



Life Connected.

AGENDA
CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, OCTOBER 13, 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 a text amendment for SB 785 Mobile Homes.
- B. Discussion regarding Martinez v. City of DeSoto and City of Celina, et al. Civil Action No. 4:26CU515
- C. Discussion regarding the acquisition of water rights.

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

- D. Discussion regarding Project Rooster.
- E. Discussion regarding Project Wildcat.
- F. Discussion regarding Project Velvet.
- G. Discussion regarding Project Regal.
- H. Discussion regarding Project Auburn.
- I. Discussion regarding Project Jasper.
- J. Discussion regarding Project Mustang.
- K. Discussion regarding Project Cypress.

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

- L. Discussion regarding a potential lease agreement for a property generally located in Downtown Celina.

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).

- M. Consider and act to approve an amendment to a Development Agreement with Doe Branch Office Park, LLC. (Satarino)
- N. Consider and act to approve an Economic Development and Performance Agreement with Prime Healthcare Properties, LLC.

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. Former EDC President Kyle Rose Recognition. (Tubbs)
- B. Celina Area Heritage Association Proclamations. (Tubbs)
- C. Recognition of Mikah Fowlkes. (Tubbs)
- D. Restaurant Week by Grace Bridge and the CEDC. (Satarino)
- E. Arbor Day Proclamation. (Kleineck)
- F. Fire Prevention Month Proclamation. (White)

V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Discussion regarding the Master Fee Chart. (Owens)
- B. Discussion regarding the Willock Master Plan. (Satarino)
- C. Discussion regarding the Celina Connection Initiative. (Satarino)
- D. Discussion regarding Special Events Vendor Guidelines. (Monaco)
- 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 — September 8, 2026, 4:15 PM
 - 2) City Council — Joint Meeting with EDC and RKG — September 15, 2026, 5:00 PM
- B. Consider and act upon an Ordinance amending Ordinance No. 2026-086 which adopted and approved the budget for fiscal year beginning October 1, 2026, and ending September 30, 2027, and make appropriations for each department, project, and account, by adopting an amended 2026-2027 budget for the City of Celina reallocating funds between accounts, attached hereto and incorporated into this Ordinance. (Bromiley)
- C. Consider and act upon a Resolution renaming a section of County Road 101 to Massey Drive. (Colakovic)
- D. Consider and act to purchase two (2) outfitted patrol vehicles and five (5) administrative vehicles for the Police Department from multiple vendors through several cooperative contracts for an amount not to exceed \$521,000.00. (Cullison)
- E. Consider and act to purchase three (3) upfitted administrative vehicles for the Police Department from multiple vendors through cooperative contracts for an amount not to exceed \$137,651.60, utilizing the Vehicle and Equipment Replacement Fund (VERF). (Cullison)
- F. Consider and act to purchase 11 Motorola handheld radio kits for the Police Department from Motorola Solutions through a cooperative contract with DIR-CPO-5433 for an amount not to exceed \$92,170.76. (Cullison)
- G. Consider and act to authorize the purchase of seven (7) enhancement and nine (9) VERF vehicles for the Public Works, Development Services, and Engineering Departments from Grapevine

- Dodge Chrysler Jeep through a cooperative contract with BuyBoard, Contract 734-23, for an amount not to exceed \$942,874.00. (Figueroa)
- H. Consider and act to authorize the purchase of two (2) International Dump Truck replacements for the Public Works Department from Southwest International, Inc, through a cooperative contract with BuyBoard, Contract #723-23, in an amount not to exceed \$379,014.72. (Figueroa)
- I. Consider and act to authorize the purchase of one (1) Peterbilt 567 Septic Vacuum Tanker Truck MBudget ID #1332 for the Public Works Department from Rush Truck Center through a cooperative contract with BuyBoard Contract #723-23 in an amount not to exceed \$306,218.00. (Figueroa)
- J. Consider and act to authorize the purchase of one (1) Caterpillar 440 Backhoe Loader replacement for the Public Works Department from Holt Cat, through Sourcewell Cooperative Contract #032119, in an amount not to exceed \$188,624.00, utilizing the Vehicle and Equipment Replacement Fund (VERF). (Figueroa)
- K. Consider and act to authorize the purchase of one (1) Wachs Valve Maintenance Trailer replacement for the Public Works Department from Wachs Utility Products, through BuyBoard Cooperative Contract #788-25, in an amount not to exceed \$106,439.25, utilizing Vehicle and Equipment Replacement Fund (VERF). (Figueroa)
- L. Consider and act to award Bid 2026-025 for plumbing services to CMS Mechanical Services, Inc. (DBA CBS Mechanical Services, Inc.) for a total amount not to exceed \$257,500.00 over the five-year term. (Figueroa)
- M. Consider and act to authorize the purchase of one (1) Caterpillar 305 CR Mini Excavator, MBudget ID #1256 for the Public Works Department from Holt Cat, through a cooperative contract with Sourcewell, Contract #032119 in an amount not to exceed \$104,298.00. (Figueroa)
- N. Consider and act upon an Ordinance amending the City's Code of Ordinances, Chapter 3: Building Regulations; Article 3.02: Technical and Construction Codes and Standards, Division 1: Generally, Division 8: Electrical Code, for the 2026 National Electric Code. (Hernandez)
- O. Consider and act upon an Ordinance to release the Sanitary Sewer Easement on the Ranch at Uptown property identified by Colin County as Instrument 2024000082938. (Janney)
- P. Consider and act to authorize a Construction Change Order #3 for \$131,761.00, for the rework of the Ownsby Road median nose landscaping as part of the Coit Road reconstruction from Vest Lane to Choate Parkway, Bid 2025-029 to McMahon Contracting, LP. (Janney)
- Q. Consider and act upon a Resolution to authorize the City Manager to execute conveyance documents for the acquisition of the necessary property interests, right-of-way and easements for E. Elm Street, S. Texas Drive and E. Oak Street. (Janney)
- R. Consider and act to approve a Work Authorization for engineering services from Freese and Nichols, Inc., for conducting a feasibility study to assess potential groundwater supply options to increase the City's existing water supply to plan for increasing water demand, in an amount not to exceed \$251,000.00. (Janney)
- S. Consider and act to approve an Amendment to the Work Authorization for design services from Garver for the design of two (2) new wells located at the Southeast Pump Station and at Celina Road Pump Station for an amount not to exceed \$319,778.00. (Janney)
- T. Consider and act upon a Resolution approving and adopting the City of Celina Legislative Agenda for the 90th Texas Legislature. (Kearney)
- U. Consider and act upon a Resolution appointing the Downtown Square Redevelopment Ad-Hoc Committee. (Owens)
- V. Consider and act to accept the resignation of Albert Aguilera and declare a vacancy on the Library Board. (Owens)
- W. Consider and act upon a Resolution of the City Council of the City of Celina, Texas, approving Tax Increment Reinvestment Zone Number Thirteen project expenditures; providing a severability clause; and providing an effective date. (Stovall)

