



Life Connected.

AGENDA
CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, AUGUST 11, 2026
4:30 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 a Development Agreement for Cordoba Estates.
- B. Discussion regarding a Development Agreement for Celina Stone Tract.
- C. Discussion regarding a Development Agreement for Celina Towne Crossing.
- D. Discussion regarding Mustang Park Affordable Housing.

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

- E. Discussion regarding Project Rooster.
- F. Discussion regarding Project Jasper.
- G. Discussion regarding Project Jewel.
- H. Discussion regarding Project Mountain View.
- I. Discussion regarding Project Freeze.
- J. Discussion regarding Project Cypress.
- K. Discussion regarding Project Auburn.

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

- L. Discussion regarding Varghese Eminent Domain Negotiation.
- M. Discussion regarding Metallic Land Company, LLC., Eminent Domain Negotiation.
- N. Discussion on the acquisition of additional parkland.
- O. Discussion on final disposition of Blue Angus Eminent Domain.
- P. Discussion regarding the eminent domain of Fashand Farm properties.
- Q. Discussion regarding Sovana settlement offers.
- R. Discussion regarding Loloi settlement offer.
- S. Discussion regarding a lease agreement at 212 N. Louisiana Drive.

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

- T. Discussion regarding personnel investigation.

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).

- U. Consider and act to authorize the City Manager to execute a lease agreement for the property located at 212 N. Louisiana Drive.

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 Neighborhood Integrity Program submitted projects for 2026. (Kearney)
- B. Discussion regarding the Downtown Center retail store. (Satarino)
- C. Discussion on 2026 Water Conservation. (Brawner, Figueroa)
- D. Discussion regarding the Fiscal Year 2026-2027 Proposed Budget. (Ranc)

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 — July 14, 2026, 5:00 p.m.
 - 2) City Council — Special Called Meeting — August 1, 2026, 9:00 a.m.
 - 3) City Council — Budget Workshop — August 3, 2026, 5:00 p.m.
- B. Consider and act to purchase enterprise Information Technology hardware from Freeit Data Solutions through a cooperative contract with the State of Texas Department of Information Resources (DIR) for an amount not to exceed \$1,500,000.00. (Alexander)
- C. Consider and act to authorize the purchase of a 10,000 gallon fuel tank with two (2) pumps for Police Headquarters from JF Petroleum Group through a cooperative contract with BuyBoard #772-25 for an amount not to exceed \$204,985.00. (Brawner)
- D. Consider and act to authorize an amendment to the existing work authorization with Johnson, Mirmiram & Thompson, Inc. (JMT), for Project Manager Services for the Downtown Center in an amount not to exceed \$400,178.64. (Brawner)
- E. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2026-2027 Annual Service Plan update to the Service and Assessment Plan and Assessment Roll(s) for the Celina Hills Public Improvement District and providing an effective date. (Bromiley)
- F. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2026-2027 Annual Service Plan update to the Service and Assessment Plan and Assessment Roll(s) for the Chalk Hill Public Improvement District No. 2 and providing an effective date. (Bromiley)
- G. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2026-2027 Annual Service Plan update to the Service and Assessment Plan and Assessment Roll(s) for the Creeks of Legacy Public Improvement District and providing an effective date. (Bromiley)

