



Life Connected.

**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, SEPTEMBER 12, 2023
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(2) of the Texas Government Code, this 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.

Texas Government Code Section 551.071 Consultation with Attorney:

- A. Discussion regarding Shea Scott v. City of Celina, Texas; Cause No. DC-20-18195.
- B. Discussion regarding Randall Collins, et al v. City of Celina, Texas; Cause No. 429-05614-2022.
- C. Discussion regarding Eland Ranch zoning and density requirements.

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

- A. Discussion regarding Emerald Center eminent domain proceedings.
- B. Discussion regarding a potential lease agreement for property located at 211 East Pecan Street.
- C. Discussion regarding purchase of land for a Public Works facility.
- D. Discussion regarding AT&T Telecommunications Tower Lease at the Public Works facility.
- E. Discussion regarding potential land purchase for further City Hall parking.

Reconvene into Open Session and consider and act upon any items discussed in Executive Session.

- A. Consider and act to accept the award for the Emerald Center eminent domain proceedings or appeal the award.
- B. Consider and act on a Resolution of the City Council to authorize the Interim City Manager to execute conveyance documents and other documents necessary to effectuate the acquisition of real property for the City Hall Parking Garage Project; and providing for an effective date.

- C. Consider and act on a Resolution of the City Council to authorize the Interim City Manager to execute conveyance documents and other documents necessary to effectuate the acquisition of real property at 10317 County Road 106 for a future Public Works facility; and providing for an effective date.

IV. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE: (to being at 6:00 p.m.)

- A. EDC Local Business Report. (Jackson)
- B. Presentation by the Collin County Children's Advocacy Center. (Cullison)
- C. Presentation of SolSmart Silver Designation (Hernandez)
- D. Presentation of a proclamation to the City of Celina's Planning Department proclaiming November 3, 2023 as "Arbor Day" in Celina. (Tubbs)
- E. Presentation of a proclamation proclaiming September 16, 2023 as, "National Clean Up Day" in Celina. (Tubbs)

V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. 2023 Street Construction Update. (Brawner)
- B. Discussion regarding Multi-Family & Commercial Vision Book. (McAfee)
- C. Discussion regarding updates to the Bylaws and Articles of Incorporation of the Economic Development Corporation. (Jackson)

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 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 - July 11, 2023, 5:00 PM
2. City Council - Special Called Meeting - July 31, 2023, 9:00 AM
3. City Council - Regular Meeting - August 8, 2023, 5:00 PM
4. City Council - Special Called Meeting - August 21, 2023, 4:00 PM

- B. Consider and act to authorize the Interim City Manager to execute an agreement between the City of Celina and the Children's Advocacy Center for Collin County, providing for client and clinical services to victims of child abuse and non-offending family members by allowing the Police Department to lease the Center's facility to the expenditure of \$4,000 per year. (Cullison)
- C. Consider and act upon approval of an Interlocal Agreement for Fire and EMS dispatch services by and between the City of Celina and Collin County. (Metdker)
- D. Consider and act upon an Interlocal Dispatch Services Agreement by and between the City of Celina and Collin County. (Cullison)
- E. Consider and act upon Interlocal Jail Services Agreement with Collin County. (Cullison)
- F. Consider and act upon Interlocal Agreements by and between the City of Celina and Collin County for Animal Control Services and Animal Shelter use. (Figueroa)

