improvement District; directing City staff to publish and mail notice of such Public Hearing; and resolving other matters incident and related thereto. (Bromiley)
- C. Consider and act upon a Resolution of the City of Celina, Texas, approving and authorizing the Mayor to execute an "Agreement for the Construction and Funding of Authorized Improvements and Reimbursement of Advances" between the City of Celina, Texas, and CCD - North Sky, LLC, and resolving matters incident thereto. (Bromiley)
- D. Consider and act upon a Resolution of the City of Celina, Texas, approving and authorizing the Mayor to execute an "Agreement for the Construction and Funding of Authorized Improvements and Reimbursement of Advances" between the City of Celina, Texas, and CCD - Ten Mile Creek, LLC, and resolving matters incident thereto. (Bromiley)
- E. Consider and act upon a Resolution of the City of Celina, Texas, approving and authorizing the Mayor to execute an "Agreement for the Construction and Funding of Authorized Improvements and Reimbursement of Advances" between the City of Celina, Texas, and CCD - North Sky Ariana, LLC, and resolving matters incident thereto. (Bromiley)
- F. Consider and act upon a Resolution adopting the Median Landscape Pattern Book. (Median Landscape Pattern Book) (McAfee)
- G. Consider and act on a Resolution accepting the results of the 2026 Water and Wastewater Rate Study. (Stovall)
- H. Consider and act to approve an Economic Development and Performance Agreement with ATRH, LLC. (Satarino)

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	$(\$530,903 \div 100) \times \$0.598168 = \$3,175.69$
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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.