- H. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2026-2027 Annual Service Plan update to the Service and Assessment Plan and Assessment Roll(s) for the Cross Creek Meadows Public Improvement District and providing an effective date. (Bromiley)
- I. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2026-2027 Annual Service Plan update to the Service and Assessment Plan and Assessment Roll(s) for the Edgewood Creek Public Improvement District and providing an effective date. (Bromiley)
- J. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2026-2027 Annual Service Plan update to the Service and Assessment Plan and Assessment Roll(s) for the Glen Crossing Public Improvement District and providing an effective date. (Bromiley)
- K. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2026-2027 Annual Service Plan update to the Service and Assessment Plan and Assessment Roll(s) for the Glen Crossing West Public Improvement District and providing an effective date. (Bromiley)
- L. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2026-2027 Annual Service Plan update to the Service and Assessment Plan and Assessment Roll(s) for the Harper Estates Public Improvement District and providing an effective date. (Bromiley)
- M. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2026-2027 Annual Service Plan update to the Service and Assessment Plan and Assessment Roll(s) for the Hillside Village Public Improvement District and providing an effective date. (Bromiley)
- N. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2026-2027 Annual Service Plan update to the Service and Assessment Plan and Assessment Roll(s) for the Lakes at Mustang Ranch Public Improvement District and providing an effective date. (Bromiley)
- O. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2026-2027 Annual Service Plan update to the Service and Assessment Plan and Assessment Roll(s) for the Legacy Celina Public Improvement District and providing an effective date. (Bromiley)
- P. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2026-2027 Annual Service Plan update to the Service and Assessment Plan and Assessment Roll(s) for the Legacy Hills Public Improvement District and providing an effective date. (Bromiley)
- Q. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2026-2027 Annual Service Plan update to the Service and Assessment Plan and Assessment Roll(s) for the Mosaic Public Improvement District and providing an effective date. (Bromiley)
- R. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2026-2027 Annual Service Plan update to the Service and Assessment Plan and Assessment Roll(s) for the Mustang Lakes (Annex) Public Improvement District and providing an effective date. (Bromiley)
- S. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2026-2027 Annual Service Plan update to the Service and Assessment Plan and Assessment Roll(s) for the Ownsby Farms Public Improvement District and providing an effective date. (Bromiley)
- T. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2026-2027 Annual Service Plan update to the Service and Assessment Plan and Assessment Roll(s) for The Parks at Wilson Creek (Annex) Public Improvement District and providing an effective date. (Bromiley)
- U. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2026-2027 Annual Service Plan update to the Service and Assessment Plan and Assessment Roll(s) for The Parks at Wilson Creek Public Improvement District and providing an effective date. (Bromiley)
- V. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2026-2027 Annual Service Plan update to the Service and Assessment Plan and Assessment Roll(s) for the Parvin Public Improvement District and providing an effective date. (Bromiley)
- W. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2026-2027 Annual Service Plan update to the Service and Assessment Plan and Assessment Roll(s) for the Sutton Fields East Public Improvement District and providing an effective date. (Bromiley)

