



Life Connected.

**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JUNE 13, 2023
5:00 PM
AGENDA**

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

II. PLEDGE OF ALLEGIANCE/INVOCATION:

III. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

- A. Administration of the Oath-of-Office and presentation of the Certificate-of-Election to elected councilmember for Place No. 5. (Vaughns)
- B. EDC June Local Business Report - The Dental Grove. (Alvarez)

IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Introduction of New Employees, Recognitions, Promotions (Jackson, Peters).
- B. 2023 Boards and Commissions Overview. (Satarino)
- C. Discussion regarding guidelines for partnership for future organized runs/races. (Monaco)
- D. Discussion regarding FM 455 Alignment Study. (Brawner)
- E. Discussion of the Wilson Creek Park Master Plan. (Webb)
- F. Discussion regarding potential Interlocal Agreement with the City of Gunter for interim EMS services. (Metdker)

V. 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 9 copies and present them to the City Secretary for distribution to the City Council.

VI. EXECUTIVE SESSION:

As authorized by Section 551.071(2) 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 and Texas Government Code Section 551.074 Personnel Matters:

- A. Deliberate the resignation, appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of City Manager and Interim City Manager and Acting City Manager.

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

- B. Discussion regarding Serenade Development easement acquisitions.
- C. Discussion regarding Glendenning ROW impact fee reduction agreement.

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

- D. Discussion regarding O'Donnell (Rainwater) Development Agreement.
- E. Discussion regarding potential incentive agreement with new downtown office building in the Entertainment District.
- F. Discussion regarding Swirls (The Wick) Performance Agreement.
- G. Discussion regarding the Forge 1912 Performance Agreement.
- H. Discussion regarding Mudea's Performance Agreement.
- I. Discussion regarding amendment to Valley Vines agreement.
- J. Discussion regarding potential hotel conference space located west of Dallas Parkway and north of Frontier Parkway, and possible economic development incentives.
- K. Discussion regarding potential Performance Agreement by and between the Celina Economic Development Corporation and EWS Local, LLC.

Texas Government Code Section 551.071 Consultation with Attorney:

- L. Discussion regarding Operation Finally Home.
- M. Discussion on legal status of Blue Angus Drainage Easement acquisition.

Reconvene Into Open Session
- N. Consider and act upon any items discussed in executive session.

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. Consider and act upon a Resolution of the City of Celina, Texas, 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)
- B. Consider and act upon a City of Celina Downtown Water Tower Lighting Policy. (Satarino)
- C. Consider and act to renew the Agreement with EC America, Inc. for construction management software through a cooperative contract with the General Services Administration in an amount not to exceed \$84,527.28. (Berry)
- D. Consider and act to award bid 2023-050 to Freeit Data Solutions at the unit prices listed in an amount not to exceed \$791,754.70 (Quigley)
- E. Consider and act to purchase network firewall equipment through cooperative contract with Solid Border in an amount not to exceed \$190,236.00. (Quigley)
- F. Consider and act to authorize an agreement for engineering services for the design of Oklahoma Drive (Pecan to Malone) with Kimley Horn and Associates in an amount not to exceed \$294,900.00. (Berry)
- G. Consider and act to award bid 2023-047 for the construction and installation of a multi-way stop at the Dallas North Tollway and Punk Carter Parkway to CI Pavement at the unit prices listed in the amount of \$90,000.00 plus ten percent contingency in the amount of \$9,000.00 for a total amount not to exceed \$99,000.00. (Berry)
- H. Consider and act to authorize an Engineering Services Agreement for engineering services for the design of Doe Branch Sewer with Westwood Professional Services in an amount not to exceed \$805,055.00. (Berry)
- I. Consider and act to approve the first amendment between the City of Celina and Doe Branch Partners, LLC. (Brawner)

