



Life Connected.

AGENDA
CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, SEPTEMBER 8, 2026
4:15 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 open records request process.
- B. Discussion regarding a Development Agreement for JMAR Farms.
- C. Discussion regarding irrigation needs at Wilson Creek Park.
- D. Discussion regarding Varghese Eminent Domain Negotiation.
- E. Discussion regarding LC Services Abatement.
- F. Discussion regarding Earthman Park Land Swap.

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

- G. Discussion regarding Project N38.
- H. Discussion regarding Project Mustang.
- I. Discussion regarding Project Regal.
- J. Discussion regarding Project Peak.
- K. Discussion regarding Project Jasper.
- L. Discussion regarding Project Buckeye.
- M. Discussion regarding Project Auburn.
- N. Discussion regarding Project Sapphire.
- O. Discussion regarding Project 151.

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

- P. Discussion regarding a possible land acquisition generally located in Downtown Celina.
- Q. Discussion regarding a revocable license agreement for a property generally located at 241 W. Pecan Street.
- R. Discussion regarding Frontier Parkway (Parvin Road) Right of Way Eminent Domain.

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).

- S. Discussion regarding a First Amendment to a Development Agreement with Doe Branch Office Park, LLC.
- T. 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 8.6518 acres, temporary grading easements of 1.5616 acres and drainage easements of 0.0428 acres for municipal purposes to build and maintain a public roadway, including but not limited to, drainage, grading, such appurtenant facilities as may be necessary, and other public uses, on real property as portions of tracts of land generally described as being located in the Freeman Wilkerson Survey, Abstract No. 1411, Property ID #52718, and on two real properties as portions of tracts of land generally described as being located in the John Mckinn Survey, Abstract No. 889, the John B. Rue Survey, Abstract No. 1112, the Benjamin L. Rue Survey, Abstract No. 1113, and the Aaron Roberts Survey, Abstract No. 1115, Property ID #52748 and Property ID #82883, and on real property as portion of tract of land generally described as being located in the John Mckinn Survey, Abstract No. 889, Property ID #52756, and on two real properties as portion of tracts of land generally described as being located in the John Mckinn Survey, Abstract No. 889, Property ID #52752 and Property ID#52742, and on real property as portion of tract of land generally described as being located in the Freeman Wilkerson Survey, Abstract No. 1411, Property ID #614651, Denton County, Texas; such properties are generally located on the north and south sides of Parvin Road east of Dallas Parkway, and being more particularly described herein; providing notice of an official determination to acquire these real properties 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 these rights of way and easements; ratifying prior documents made for acquisition of these rights of way and easements; authorizing legal counsel to institute eminent domain proceedings on behalf of the City for the acquisition of these rights of way and easements on said tracts 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.

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. Tiny Miss Celina Recognition. (Tubbs)

V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Discussion regarding a legislative agenda for the 2027 Texas Legislative Session. (Kearney)
- B. Appointment of Ad-Hoc committee for Downtown Square Redevelopment. (Brawner)
- C. Discussion regarding the development of Ousley Park. (Walsh)
- D. Discussion on design amendment to Wilson Creek Park. (Walsh)
- E. Discussion on 2026 Water Conservation. (Brawner, Figueroa)