- G. Consider and act to authorize the Interim City Manager to negotiate and execute a lease agreement by and between the City of Celina and Anthemnet, Inc., located at the Frontier Lift Station. (Cell Tower Lease Agreement) (Behringer)
- H. Consider and act to award Bid 2023-012 for the Downtown Square Planting and Irrigation to Pace Construction Service in the amount of \$69,865.00 plus a ten percent contingency in the amount of \$6,986.50 for a total amount not to exceed \$76,851.50. (Quigley)
- I. Consider and act to reject all responses for bid 2023-061 for Choate Median Landscaping. (Quigley)
- J. Consider and act to award Bid 2023-062 for Punk Carter Median Landscaping to Pace Construction Service in the amount of \$60,690.00 plus a ten percent contingency in the amount of \$6,069.00 for a total amount not to exceed \$66,759.00. (Quigley)
- K. Consider and act to approve Bid 2023-064 for repairs to the driveway at Fire Station 2 with Tegrity Contractors in the amount of \$135,777.00 plus ten percent contingency in the amount of \$13,577.70 for a total amount not to exceed \$149,354.70. Berry
- L. Consider and act to authorize the purchase of an off-road EMS Unit from ASAP-Off Road Specialty Vehicles as the sole source provider in an amount not to exceed \$79,253.00. (Berry)
- M. Consider and act to purchase three vehicles for the Police Department from Silsbee Ford through a cooperative contract with the Interlocal Purchasing System (TIPS) for an amount not to exceed \$140,256.75. (Berry)
- N. Consider and act to approve a work authorization for landscape architecture and engineering services for the Old Celina Park restroom addition to Halff Associates, Inc., for an amount not to exceed \$179,000.00 (Berry)
- O. Consider and act to approve a work authorization for testing services for the construction of Ownsby Parkway from Preston Road to Coit Road with EST, Inc., for an amount not to exceed \$168,259.00. (Berry)
- P. Consider and act to approve a work authorization for design services for intersection improvements to the Dallas North Tollway at the intersections of Punk Carter Parkway and Light Farms Way to Halff Associates, Inc., in an amount not to exceed \$261,000.00. (Berry)
- Q. Consider and act to approve a work authorization for engineering services for the design of Sunset Blvd. Street Improvements to Westwood Professional Services, Inc., in an amount not to exceed \$204,870.00. (Quigley)
- R. Consider and act to approve a work authorization for engineering services for County Road 52 (Celina Pkwy) reconstruction with TRC Engineers, Inc., in an amount not to exceed \$212,750.00. (Berry)
- S. Consider and act to approve a work authorization for engineering services for the design of a 24-inch water line along J Fred Smith Parkway from Preston Road to Coit Road to Halff Associates, Inc., in an amount not to exceed \$250,300.00 (Berry)
- T. Consider and act to authorize the Interim City Manager to execute an agreement with Gray Reed Advisory Services, LLC, to provide professional communication services for an annual amount not to exceed \$72,000. (Berry)
- U. Consider and act upon a Development Agreement between the City of Celina and Master Cares Foundation, Inc., DBA Grace Bridge Food Bank; generally located west of future Custer Road and approximately 220 feet north of Frontier Parkway, within the City Limits. (Grace Bridge Temporary Facility – Development Agreement) (McAfee)
- V. Consider and act upon the First Amendment to the Development Agreement for Shades of Green; generally located south of Sunset Boulevard and approximately 1,950 feet east of KC Robinson Lane, within the City Limits. (Shades of Green – DA Amendment) (McAfee)
- W. Consider and act upon a Resolution of the City Council of the City of Celina, Texas, renaming a section of County Road 9 to West J. Fred Smith Parkway. (County Road 9 Name Change) (Colakovic)
- X. Consider and act upon a Resolution of the City Council of the City of Celina, Texas, adopting the 2023 Library Master Plan; and providing an effective date. (Shaw)
- Y. Consider and act upon a Resolution of the City Council of the City of Celina, Texas, approving Tax Increment Reinvestment Zone Number Five project expenditures; providing a severability clause; and providing an effective date. (Behringer)

- Z. Consider and act upon a Resolution of the City Council of the City of Celina, Texas, approving Tax Increment Reinvestment Zone Number Eleven project expenditures; providing a severability clause; and providing an effective date. (Behringer)
- AA. Consider and act upon a Resolution consenting to the creation of Rainwater Crossing Municipal Management District, consisting of approximately 640.575 acres of land located wholly within the City's corporate limits; generally located south and east of the intersection of CR 131 and CR 132, upon the City Council's receipt of a Petition for Consent to Creation of the District, executed by a majority in value of the holders of title of the property.
- BB. Consider and act on a Resolution approving Amended and Restated Bylaws of the Celina Economic Development Corporation. (Jackson)
- CC. Consider and act on a Resolution approving an amendment to the Amended and Restated Articles of Incorporation of the Celina Economic Development Corporation. (Jackson)
- DD. Consider and act upon an Ordinance amending the City's Code of Ordinances, Chapter 8: Offenses and Nuisances, Article 8.09 Alcoholic Beverages, Division 2. Sale of Alcoholic Beverages, and Division 3. Unlawful Acts, to update the Refreshment Zone map. (McAfee)
- EE. Consider and act upon a Resolution amending the Fine Arts Board Creation Ordinance to update the Board's name. (Satarino)
- FF. Consider and act upon an amendment to Exhibit A of Ordinance 2022-29 to modify the addition of school zones for the Prosper ISD and Celina ISD. (Glasgow)
- GG. Consider and act upon a Resolution amending the Keep Celina Beautiful Creation Ordinance modifying board membership. (Satarino)
- HH. 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)
- II. Consider and act upon an Ordinance of the City of Celina, Texas, authorizing the future release of the 20-foot Water and Wastewater Easement and a Road Easement dedicated to the City of Celina/Collin County for the construction of a water line and County Road 84 (between CR 83 and Coit Road) - Lilyana Ph 7. (Glasgow)