- J. Consider and act upon a Chapter 380 Economic Development and Performance Agreement by and between the City of Celina, Celina Economic Development Corporation, and Mudea's Cafe, LLC. (Satarino)
- K. Consider and act upon a Performance Agreement by and between the City of Celina, Celina Economic Development Corporation, and Bears on the Square, LLC. (Satarino)
- L. Consider and act upon a Performance Agreement by and between the Celina Economic Development Corporation and EWS Local, LLC. (Satarino)
- M. Consider and act upon a Reimbursement Agreement by and between the City of Celina and JK Capital Investments, LLC. (Satarino)
- N. Consider and act on a Resolution of the City Council authorizing the execution by the City of Celina, Texas of conveyance documents and documents necessary to effectuate the acquisition of water and wastewater easements for the installation of public infrastructure to serve the Serenade Development; and providing for an effective date. (Glasgow)
- O. Consider and act on a Resolution of the City Council of the City of Celina approving the proposed Doe Branch Restoration Project for submittal to Collin County Parks and Open Space Project Funding Assistance Program and providing for an effective date. (Oduro)
- P. Consider and act on a Resolution of the City Council of the City of Celina, Texas, authorizing the Acting City Manager to enter into an Advance Funding Agreement with the Texas Department of Transportation for the Green Ribbon Program project landscaping improvements on Preston Road (SH 289) from Rountree Court to Frontier Parkway; and providing an effective date. (Webb)
- Q. Consider and act on a Resolution of the City Council authorizing the execution by the City of Celina, Texas of conveyance documents necessary to effectuate the acquisition of wastewater easements, drainage easements, slope easements and temporary construction easements for the Colorado Drive and Arizona Drive (from the intersection of Cedar Street and Arizona Drive to approximately 180 linear feet east of Colorado Drive) project; and providing for an effective date. (Glasgow)
- R. Consider and act upon a Resolution of the City Council of the City of Celina, Texas, regarding the proposed transmission line routes for the Texas-New Mexico Power Company (TNMP). (TNMP Route Resolution) (Colakovic)
- S. Consider and act upon a Resolution of the City Council of the City of Celina, Texas, to rename County Road 100 to East GA Moore Parkway. (CR 100 to East GA Moore Parkway Name Change Resolution) (Colakovic)
- T. Consider and act upon a Resolution of the City Council of the City of Celina, Texas, to rename County Road 93 to Lynn Stambaugh Parkway. (CR 93 to Lynn Stambaugh Parkway Name Change Resolution) (Colakovic)

- U. Consider and act upon a Resolution of the City of Celina, Texas, determining the costs of certain Phases #2-3 Direct Improvements to be financed within Phases #2-3 of the Chalk Hill Public Improvement District; approving a preliminary service plan and assessment plan, including the proposed assessment roll; directing the filing of the proposed assessment roll with the City Secretary; and providing for noticing and calling a public hearing on July 11, 2023, to consider an ordinance levying assessments on property located within Phases #2-3 of the Chalk Hill Public Improvement District. (Chalk Hill Ph. 2 - PID - Pre-SAP) (Pollard)
- V. Consider and act upon an Ordinance of the City of Celina, Texas, amending Ordinance 2022-113 which adopted and approved the budget for fiscal year beginning October 1, 2022, and ending September 30, 2023, and make appropriations for each department, project, and account, by adopting an amended 2022-2023 budget for the City of Celina, Texas, reallocating funds between accounts, attached hereto and incorporated into this Ordinance. (Bromiley)
- W. Consider and act upon an ordinance of the City Council of the City of Celina, Texas, determining the legal requirements to terminate Reinvestment Zone Number Three, City of Celina, Texas, have been fulfilled; terminating Reinvestment Zone Number Three, City of Celina, Texas; authorizing the distribution of tax increment funds of the zone to taxing units participating in the zone in accordance with Texas Tax Code; providing that the termination of the zone take effect immediately upon passage of the ordinance; providing a severability clause; and providing an effective date. (Wells South) (Stovall)

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by rezoning various tracts, totaling approximately 70 acres, within the Legacy Hills Development to Community Facilities District (CF); generally located east of Dallas Parkway, north of future J Fred Smith Parkway, south of Marilee Road, and west of Celina Parkway, within the City Limits. (Legacy Hills Land Donations (CF Tracts) – Rezoning) (Mohan)
- B. Conduct a public hearing to consider and act upon an ordinance on the voluntary annexation of approximately 387 acres, generally located east of Bothwell Boulevard, west of Smiley Road, and south of FM 428, within the Extraterritorial Jurisdiction (ETJ). (Sorrells Tract – C-3 Expedited Annexation) (Mohan)
- C. Conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning approximately 387 acres to a Planned Development (PD) with Single-Family, Detached District (SF-R), Single-Family, Attached District (SF-A), Multi-Family, Horizontal District (MF-0), Multi-Family, Urban Edge District (MF-2) or Multi-Family, Urban Living District (MF-3), and Commercial, Office, & Retail District (C) base zoning; generally located east of Bothwell Boulevard, west of Smiley Road, and south of FM 428. (Sorrells Tract – PD Zoning) (Mohan)

