



Life Connected.

AGENDA
CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, MAY 12, 2026
5:00 PM

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

II. CANVASS OF ELECTION RESULTS/OATHS OF OFFICE:

- A. Consider and act upon a Resolution of the City Council of the City of Celina, Texas, canvassing the results of the General Election held on May 2, 2026. (Owens)
- B. Administration of the Oath of Office and presentation of the Certificate of Election to the newly elected Mayor, and Council Members for Place No. 4 and Place No. 5. (Owens)

III. PROCLAMATIONS/PRESENTATIONS:

- A. Celina High School Girls Soccer Team Proclamation. (Tubbs)
- B. Celina Youth Council recognition. (Kearney)

IV. 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 pre-annexation agreements.

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

- B. Discussion regarding Project 151.
- C. Discussion regarding Project Kingsmen 2.0.
- D. Discussion regarding Project Highland.
- E. Discussion regarding Project Rooster.
- F. Discussion regarding Project Cypress.
- G. Discussion regarding Project Pitch.
- H. Discussion regarding The Village at Ownsby Farms.

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

- I. Update on Blue Angus Eminent Domain.
- J. Discussion regarding 54" Glendenning Transmission Line Eminent Domain.
- K. Discussion regarding property located near Louisiana Drive and Beech Street.

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.

V. PLEDGE OF ALLEGIANCE/INVOCATION:

VI. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Discussion regarding the 2026 Water and Wastewater Rate Study. (Stovall)
- B. Discussion regarding the development of Ousley Park. (Walsh)

VII. 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.

VIII. 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 - April 14, 2026, 4:40 p.m.
- B. Consider and act upon purchasing Dell and Panasonic computer hardware from GTS Technology Solutions through a cooperative contract with the State of Texas Department of Information Resources (DIR) for an amount of \$199,274.56, plus a 20% contingency in the amount of \$39,854.91, for a total amount not to exceed \$239,129.47. (Alexander)
- C. Consider and act to authorize the purchase of furniture for the new Parks Administration Building from Furniture Marketing Group (FMG) in the amount of \$403,384.96, plus a 5% contingency in the amount of \$20,169.24, for a total amount not to exceed \$423,554.20. (Brawner)
- D. Consider and act to authorize the City Manager to execute an agreement with Oncor Electric Delivery, LLC, for the burial of electric lines on W. Walnut Street from the NW corner of N. Arizona Drive to the NE corner of N. Colorado Drive for an amount not to exceed \$120,054.12. (Brawner)
- E. Consider and act upon a request to amend a development agreement with CCD- Coit Land, LLC, regarding the construction of Choate Parkway from Kinship Parkway to Roseland Parkway. (Brawner)
- F. Consider and act to authorize Amendment 6 to Parkhill Smith Cooper's Design Services MSA for the bleacher site work related to the Park Administration Building in the amount not to exceed \$69,840.00. (Brawner)
- G. Consider and act to authorize and ratify a work authorization with WSB Testing MSA for the material testing services for Fire Station #4 in amount not to exceed \$109,913.00. (Brawner)
- H. Review and acceptance of the Quarterly Investment Report for the period ended March 31, 2026. (Bromiley)
- I. Consider and act upon a Resolution appointing Art Maldonado as Judge of the Municipal Court of the City of Celina, Texas, setting the compensation of said Judge, setting the term of office of said Judge, and establishing authority in accordance with State laws and the Home Rule Charter of the City of Celina. (Bromiley)
- J. Consider and act upon a Resolution to authorize execution of an Amendment to the Interlocal Agreement with the Local Government Investment Cooperative. (Bromiley)