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider and act upon an Ordinance on the voluntary annexation of approximately 102 acres; generally located north of Parvin Road and approximately 2,600-feet west of Smiley Road. (Celina Parvin – C-3 Expedited Annexation) (Mohan)
- B. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance, by zoning approximately 102 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R) and Single-Family Residential, Attached District (SF-A) base zoning; generally located north of Parvin Road and approximately 2,600-feet west of Smiley Road. (Celina Parvin – PD Zoning) (Mohan)
- C. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance, by amending approximately 41 acres of Planned Development (PD) No. 74 with Multi-Family, Horizontal District (MF-0) and Commercial, Office, & Retail District (C) base zoning, and modified development standards; generally located west of future Coit Road and north and south of future Ownsby Parkway, within the City Limits. (Wood Tract – PD Amendment) (Mohan)
- D. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance, by rezoning approximately 18 acres to a Planned Development (PD) with the Collin County Outer Loop Overlay District (CCOLO) base zoning, and modified development standards; generally located at the northeast corner of future Coit Road and the Collin County Outer Loop, within the City Limits. (Stone Tract Resubmittal – PD Zoning) (McAfee)
- E. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance, by amending approximately 30 acres of Planned Development (PD) No. 17 with the Dallas North Tollway Overlay District (DNTOL) base zoning, and modified development standards; generally

located east of Dallas Parkway and approximately 1,200 feet south of future Glendenning Parkway, within the City Limits. (Thomas Tract – PD Amendment) (Mohan)

- F. Conduct a public hearing to consider and act upon an Ordinance amending the City's Code of Ordinances, Chapter 14: Zoning, Article 14.02 Zoning Districts, Part Five Special Districts, to modify, in part, the Downtown Code by incorporating an Addendum. (Downtown Code - Text Amendment & Ordinance Adoption) (McAfee)
- G. Conduct a public hearing to consider testimony and receive public input regarding the proposed FY 2023-2024 Budget. (Bromiley)
- H. Conduct a public hearing to consider testimony regarding the proposed 2023 Ad Valorem Tax Rate. (Bromiley)

IX. ACTION ITEM:

- A. Consider and act to authorize an agreement with Parkhill, Smith & Cooper for design services for the Parks Administration Building in an amount not to exceed \$944,686.45. (Quigley)
- B. Consider and act to authorize the Interim City Manager to execute an Interlocal Agreement between the City of Celina and Collin County for the award of \$7,518,289.00 to be used for Coit Road improvements from Vest Lane to Choate Parkway. (Glasgow)
- C. Consider and act upon a Resolution adopting the Arts & Culture Master Plan. (Satarino)
- D. Consider and act upon establishing a pilot public art selection process and selecting a Councilmember to the selection panel. (Satarino)
- E. Consider and act to authorize the Interim City Manager to execute an Agreement by and between the City of Celina and the Bluewood of Celina Homeowner Association for a Neighborhood Integrity Grant. (Satarino)
- F. Consider and act upon appointments to fill terms on the following boards, commissions, committees, and corporations: Arts and Culture Board, Board of Adjustments, Community Development Corporation / Parks and Recreation Board, Downtown Commission, Economic Development Corporation, Keep Celina Beautiful Board, Library Board, Planning and Zoning Commission, Special Events Advisory Committee. (Vaughns)
- G. Consider and act upon an ordinance of the City of Celina, Texas, adopting and approving the budget for the Fiscal Year 2023-2024 beginning October 1, 2023 and ending September 30, 2024 and making appropriations for each department, project, and account and providing for expenditures of funds. (Bromiley)
- H. Consider and act upon an Ordinance of the City of Celina, Texas, establishing and levying municipal Ad Valorem Taxes for the fiscal year beginning October 1, 2023, and ending September 30, 2024, at a rate of \$0.612154 per one hundred dollars (\$100.00) assessed valuation on all taxable property within the corporate limits of the City. (Bromiley)
- I. Consider and act upon ratifying the property tax revenue increase reflected in the annual budget for the Fiscal Year 2023-2024; beginning October 1, 2023 and ending September 30, 2024. (Bromiley)

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, September 7, 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

