



Life Connected.

**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, DECEMBER 9, 2025
5:00 PM
AGENDA**

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 a Development Agreement for Legacy North Rezoning and Infrastructure.
- B. Discussion regarding SB 840.
- 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 an amendment to an economic development agreement for a business generally located at 322 W Walnut St.
- E. Discussion regarding an amendment to an economic development agreement for a business generally located at 300 N Oklahoma Dr.
- F. Discussion regarding Project Kingsmen.
- G. Discussion regarding a development generally located at 201 W. Walnut St.

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

- H. Discussion regarding 206 S Arkansas.
- I. Discussion regarding Project Rooster.

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

- J. Discussion regarding city manager annual evaluation.

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).

IV. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE: (to begin at 6:30 PM)

- A. Recognition of David and Vicki Hogue, TFEA Volunteers of the Year. (Shamsy)
- B. Recognition of Awards for Marketing & Communication Department Awards. (Monaco)
- C. Presentation of the American Planning Association - Texas Chapter, Planning Implementation Award (Gold) to the City of Celina. (Kleineck)
- D. Economic Development Corporation Updates. (Satarino)
- E. Discussion regarding the Celina Area Heritage Association Museum. (Satarino)
- F. Update from Oncor Electric Delivery Company. (Strickland)

V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Discussion regarding the Downtown street reconstruction. (Brawner)
- B. Discussion regarding the City of Celina Proclamations Policy. (Monaco)
- C. Discussion regarding Development Appeals Process. (McAfee)
- D. Discussion regarding the 2024 ICC and 2023 National Electric Code adoption. (McAfee)

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- November 11, 2025, 5:00 p.m.
- B. Consider and act upon purchasing computer hardware from GTS Technology Solutions through a cooperative contract with the State of Texas Department of Information Resources (DIR) for an amount not to exceed \$295,373.45. (Alexander)
- C. Review and acceptance of the Quarterly Investment Report for the period ended June 30, 2025. (Bromiley)
- D. Consider and act upon a Resolution approving an Investment Policy for the City of Celina for 2025 - 2026. (Bromiley)
- E. Consider and act upon an Ordinance amending Ordinance No. 2025-94 which adopted and approved the Celina Economic Development Corporation 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)
- 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. Consider and act to authorize the purchase of Flock Cameras through Flock Group, Inc., for an amount not to exceed \$140,000.00, with \$112,000.00 to be reimbursed by MVCPA Grant. (Cullison)
- H. Consider and act to approve an annual amendment to Contract #06668-09 with Collin County for Animal Shelter Services for an amount not to exceed \$171,049.00. (Figueroa)
- I. Consider and act to approve a work authorization for design services from Kimley-Horn and Associates Inc., for Annual Drainage Maintenance in an amount not to exceed \$150,000.00. (Figueroa)
- J. Consider and act to accept the 2025 annual report regarding the City of Celina Annual Stormwater Management Plan actions. (Figueroa)
- K. Consider and act upon an Ordinance amending the City's Code of Ordinances Chapter 12: "Traffic and Vehicles," Article 12.04 "Parking," Section 12.04.012 "Parking Restrictions on Specific Streets." (Figueroa)
- L. Consider and act on an amendment to the design services work authorization for Coit Road from Frontier Parkway to one thousand four hundred linear feet (1,400 LF) north of Frontier Parkway to include the design of landscape, irrigation, and streetlights with Cobb Fendley and Associates for an amount not to exceed \$66,500.00. (Glasgow)
- M. Consider and act upon a Resolution approving certain Tax Increment Reinvestment Zone Number Five project expenditures in the amount of \$32,348,969.97; providing a severability clause; and providing an effective date. (Kearney)
- N. Consider and act upon a Resolution of the City of Celina, Texas urging and requesting Oncor Electric Delivery Company, LLC to improve and upgrade critical electricity delivery infrastructure in and around Downtown Celina to reduce future power outages and requesting assistance from State leaders to support the City's efforts with Oncor. (Kearney)
- O. Consider and act upon a Service Agreement for C-3 annexed property between the City of Celina and the owner of approximately two (2) acres within the Extraterritorial Jurisdiction (ETJ); generally located approximately 940 feet east of CR 97 (future Coit Road) and south of future GA Moore Parkway, within the Extraterritorial Jurisdiction (ETJ), for Rainwater Crossing (Property ID 2921687). (Mohan)
- P. Consider and act to approve a Resolution adopting an updated logo and branding guidelines for the City of Celina. (Monaco)
- Q. Consider approval of a 2026 City Council calendar. (Ranc)
- R. Consider and act upon a Resolution approving the use of TIRZ No. 11 to purchase real property within the TIRZ No. 11 boundary, known as "Project Rooster", and authorizing the City Manager to execute a real estate purchase contract and all documents necessary to complete the closing and purchase of the property. (Stovall)
- S. Consider and act upon a facility use agreement between the City of Celina and American Red Cross. (White)
- T. Consider and act upon a Memorandum of Understanding between the City of Celina and Grace Bridge for disaster services. (White)
- U. Consider and act upon a Resolution adopting the 2025 City of Celina Comprehensive Emergency Management Plan. (White)
- V. Consider and act upon an Ordinance approving the Emergency Management Ordinance revision. (White)