- K. Consider and act upon an Interlocal Cooperation Agreement for Ad Valorem Tax Collection Services with Collin County Tax Assessor's Office and the City. (Bromiley)
- L. 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)
- M. Consider and act to award Bid #2026-031 to A&M Construction for the repair of a twelve-inch water transmission line in the amount of \$92,574.00, plus a 10% contingency in the amount of \$9,257.40, for a total amount not to exceed \$101,831.40. (Figueroa)
- N. Consider and act upon a Resolution authorizing the City Manager to terminate the Interlocal Cooperation Agreement between the Town of Little Elm and the City of Celina for the Coordination of the Ironman Competition Route. (Ranc)
- O. 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 North Preston Lakes Drive drainage project. (Oduro)
- P. 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 East Elm Street from S. Preston Road to S. Texas Drive. (Oduro)
- Q. 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 right-turn lane improvements on Preston Road at Lynn Stambaugh Parkway. (Oduro)
- R. Consider and act to approve a work authorization for testing services for the construction of the Glendenning Transmission Line with WSB, LLC, for an amount not to exceed \$122,259.00. (Oduro)
- S. 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 \$120,000.00. (Oduro)
- T. Consider and act to authorize a change order for \$122,354.34 for the addition of a 24-inch in-line gate valve for the Coit Road water line as part of the Coit Road reconstruction from Vest Lane to Choate Parkway, Bid 2025-029 to McMahon Contracting, LP. (Oduro)
- U. Consider and act to authorize Amendment 2 to add the Guaranteed Maximum Price (GMP) for the construction of the Old Celina Park playground through the Construction Manager At Risk, Dean Construction, in the amount of \$113,170.12. (Oduro)
- V. Consider and act to authorize a cost share agreement with Michael Millen Revocable Trust for the construction and upsize and construction of a twelve-inch (12") waterline running from the east side of Preston Hills Circle to approximately 370' west of Twin Lakes Drive in an amount not to exceed \$79,040.33. (Oduro)
- W. Consider and act to accept the resignation of Shane Lambert from the Economic Development Corporation. (Owens)
- X. Consider and act to accept the resignation of Michael Dawson from the Planning & Zoning Commission. (Owens)
- Y. Consider and act to approve the acceptance of the sub-grant for the Hazard Mitigation Grant Program (HMGP) for the Celina Warning Siren System and authorize the City Manager to sign the terms and conditions of the grant. (White)

IX. 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 an Assembly, Other use on an approximately .24 acre portion of an overall four (4) acre tract; generally located approximately

890 feet north of Frontier Parkway and 850 feet east of Preston Road, within the City limits, for Preston Corner Lot 8 – Building 3 Event Center. (Mohan)

X. ACTION ITEM:

- A. Consider and act to approve the FY 2026 Public Art Annual Plan and appoint City Council liaisons to each art selection committee. (Kearney)
- B. Consider and act to approve a work authorization for design services for Westwood Services for Legacy Drive from Punk Carter to Carey Road and the intersection of FM 428 and Legacy Drive for an amount of \$2,561,610.00. (Oduro)
- C. 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 (Mosaic Public Improvement District Improvement Area #2B Project); approving a Service and Assessment Plan and updated Improvement Area #2 Assessment Roll; and approving and authorizing related agreements. (Bromiley)
- D. Consider and act to authorize Amendment 2 to the Guaranteed Maximum Price (GMP) for the construction of the fire lane civil work at the Parks Administration Building to Crossland Construction for an amount not to exceed \$1,457,094.00. (Brawner)
- E. Consider and act to award Bid #2025-039 to Tangram, LLC, for the Downtown Center furniture in the amount of \$1,593,213.00, plus a 5% contingency in the amount of \$79,660.00, for a total amount not to exceed \$1,672,873.00. (Brawner)
- F. Consider and act to approve a work authorization for project management services from Johnson, Mirmirian & Thompson, Inc., for the preparation of five design packages for various downtown streets in an amount not to exceed \$1,737,374.26. (Brawner)
- G. Discussion and consideration of all matters incident and related to the issuance and sale of “City of Celina, Texas, Tax and Waterworks and Sewer System (Limited Pledge) Revenue Certificates of Obligation, Series 2026”, including the adoption of an Ordinance authorizing the issuance of such certificates of obligation, establishing parameters for the sale of such certificates of obligation and delegating certain matters to an authorized official of the City. (Stovall)
- H. Consider and act to elect a Mayor Pro Tem and Deputy Mayor Pro Tem. (Owens)

XI. 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.