- X. Consider and act to approve an amendment with Dunaway Associates, LLC, for Wilson Creek Park Phase I design services in the amount not to exceed \$143,000.00. (Walsh)
- Y. Consider and act to authorize an Open Purchase Order with Casco Industries for the purchase of firefighter protective gear and equipment through BuyBoard Cooperative Contract #798-26, in an amount not to exceed \$280,000.00. (White)
- Z. Consider and act to authorize the purchase of three (3) first responder vehicle units as part of the City of Celina VERF program for the Fire Department from various vendors on cooperative agency contracts in an amount not to exceed \$628,904.02. (White)

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a Public Hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning approximately three (3) acres to a Planned Development (PD) with Commercial, Office, and Retail (C) district base zoning, and modified development standards; generally located east of KC Robinson Lane and approximately 700 feet south of Sunset Boulevard, within City limits, for 1010 KC Robinson. (Mohan)
- B. Conduct a Public Hearing to consider and act upon a request for a Development Agreement on approximately 41 acres of land; generally located at the northeast corner of FM 455 and future J Fred Smith Parkway, within the Extraterritorial Jurisdiction (ETJ), for Celina Stone Tract. (Mohan)
- C. Conduct a Public Hearing to consider and act upon a request for a Development Agreement on approximately 98 acres of land; generally located east of future Custer Road and approximately 1,800 feet north of future Ousley Boulevard, within both the City limits and the Extraterritorial Jurisdiction (ETJ), for Cordoba Estates. (Mohan)
- D. Conduct a Public Hearing to consider and act upon an Ordinance amending the City's Code of Ordinances, by amending Chapter 14: Zoning, Article 14.02: Zoning Districts, Part Four: Non-Residential Zoning Districts, Article 14.03: Use Regulations, Part One: Schedule of Uses, and related sections of the Zoning Ordinance, to amend agricultural regulations. (McAfee)

IX. ACTION ITEM:

- A. Consider and act to authorize a ten-year agreement for bodycams, dashcams, tasers, drones, pole cameras, and software for the Celina Police Department from Axon Enterprise through a cooperative agreement with Buyboard, contract #743-24, for an amount not to exceed \$9,958,384.26. (Cullison)
- B. Consider and act to authorize Amendment 5 to add to the Guaranteed Maximum Price (GMP) for additional Owner Contingency supplemental items from the Construction Manager At Risk, Swinerton Builders, in an amount not to exceed \$495,357.50. (Brawner)
- 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 #3 of the Edgewood Creek Public Improvement District; approving a preliminary amended service and assessment plan, including a proposed Improvement Area #3 Assessment Roll; directing the filing of the proposed Improvement Area #3 Assessment Roll with the City Secretary to make available for public inspection; calling a Public Hearing for November 10, 2026, to consider an Ordinance levying assessments on property located within the Edgewood Creek Public Improvement District; directing City staff to publish and mail notice of such Public Hearing; and resolving other matters incident and related thereto. (Stovall)
- D. Consider and act to authorize a Construction Change Order for an amount not to exceed \$7,316,571.40, for the construction of the southeast well as part of the Southeast Pump Station and Ground Storage Tank project, Bid 2025-032 to Archer Western Construction. (Janney)
- 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 to approve an Economic Development and Performance Agreement with CJS Family Properties, LLC. (Satarino)

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 adopted budget and tax rate for Fiscal Year 2026-2027, comparing what would be paid under the no-new-revenue tax rate versus the adopted tax rate.

Median Taxable Homestead Value

Prior Year (FY 2025-2026) \$594,261

Current Year (FY 2026-2027) \$548,601

FY 2026-2027 Tax Rates

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

Adopted Tax Rate (FY 2026-2027) \$0.571677 per \$100 valuation

Estimated Annual Tax Bill Comparison

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

Calculations

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

Summary

The City of Celina's adopted tax rate of \$0.571677 per \$100 valuation, the average homestead owner would pay approximately \$289.10 less 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.

"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

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