

July 14, 2026 Celina City Council Meeting — Business Owner Highlights

****Meeting:**** Tuesday, July 14 | Executive Session 5:00 PM | Regular Session follows | 112 N. Colorado St.

WALMART COMING TO CELINA — Economic Development Agreement (Executive Session → Action)

The headline item: Council is voting tonight to approve an ****Economic Development and Performance Agreement with Wal-Mart Real Estate Business Trust****. This is coming straight out of executive session, so the packet contains no public-facing memo on terms — but a formal ED agreement means an incentive deal is in play and a location is being secured. This is significant news for every retail and restaurant business in Celina. A Walmart brings traffic but also reshapes the competitive landscape. Members will want to know where it's going — that detail isn't in the packet but may surface during or after tonight's action.

Also from executive session: ****Nack Development, LLC**** gets a separate economic development agreement voted on tonight. No details in the public packet — worth watching to see what's announced.

XERISCAPE DESIGN STANDARDS — Major Discussion for Commercial Property Owners (Worksession)

This is a significant one for anyone building, developing, or owning commercial property. The city is considering new landscape regulations that would require ****xeriscape design for new commercial and multi-family development**** — replacing irrigated grass with decorative aggregate, drought-tolerant plants, and drip irrigation. Key facts:

- About ****50% of Celina's peak summer water usage**** comes from outdoor irrigation — this is the city's motivation
- The Planning & Zoning Commission and developer/builder surveys showed ****strong resistance to mandatory xeriscape**** for commercial and residential; P&Z was open to it for city and commercial projects but not residential
- Current rules already **allow** xeriscape, but the question tonight is whether to **require** it
- Potential cost implications for new commercial builds — xeriscape design can be more expensive upfront than sod-and-sprinkler
- Council is seeking direction tonight; ordinance changes would come in ****Fall 2026**** with public hearings

****Bottom line for members:**** If you're planning a commercial build or expansion, this could change your landscaping requirements and costs. Worth attending or watching tonight's discussion to get a read on where council is leaning.

🏗️ \$67M DOWNTOWN WATER RECLAMATION FACILITY — Vote Tonight

Council is voting to award a ****\$67 million contract**** (plus contingency, total ~\$70.3M) to Drake General Contractors for the ****3.0 MGD Downtown Water Reclamation Facility Improvements**** — a massive infrastructure project. This is the backbone investment that supports Celina's growth trajectory and keeps commercial development viable. Drake's timeline is 920 calendar days to final completion (~2.5 years of construction activity downtown or near downtown). Members in the downtown area should expect some construction-adjacent activity.

🛣️ \$8M ANNUAL STREET MAINTENANCE — Vote Tonight, Work Starts Soon

Council is awarding a ****\$7M+ street maintenance contract**** (total NTE \$8.1M) to Apple Pavement Services. Work includes:

- ****Full-depth reclamation of several downtown streets**** — this means significant downtown road work
- Surface treatments on Heritage Trail, GA Moore Parkway, County Road 134, North Florida Drive, Quail Hollow
- Asphalt repairs on GA Moore, County Road 134, North Florida Parkway
- Concrete panel/sidewalk replacements on W. Punk Carter, Crutchfield Road, Boleyn Ave, Lamplights Drive, Outer Loop (west of DNT), Meander Way
- New striping on Wells Road and Roseland
- ****Substantial completion within 120 days**** of contract start

****Bottom line for members:**** If you're on or near any of these corridors, expect lane restrictions, detours, and construction disruption in the coming months. Worth knowing now to plan signage and customer communications.

📶 HELIUM NETWORK WIFI AGREEMENT — Consent Agenda (Interesting Side Note)

The city is signing a ****Network Offload Agreement with Nova Labs (Helium)**** — essentially making Celina's public downtown Wi-Fi available to Helium's mobile network. No cost to the city; potential revenue upside. Practically, this means downtown visitors may get ****better, more seamless Wi-Fi connectivity**** on their phones. Minor but positive for foot traffic.

🏠 NEIGHBORHOOD INTEGRITY PROGRAM — Worksession Update

The NIP is the city's HOA grant program — not directly applicable to most businesses, but worth knowing: ****four applications are under review**** for FY2026, funded by telecom tower lease revenue. The program has invested \$175K+ in neighborhoods since 2022. More attractive neighborhoods = stronger residential base = more customers for local businesses.

🏛️ COMMUNITY DEVELOPMENT CORPORATION RESTRUCTURING — Multiple Votes

The CDC Board is being restructured — previously it was the same people as the Parks & Rec Board; now it'll be a new composition pulling from the Mayor Pro Tem, Deputy Mayor Pro Tem, a Downtown Commission member, two CEDC board members, and two Parks & Rec

members. This governance change could affect how CDC funds (sales tax-funded 4B money) get directed. Worth watching who gets appointed.

STRATEGIC PLAN FY2027–FY2029 — Worksession

Council is discussing the new three-year strategic plan direction. No vote tonight, but the plan will shape city priorities, budget, and which projects get funded. The plan has a stated goal of being "the city of servant leaders" with emphasis on business responsiveness. Worth engaging with if CLBA wants to shape priorities.

Key Dates to Flag

- **Tonight, July 14** — Walmart ED agreement, Nack Development agreement, street maintenance contract, downtown WRF contract all voted on
- **August 11, 2026** — Public hearings for Ariana, Celina 241, and Creekbend PID assessment levies
- **Fall 2026** — Xeriscape ordinance public hearings (if council gives direction tonight)
- **120 days from contract start** — Street maintenance substantial completion deadline