- D. Conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by amending approximately 10 acres of Planned Development (PD) No. 80 with the Dallas North Tollway Overlay District (DNTO) base zoning, in order to modify development standards; generally located at the northwest corner of Dallas Parkway and Frontier Parkway, within the City Limits. (Mosey (Hotel/Conference Center) – PD Amendment) (McAfee) - To Be Tabled
- E. Conduct a public hearing to consider and act upon a Development Agreement on approximately 12 acres of land; generally located west of FM 455 and approximately 410 feet south of future J Fred Smith Parkway, within the Extraterritorial Jurisdiction (ETJ). (Avondale Townhomes/MF-0 – Development Agreement) (Mohan)
- F. Conduct a public hearing to consider testimony and act upon an ordinance accepting and approving a final Cross Creek Meadows Public Improvement District Service and Assessment Plan, including the Major Improvement Area Assessment Roll; making a finding of special benefit to property within the Major Improvement Area of the Cross Creek Meadows Public Improvement 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 levied against the assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Cross Creek Meadows MIA – Levy Ordinance) (Pollard)
- G. Conduct a public hearing to consider testimony and act upon an ordinance accepting and approving a final Cross Creek Meadows Public Improvement District Service and Assessment Plan, including the Improvement Area #1 Assessment Roll; making a finding of special benefit to property within Improvement Area #1 of the Cross Creek Meadows Public Improvement 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 levied against the assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Cross Creek Meadows IA #1 – Levy Ordinance) (Pollard)
- H. Conduct a public hearing to consider testimony and act upon an Ordinance designating a geographic area that is within the corporate boundary of the City as a reinvestment zone, to be known as Reinvestment Zone Number Fifteen, City of Celina; describing the boundaries for the Zone; creating a Board of Directors for the Zone and appointing Directors to the Board; establishing a Tax Increment Fund for the Zone; containing findings related to the creation of the Zone; providing for a date of termination for the Zone; providing that the Zone take effect immediately upon the passage of the Ordinance. (Huffines-Serenade (Bray) – TIRZ Creation) (Stovall)

- I. Conduct a public hearing to consider testimony and act upon an ordinance designating a geographic area within the extraterritorial jurisdiction of the City as a reinvestment zone, to be known as Reinvestment Zone Number Sixteen, City of Celina; describing the boundaries of the zone; creating a board of directors for the zone and appointing members of the board; establishing a tax increment fund for the zone; containing findings related to the creation of the zone; providing a date for the termination of the zone; providing that the zone take effect immediately upon passage of the ordinance. (Huffines-LaUna (Carter) – TIRZ Creation) (Stovall)

IX. ACTION ITEM:

- A. Consider and act upon the acceptance the resignation of City Manager, Jason Laumer, and separation agreement and/or the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of the City Manager, Jason Laumer. (Satarino)
- B. Consider and act to appoint an Interim City Manager. (Satarino)
- C. Consider and act to ratify the appointment of Karla Stovall as the Acting City Manager. (Satarino)
- D. Consider and act on a search method for a City Manager. (Satarino)
- E. Consider and act to elect a Mayor Pro Tem and Deputy Mayor Pro Tem. (Vaughns)
- F. Consider and act to award RFQ 2023-043 for Construction Management Services (CMAR) to Dean Construction for the Old Celina Park Playground Improvements. (Glasgow)
- G. Consider and act upon an Ordinance of the City of Celina, Texas, approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2023 (Cross Creek Meadows Public Improvement District Improvement Area #1 Project); approving and authorizing related agreements; and providing an effective date. (Cross Creek Meadows MIA – Bond Ordinance) (Pollard)
- H. Consider and act upon an ordinance of the City of Celina, Texas, approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2023 (Cross Creek Meadows Public Improvement District Improvement Area #1 Project); approving and authorizing related agreements; and providing an effective date. (Cross Creek Meadows IA #1 – Bond Ordinance) (Pollard)
- I. Consider and act to authorize the Acting City Manager to execute an Agreement by and between the City of Celina and the Heritage Homeowner Association for a Neighborhood Integrity Program grant. (Satarino)
- J. Consider and act upon a Resolution adopting the Arts & Culture Master Plan. (Satarino)

X. ADJOURNMENT:

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: Thursday, June 8, 2023 at 5:30 p.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."

Lauren Vaughns, TRMC
City Secretary

Date Notice Removed