- X. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2026-2027 Annual Service Plan update to the Service and Assessment Plan and Assessment Roll(s) for the Sutton Fields II Public Improvement District and providing an effective date. (Bromiley)
- Y. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2026-2027 Annual Service Plan update to the Service and Assessment Plan and Assessment Roll(s) for the Ten Mile Creek Public Improvement District and providing an effective date. (Bromiley)
- Z. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2026-2027 Annual Service Plan update to the Service and Assessment Plan and Assessment Roll(s) for The Columns Public Improvement District and providing an effective date. (Bromiley)
- AA. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2026-2027 Annual Service Plan update to the Service and Assessment Plan and Assessment Roll(s) for the Wells North Public Improvement District and providing an effective date. (Bromiley)
- BB. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2026-2027 Annual Service Plan update to the Service and Assessment Plan and Assessment Roll(s) for the Wells South Public Improvement District and providing an effective date. (Bromiley)
- CC. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2026-2027 Annual Service Plan update to the Service and Assessment Plan and Assessment Roll(s) for the Wilson Creek Meadows Public Improvement District and providing an effective date. (Bromiley)
- DD. 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)
- EE. Consider and act to award Bid 2026-039 for the 2026 Annual Drainage Maintenance (ADM) project to Pace Construction Services, at the unit prices listed in the amount of \$279,152.00, plus a fifteen percent (15%) contingency in the amount of \$41,872.80, for a total amount not to exceed \$321,024.80. (Figueroa)
- FF. Consider and act to authorize the use of contingency funds for a change order for Oklahoma Reconstruction, Bid 2026-021, in the amount of \$161,850.00 with SYB Construction Co, Inc., for the addition of a concrete street on Beech Street to connect to BNSF railroad. (Janney)
- GG. Consider and act upon a Resolution to authorize the City Manager to execute conveyance documents for the acquisition of the necessary drainage and temporary construction easements for the construction of CR994 drainage improvements. (Janney)
- HH. Consider and act upon a Resolution to authorize the City Manager to execute conveyance documents for the acquisition of the necessary drainage easements for the construction of S. Ohio Street and S. Louisiana Street south of W Ash Street. (Janney)
- II. Consider and act to authorize a cost share agreement with CCD – Ten Mile Creek, LLC, for the design and construction of roadway improvements on the Outer Loop at Roseland Parkway, near the perimeter of the Ten Mile Creek subdivision in an amount not to exceed \$364,654.34. (Janney)
- JJ. Consider and act to approve a work authorization for design services from Kimley Horn for the design of W. Ash Street from S. Utah Drive to S. Arizona Drive, S. Georgia Drive from W. Cedar Street to W. Ash Street, W. Sycamore Street from S. Utah Drive to S. Georgia Drive and S. Utah Drive from W. Cedar Street to W. Oak Street in an amount not to exceed \$715,000.00. (Janney)
- KK. Consider and act to approve a work authorization for design services from Kimley Horn for the design of S. Arizona Drive from W. Ash Street to W. Oak Street, W. Ash Street from S. Arizona Drive to S. Ohio Drive, S. Colorado Drive from W. Ash Street to W. Elm Street and W. Oak Street from S. Colorado Drive to S. Ohio Drive in an amount not to exceed \$543,000.00. (Janney)
- LL. Consider and act to approve a work authorization for design services from Westwood for the design of S. Alabama Street from W. Oak Street to the end of S. Alabama Street, W. Ash Street from S. Alabama Street to W. Utah Drive, W. Bois D'Arc Street extending from a point approximately 200 feet west from the intersection of S. Alabama Street to the intersection of S.

Alabama Street and W. Cedar Street extending from a point approximately 180 feet west from the intersection of S. Alabama Street to the intersection of S Alabama Street in an amount not to exceed \$549,400.00. (Janney)

- MM. Consider and act upon a Resolution to approve the FY 2027 - FY 2029 Strategic Plan, including City Council's Priority Objectives and an updated mission statement. (Kearney)
- NN. Consider and act upon a Service Agreement for C-3 annexed property between the City of Celina and the owner of approximately ten (10) acres within the Extraterritorial Jurisdiction (ETJ); generally located east of Coit Road and south of CR 101, within the Extraterritorial Jurisdiction (ETJ), for Celina ISD Elementary School #8 Ramble. (Mohan)
- OO. Consider and act upon amendments to the Boards and Commissions Policy to, among other things, provide email addresses for certain board and commission members, to conform to state law, and to conform to the Bylaws of the Celina Economic Development Corporation and the Celina Community Development Corporation. (Owens)
- PP. Consider and act upon an Administrative Services Agreement between the City of Celina and the Celina Community Development Corporation. (Stovall)
- QQ. Consider and act to approve the amended and restated Bylaws for the Celina Economic Development Corporation. (Satarino)
- RR. Consider and act upon an Interlocal Agreement for School Resource Officers between the City of Celina and Celina ISD. (Cullision)