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- August 11, 2026, 5:00 p.m.
 - 2) City Council- Special Called Meeting- August 15, 2026, 9:00 a.m.
- B. Consider and act to authorize a renewal agreement for internet services with Astound Business Solutions, LLC, at an annual amount of \$73,742.04 for a 2-year contract term not to exceed \$147,484.08. (Alexander)
- C. Consider and act to authorize a contract with Nouveau Technology Services LP to install Building Safety Upgrades to the Annex / Council Chamber / Courts facility at 112 N. Colorado Street through a cooperative contract with TIPS #RCSP 241001 for \$249,080.85, with an additional 10% project contingency amount of \$24,908.08, and total not to exceed amount of \$273,988.93. (Brawner)
- D. Consider and act to purchase Construction Services for the Public Works Field Office Remodel from Nouveau Construction through TIPS #241001 cooperative contract for \$161,630.32 with a 10% contingency of \$16,163.03 for a not-to-exceed amount of \$177,793.35. (Brawner)
- E. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2026-2027 Supplemental 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)
- F. 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)
- G. Review and acceptance of the Quarterly Investment Report for the period ended June 30, 2026. (Bromiley)
- H. Consider and act upon an agreement to authorize the renewal of Geographic Information Systems (GIS) software at the unit prices listed from Environmental Systems Research Institute, Inc (ESRI), in an amount not to exceed \$67,612.50 for year one, \$67,612.50 for year two, and \$67,612.50 for year three, for a total contract amount not to exceed \$202,837.50. (Colakovic)
- I. Consider and act to approve an amendment to Contract 2021-398 with Collin County for dispatch services in the amount not to exceed \$543,258.00. (Cullison)
- J. Consider and act to approve Amendment 21 to Contract 01357-09 with Collin County for Animal Control Services in an amount not to exceed \$190,860.00. (Figueroa)
- K. Consider and act to approve an Interlocal Agreement with Collin County for Animal Shelter Use in an amount not to exceed \$162,375.00. (Figueroa)
- L. Consider and act to approve a work authorization for preliminary engineering design and construction administration services with TRC Engineers, Inc, for the 2027 Annual Street Maintenance (ASM) Program in an amount not to exceed \$338,490.00. (Figueroa)
- M. Consider and act to authorize Change Order No. 1 to the 2026 Annual Street Maintenance Project, Bid No. 2026-038, with Apple Pavement Services in the amount of \$584,668.00, to include roadway reconstruction on S. Arizona Drive and E. Maple Street; additional spot repairs on N. Florida Drive, S. Kentucky Drive, Quail Hollow, Harvest Glen, Heritage Trail, and Pheasant Run; and sidewalk improvements along W. Walnut Street. (Figueroa)
- N. Consider and act to authorize the purchase of two (2) Dodge 1500 Crew Cab 4x4 trucks for the Engineering Department in the amount of \$113,710.00, and two (2) Dodge 1500 Crew Cab 4x2 trucks for the Public Works Water Department in the amount of \$116,036.00, all vehicles are

