



Life Connected.

AGENDA
CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JULY 14, 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 the acquisition of water rights.
- B. Discussion regarding the Celina Entertainment District.

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

- C. Discussion regarding Project Cypress.
- D. Discussion regarding Project Latera.
- E. Discussion regarding Project Kingsmen 2.0.
- F. Discussion regarding Project Wildcat.
- G. Discussion regarding Project Morris.
- H. Discussion regarding Celina Summit.

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

- I. Discussion regarding Project Creekside.

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).

- J. Consider and act to approve an Economic Development and Performance Agreement with Nack Development, LLC.
- K. Consider and act to approve an Economic Development and Performance Agreement with Wal-Mart Real Estate Business Trust.

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. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Discussion regarding Xeriscape Design Standards. (McAfee)
- B. Discussion regarding Neighborhood Integrity Program. (Kearney)

- C. Discussion regarding FY 2027 - FY 2029 Strategic Plan. (Kearney)

V. 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.

VI. 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- June 9, 2026, 5:00 p.m.
2) City Council- Retreat- June 20, 2026, 8:00 a.m.
- B. Consider and act to authorize the City Manager to execute a Network Offload Agreement with Nova Labs, Inc. (d/b/a Helium). (Alexander)
- C. Consider and act to approve a work authorization for material testing services for the 2026 Annual Street Maintenance project with WSB, for an amount not to exceed \$113,968.00. (Figueroa)
- D. Consider and act upon a Resolution of the City of Celina, Texas, approving and authorizing the City Manager to execute a "Roadway Exchange Agreement" between the City of Celina, Texas, and The Parks at Wilson Creek, L.P., for the exchange of land totaling 2.096 acres for right-of-way associated with Sunset Boulevard. (Janney)
- E. Consider and act to authorize a construction change order for \$159,451.95, for the addition of the fourth leg of the Coit-Owensby roundabout as part of the Coit Road reconstruction from Vest Lane to Choate Parkway, Bid 2025-029 to McMahon Contracting, LP. (Janney)
- F. Consider and act to approve a work authorization with Geotex Engineering, LLC, for the 3.0 MGD Downtown Water Reclamation Facility Improvements project testing services in an amount not to exceed \$177,796.00. (Janney)
- G. Consider and act to approve a work authorization for design services from Garver, LLC, for the design of E. Elm Street (from S. Preston Road to S. Texas Drive), S. Texas Drive (from E. Elm Street to E. Ash Street) and E. Oak Street (from S. Texas Drive to E. Arkansas Street) in an amount not to exceed \$939,022.00. (Janney)
- H. Consider and act upon a Service Agreement for C-3 annexed property between the City of Celina and the owner of approximately five (5) acres within the Extraterritorial Jurisdiction (ETJ); generally located east of Coit Road and south of CR 101, within the Extraterritorial Jurisdiction (ETJ), for Ramble Infrastructure. (Mohan)
- I. Consider and act to accept the resignation of Lorrie Cipriano-Wallace from the Keep Celina Beautiful Board. (Owens)
- J. Consider and act to approve an Amended Ultimate Boundary Line Agreement between the City of Aubrey, Texas and the City of Celina, Texas. (Ranc)
- K. Consider and act upon a Resolution of the City Council of the City of Celina, Texas, approving Tax Increment Reinvestment Zone Number Eleven project expenditures; providing a severability clause; and providing an effective date. (Stovall)

VII. 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 a Child Care Center, Primary use on approximately two (2) acres; generally located 580 feet west of Legacy Drive and approximately 1,000 feet north of Frontier Parkway, within the City limits, for Lightbridge Academy Daycare. (Mohan)

- B. Conduct a Public Hearing to consider and act upon an Ordinance on the voluntary annexation of approximately five (5) acres; generally located east of Coit Road and south of CR 101, within the Extraterritorial Jurisdiction (ETJ), for Ramble Infrastructure. (Mohan)
- C. Conduct a Public Hearing to consider and act upon an Ordinance abandoning County Road 92 from Coit Road to approximately 2,500 feet east to Deer Park Way, as more particularly described and depicted in Exhibit "A", authorizing the City Manager to execute deeds and other necessary documents; and providing an effective date. (Janney)
- D. Conduct a Public Hearing to consider testimony and act upon an Ordinance accepting and approving a Service and Assessment Plan and Assessment Rolls for Phase #5-7 of the Cambridge Crossing Public Improvement District; making a finding of special benefit to the property within Phase #5-7 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)
- 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 for the North Sky Public Improvement District; making a finding of special benefit to the property in 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)

VIII. 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 (North Sky Public Improvement District Improvement Area #2 Project); and approving and authorizing related agreements. (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 Improvement Area #1 of the Celina 241 Public Improvement District; approving a preliminary service plan and assessment plan, including a proposed Improvement Area #1 Assessment Roll; directing the filing of the proposed Improvement Area #1 Assessment Roll with the City Secretary to make available for public inspection; calling a Public Hearing for August 11, 2026, to consider an Ordinance levying assessments on property located within the Celina 241 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, determining the costs of certain authorized improvements to be financed within Improvement Area #1 of the Creekbend Public Improvement District; approving a preliminary service plan and assessment plan, including a proposed Improvement Area #1 Assessment Roll; directing the filing of the proposed Improvement Area #1 Assessment Roll with the City Secretary to make available for public inspection; calling a Public Hearing for August 11, 2026, to consider an Ordinance levying assessments on property located within the Creekbend Public Improvement District; directing City staff to publish and mail notice of such Public Hearing; and resolving other matters incident and related thereto. (Bromiley)
- D. Consider and act upon a Resolution of the City of Celina, Texas, determining the costs of certain authorized improvements to be financed within the Ariana Public Improvement District; approving a preliminary service plan and assessment plan, including the proposed Assessment Rolls for Improvement Area #1, Improvement Area #2 and Improvement Area #3; directing the filing of the proposed Assessment Rolls with the City Secretary to make available for public inspection; calling a Public Hearing for August 11, 2026, to consider an Ordinance levying assessments on property located within the Ariana Public Improvement District; directing City staff to publish and mail notice of such Public Hearing; and resolving other matters incident and related thereto. (Bromiley)

- E. Consider and act to award Bid 2026-038 for the 2026 Annual Street Maintenance (ASM) project to Apple Pavement Services, at the unit prices listed in the amount of \$7,022,846.50 plus a fifteen percent (15%) contingency in the amount of \$1,053,426.96 for a total amount not to exceed \$8,076,273.48. (Figueroa)
- F. Consider and act to award CSP 2026-037 for the 3.0 MGD Downtown Water Reclamation Facility (WRF) Improvements project to Drake General Contractors, LLC, at the unit prices listed in the amount of \$66,997,000.00 plus five percent (5%) contingency in the amount of \$3,349,850.00 for a total not to exceed \$70,346,850.00. (Janney)
- G. Consider and act upon a Resolution amending the Articles of Incorporation of the Celina Community Development Corporation (CDC) to change the requirement that a board member live in Collin County, to a requirement to live in the City and to update provisions related to services provided by the City to the CDC and related matter. (Stovall)
- H. Consider and act upon a Resolution amending the Bylaws of the Celina Community Development Corporation to specify requirements for eligibility to serve and related matters. (Stovall)
- I. Consider and act upon a Resolution removing the Parks & Recreation Board/Community Development Corporation Board members from the Community Development Corporation and retaining the members in their current terms on the Parks & Recreation Board. (Stovall)
- J. Consider and act upon a Resolution appointing members to the Community Development Corporation (CDC) Board of Directors. (Stovall)

IX. 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.