VII. PUBLIC HEARING/ACTION:

- A. Conduct a Public Hearing to consider and act upon an Ordinance on the voluntary annexation of approximately ten (10) acres; generally located east of Coit Road and south of CR 101, within the Extraterritorial Jurisdiction (ETJ), for Celina ISD Elementary School #8 Ramble. (Mohan)
- B. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning approximately ten (10) acres to Community Facilities District (CF); generally located east of Coit Road and south of CR 101, for Celina ISD Elementary School #8 Ramble. (Mohan)
- C. Conduct a Public Hearing to consider and act upon an Ordinance on the voluntary annexation of approximately 40 acres; generally located approximately 1100 feet east of Celina Parkway and south of CR 59, within the Extraterritorial Jurisdiction (ETJ), for Mesa Verde. (Mohan)
- D. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning approximately 40 acres to a Planned Development (PD) with Single-Family Residential Detached (SF-R) base zoning, and modified development standards; generally located approximately 1100 feet east of Celina Parkway and south of CR 59, for Mesa Verde. (Mohan)
- E. Conduct a Public Hearing to consider and act upon an Ordinance on the voluntary annexation of approximately 528 acres; generally located east of Celina Parkway and approximately 3,275 feet north of GA Moore Parkway, within the Extraterritorial Jurisdiction (ETJ), for Robinson. (Mohan)
- F. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning approximately 528 acres to a Planned Development (PD) with Mixed Use (MU), Single-Family Residential Detached (SF-R), and Commercial (C) base zoning, and modified development standards; generally located east of Celina Parkway and approximately 3,275 feet north of GA Moore Parkway, for Robinson. (Mohan)
- G. Conduct a Public Hearing to consider and act upon an Ordinance amending the eligibility requirements to serve on the Downtown Commission, moving the Downtown Commission authorization code from Chapter 14 Zoning to Chapter 1 General Provisions of the City of Celina Code of Ordinances, and updating the Downtown Commission authorization code to align with the City's other advisory boards. (Kearney)
- H. 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 Five: Lighting Standards, and related sections of the Zoning Ordinance. (McAfee)

- I. Conduct a Public Hearing to consider testimony and act upon an Ordinance accepting and approving a Service and Assessment Plan and Assessment Roll for Improvement Area #1 of the Celina 241 Public Improvement District; making a finding of special benefit to the property in Improvement Area #1 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)
- J. Conduct a Public Hearing to consider testimony and act upon an Ordinance accepting and approving a Service and Assessment Plan and Assessment Roll for Improvement Area #1 of the Creekbend Public Improvement District; making a finding of special benefit to the property in Improvement Area #1 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 (Celina 241 Public Improvement District Improvement Area #1 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 (Creekbend Public Improvement District Improvement Area #1 Project); and approving and authorizing related agreements. (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 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 September 8, 2026, to consider an Ordinance levying assessments on property located within the Ariana Public Improvement District; directing the 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 accepting the proposed property tax rate; establishing dates for Public Hearings on the proposed property tax rate and Fiscal Year 2026-2027 budget; providing for the dates for the City Council to approve the property tax rate and Fiscal Year 2026-2027 budget; and providing for publication of Public Hearing notices as provided by the Texas law. (Bromiley)
- E. Consider and act to authorize a design contract with Conduit Architecture + Design LLC, for the design of the new Fire Station #2 in an amount not to exceed \$1,155,000.00. (Brawner)
- F. Consider and act to approve a work authorization for design services from Halff Associates, Inc. for the design of S. Ohio Drive from W. Ash Street to W. Walnut Street, S. Louisiana Street from W. Ash Street to W. Walnut Street, W. Elm Street from S. Ohio Drive to BNSF Railroad Right of Way, W. Oak Street from S. Ohio Drive to S. Louisiana Street, W. Ash Street from S. Ohio Drive to the BNSF Railroad Right of Way, and W. Main Street from S. Ohio Drive to BNSF Railroad Right of Way in an amount not to exceed \$1,338,700.00. (Janney)
- G. Consider and act to approve a work authorization amendment for design services from Garver, LLC, for the 3.0 MGD Downtown Water Reclamation Facility Improvements in an amount of \$2,738,369.00 for a total contract amount not to exceed \$5,591,615.00. (Janney)
- H. Consider and act upon a Resolution approving Damien Mitchell as the artist for three (3) murals on the exterior of the Downtown Center and authorizing the City Manager to execute a contract with Damien Mitchell for art services for the three (3) exterior murals on the Downtown Center

in the amount of \$171,000.00, plus a 10% contingency in the amount of \$17,100.00, for a total amount not to exceed \$188,100.00. (Kearney)

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.