- budgeted in the vehicle equipment replacement fund (VERF), from Grapevine Dodge Chrysler Jeep through a cooperative contract with BuyBoard, Contract # 724-23, for a total amount not to exceed \$229,746.00. (Figueroa)
- O. Consider and act to authorize the City Manager to execute a land swap agreement through Development Agreement Amendment 7 with Uptown Celina Partners, LP, on behalf of the City. (Janney)
- P. Consider and act to authorize a cost share agreement with Celina289 Holding, LLC, for the construction and upsize of the proposed drainage culvert improvements at the connection of Kristina Court to North Preston Lakes Drive in an amount not to exceed \$228,305.34. (Janney)
- Q. Consider and act to authorize an amendment to a Work Authorization for professional review services of hydraulic and hydrologic studies by Freese and Nichols, Inc., in an amount not to exceed \$74,000.00. (Janney)
- R. Consider and act to authorize Amendment 1 for the design services of an interim connection of the Upper Trinity Regional Water District (UTRWD) new metering station to Ground Storage Tank (GST) No. 1 intake for testing purposes from Garver LLC, in the amount of \$64,156.00. (Janney)
- S. Consider and act to authorize a Construction Change Order for \$116,160.00 for the addition of temporary livestock fencing to secure livestock during the construction of the 54" transmission line as part of the Glendenning Transmission Line project, Bid 2026-028 to S.J. Louis Construction of Texas LTD. (Janney)
- T. Consider and act to approve an amendment to the work authorization for design services from Halff Associates, Inc., for the design of W. Ash Street from the BNSF Railroad Right of Way to Oklahoma for an amount not to exceed \$66,400.00. (Janney)
- U. Consider and act upon a Resolution to authorize the City Manager to execute conveyance documents for the acquisition of the necessary right of way and easements for the construction of Doe Branch Boulevard (from Creek bend subdivision eastern boundary to Dallas Parkway). (Janney)
- V. Consider and act upon a Resolution approving a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division regarding the company's 2026 rate review mechanism filing and adopting tariffs that reflect rate adjustments consistent with the negotiated settlement. (Kearney)
- W. Consider and act upon a Service Agreement for C-3 annexed property between the City of Celina and the owner of approximately six (6) acres within the Extraterritorial Jurisdiction (ETJ); generally located approximately 800 feet north of the Outer Loop and west of Coit Road, within the Extraterritorial Jurisdiction (ETJ), for 1901 S. Coit Road. (McAfee)
- X. Consider and act to approve a Work Authorization with B-Weiss Entertainment Group, LLC, to secure musical talent for the 2027 Celina Cajun Fest for an amount not to exceed \$175,000.00. (Monaco)
- Y. Consider and act upon an agreement to authorize a Work Authorization with B-Weiss Entertainment Group, LLC, for event production at Beware! of the Square in an amount not to exceed \$166,916.36 (Monaco)
- Z. Consider and act to approve a Work Authorization with B-Weiss Entertainment Group, LLC, for event production for Christmas on the Square for an amount not to exceed \$165,000.00. (Monaco)
- AA. Consider and act to accept the resignation of Rachel Baty from the Downtown Commission. (Owens)
- BB. Consider and act to accept the resignation of Victoria Lovinggood from the Arts & Culture Board. (Owens)
- CC. Consider and act upon a Resolution amending the Boards and Commissions Policy to allow members of other City Boards and Commissions to concurrently serve on the Board of Adjustment. (Owens)

- DD. Consider and act to approve a First Amendment to an Economic Development and Performance Agreement with Local Dive Collective, LLC. (Satarino)
- EE. Consider and act to approve a Resolution of the TIRZ No. 11 Board of Directors to recognize and clarify performance of incentive agreements between the City of Celina, Celina Community Development Corporation, and the Celina Economic Development Corporation for projects within Tax Increment Reinvestment Zone No. 11. (Satarino)
- FF. Consider and act to approve a Mutual Termination and Transition Agreement between the Celina Economic Development Corporation President and the Celina Economic Development Corporation Board of Directors. (Satarino)
- GG. Consider and act to approve an Interlocal Agreement for Fire and EMS Dispatch Services by and between the City of Celina and Collin County in an amount not to exceed \$181,612.00. (White)
- HH. Consider and act to authorize the purchase of medical supplies and pharmaceuticals from Bound Tree Medical for use during emergency medical calls on a daily basis throughout the City for an amount not to exceed \$100,000.00, through an Interlocal Agreement with the City of Midlothian, Contract #2025-28. (White)
- II. Consider and act to authorize the purchase of Fire Department uniforms from Webbs Uniforms, LLC, through a cooperative contract with Buyboard #773-25 for an amount not to exceed \$130,000.00. (White)
- JJ. Consider and act to authorize the purchase of Medical Control Services through Columbia Medical Center for an amount not to exceed \$70,632.00. (White)