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a Public Hearing to consider and act upon an Ordinance on the voluntary annexation of approximately 54 acres; generally located along CR 132 (future Custer Road) and approximately 760 feet north of future Stallcup Boulevard, within the Extraterritorial Jurisdiction (ETJ), for Serenade East. (McAfee)

- B. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning approximately 54 acres to a Planned Development (PD) with a base zoning of Single-Family Residential, Detached District (SF-R) zoning, and modified development standards; generally located along CR 132 (future Custer Road) and approximately 760 feet north of future Stallcup Boulevard, for Serenade East. (McAfee)
- C. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by rezoning approximately 13 acres of Planned Development (PD) No. 84 with Dallas North Tollway Overlay District (DNTO) base zoning, and modified development standards; generally located at the northeast corner of Dallas North Tollway and Punk Carter Parkway, within City limits, for City Limits Honda. (McAfee)
- D. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning approximately two (2) acres to Commercial, Office, & Retail District (C) zoning; generally located along Oklahoma Drive and approximately 1,000 feet south of Ash Street, within City limits, for 710 S Oklahoma Drive. (Mohan)
- E. Conduct a Public Hearing to consider and act upon an Ordinance on the voluntary annexation of approximately two (2) acres; generally located approximately 940 feet east of CR 97 (future Coit Road) and south of future GA Moore Parkway, within the Extraterritorial Jurisdiction (ETJ), for Rainwater Crossing (Property ID 2921687). (Mohan)
- F. Conduct a Public Hearing to consider and act upon an Ordinance on the voluntary annexation of an approximately six (6) acre tract of land legally described as PRESTON 450 ADDITION (GCN), LOT 43, Collin, County, Texas, as further identified in the Collin Central Appraisal District as Property ID #1498150, within the Extraterritorial Jurisdiction (ETJ). (Mohan)
- G. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning an approximately six (6) acre tract of land legally described as PRESTON 450 ADDITION (GCN), LOT 43, Collin, County, Texas, as further identified in the Collin Central Appraisal District as Property ID #1498150 to Agricultural District (AG). (Mohan)

IX. ACTION ITEM:

- A. Consider and act to authorize the Mayor to notify Upper Trinity Regional Water District (UTRWD) that Celina approves the guaranteed maximum price for UTRWD’s Construction Manager at Risk contract for the expansion of the Doe Branch Water Reclamation Facility (DBWRF), which approval results in Celina’s share of the cost being \$12,000,000 more than originally estimated in the Third Amendment to Participating Member Contract between Celina and UTRWD, effective April 9, 2024, being an agreement for the expansion of the DBWRF and construction of the wastewater pipeline extension from DBWRF to Fishtrap Road. (Brawner)
- B. Consider and act to award Bid 2026-004 for the reconstruction of Celina Parkway(CR 52) from Glendenning Parkway (FM 428) to the Outer Loop, to Grod Construction, LLC, in the amount of \$1,725,906.10 plus a ten percent (10%) contingency in the amount of \$172,590.61 for a total amount not to exceed \$1,898,496.71. (Glasgow)

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	$(\$530,903 \div 100) \times \$0.598168 = \mathbf{\$3,175.69}$
➤ No-New-Revenue Tax Rate	$(\$572,562 \div 100) \times \$0.559151 = \mathbf{\$3,201.49}$
➤ Adopted Tax Rate Bill	$(\$572,562 \div 100) \times \$0.576401 = \mathbf{\$3,300.25}$

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.

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.

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Chapter 551. “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