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a Public Hearing to consider and act upon an Ordinance on the voluntary annexation of approximately six (6) acres, generally located approximately 800 feet north of the Outer Loop and west of Coit Road, within the Extraterritorial Jurisdiction (ETJ), for 1901 S. Coit Road. (McAfee)
- B. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning approximately six (6) acres to Collin County Outer Loop Overlay District (CCOLO), generally located approximately 800 feet north of the Outer Loop and west of Coit Road, for 1901 S. Coit Road. (McAfee)
- C. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by rezoning approximately four (4) acres to Commercial, Office, & Retail District (C) zoning, with the Preston Road Overlay (PRO); generally located east of Preston Road and approximately 800 feet south of Sunset Boulevard, within City limits, for S Preston Retail. (McAfee)
- 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 Improvement Area #1, Improvement Area #2 and Improvement Area #3 of the Ariana Public Improvement District; making a finding of special benefit to the property in Improvement Areas #1-3 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 receive public input regarding the proposed FY 2026-2027 Budget and act upon an Ordinance of the City of Celina, Texas, adopting and approving the budget for the Fiscal Year 2026-2027 beginning October 1, 2026, and ending September 30, 2027, and making appropriations for each department, project, and account and providing for expenditures of funds. (Bromiley)
- F. Conduct a Public Hearing to consider testimony regarding the proposed 2026 Ad Valorem Tax Rate and act upon an Ordinance of the City of Celina, Texas, establishing and levying municipal Ad Valorem Taxes for the tax year 2026, at a rate of \$0.571677 per one hundred dollars (\$100.00) assessed valuation, which includes a maintenance and operations component and a debt service component, on all taxable property within the corporate limits of the City; and providing for

collection of the municipal Ad Valorem Taxes, including interest and penalties on delinquent payments. (Bromiley)

IX. ACTION ITEM:

- A. Consider and act upon an Ordinance of the City of Celina, Texas, ratifying the property tax increase reflected in the annual budget for the Fiscal Year 2026-2027, beginning October 1, 2026, and ending September 30, 2027. (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 (Ariana Public Improvement District Improvement Areas #1-3 Project); and approving and authorizing related agreements. (Bromiley)
- C. Consider and act to authorize the FY2027 purchase of Sensus water meters, accessories, and associated fees from Aqua-Metric Sales, as the sole-source provider, in an amount not to exceed \$2,153,104.00, and to amend the previously approved FY2026 meter purchase authorization of \$1,652,983.65 by an additional \$173,955.82, for a total amended FY2026 amount of \$1,826,939.47. (Figueroa)
- D. Consider and act to approve an Interlocal Agreement between the City of Celina and the Celina Economic Development Corporation. (Satarino)
- E. Consider and act to authorize Change Order No. 3 for Glendenning Parkway Improvements, Bid 2026-005, in the amount of \$72,825.00 with GRod Construction, for the addition of a temporary connection from Old Log Trail to CR 53. (Janney)
- F. Consider and act upon a Resolution appointing members to fill terms on the City's boards, commissions, committees, and corporations. (Owens)
- G. Consider and act upon a Resolution appointing members to fill terms on the Keep Celina Beautiful Board. (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 potential impact of the proposed budget and tax rate for Fiscal Year 2026-2027, comparing what would be paid under the no-new-revenue tax rate versus the proposed tax rate.

Median Taxable Homestead Value

Current Year (FY 2025-2026) \$594,261
Upcoming Year (FY 2026-2027) \$548,601

FY 2026-2027 Tax Rates

No-New-Revenue Tax Rate (FY 2026-2027) \$0.571677 per \$100 valuation
Proposed Tax Rate (FY 2026-2027) \$0.571677 per \$100 valuation

Estimated Annual Tax Bill Comparison

	TAX RATE	ESTIMATED TAX BILL
Current Year Tax Rate (FY 2025-2026)	\$0.576401	\$3,425.33
No-New-Revenue Tax Rate (FY 2026-2027)	\$0.571677	\$3,136.23

Proposed Tax Rate (FY 2026-2027)	\$0.571677	\$3,136.23
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Calculations

Current Year Tax Bill	$(\$594,261 \div 100) \times \$0.576401 = \$3,425.33$
No-New-Revenue Tax Rate	$(\$548,601 \div 100) \times \$0.571677 = \$3,136.23$
Proposed Tax Rate Bill	$(\$548,601 \div 100) \times \$0.571677 = \$3,136.23$

Summary

If the City of Celina adopts the proposed tax rate of \$0.571677 per \$100 valuation, the average homestead owner would pay approximately \$289.10 less annually compared to the current 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.