



Life Connected.

**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, FEBRUARY 14, 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. Recognition of Celina Parks & Recreation Winners of Coaches and Parent of the Year for the Fall 2022 Youth Sports Season (Terry)
- B. Presentation of United States Flag to a Veteran (Hopkins)
- C. Recognition of Andy Glasgow for receiving his Project Management Professional certification (Brawner)

IV. WORKSESSION/QUARTERLY UPDATES:

- A. Discussion regarding any and/or all agenda items.
- B. Introduction of new employees, recognitions, promotions. (Metdker)
- C. Discussion regarding the establishment of a joint meeting schedule with various City boards and commissions. (Satarino)
- D. Adopt-A-Street Presentation and Discussion (Figueroa)
- E. Discussion of the Ousley Park Planning and Design (Brawner)
- F. EDC February Monthly Local Business Report - Shades of Green (Jackson)
- G. Quarterly Updates (attached for informational purposes only):
 - 1. Finance Department Budget Quarterly Report (Bromiley)
 - 2. Development Services Quarterly Report (McAfee)

3. Human Resources Quarterly Report (Peters)
4. Public Services Quarterly Report (Brawner)
5. Fire Department Quarterly Report (Metdker)
6. Police Department Quarterly Report (Cullison)

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 Texas Government Code Section 551.071, Consultation with attorney; Section 551.072, Deliberation regarding real property; Section 551.087, Deliberation of Economic Development Negotiations; Section 551.074, Personnel matters; and Sections 551.076 and 551.089, deliberation regarding security devices or security audits, this meeting may be convened into closed Executive Session.

- A. Discussion regarding Economic Development Performance Agreement with Methodist Hospital of Dallas located at the southeast corner of Dallas Parkway and FM 428.
- B. Discussion regarding Chapter 380 Economic Development Agreement impact fees with commercial developments at the northeast corner of Frontier Parkway and Worthington Way.
- C. Discussion regarding potential hotel conference space located west of Dallas Parkway and north of Frontier Parkway, and possible economic development incentives.

Reconvene Into Open Session

- D. Consider and act upon any items listed for 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. Minutes Approval:

1. City Council - Regular Meeting - December 13, 2022, 5:00 PM

2. City Council - Regular Meeting - January 10, 2023, 5:00 PM
 - B. Review and acceptance of the Quarterly Investment Report for the period ended December 31, 2022. (Johnson)
 - C. Consider and act to authorize an agreement for engineering services with TRC Engineers for the design of the downtown water and sewer improvements in an amount not to exceed \$94,290.00. (Berry)
 - D. Consider and act to authorize Work Authorization 23W05095 with Garver for updates to the Lead and Copper Rule Revisions (LCRR) in an amount not to exceed \$94,511.50. (Berry)
 - E. Consider and act to purchase Networking Hardware for the Beech Street Modularity Project from Freeit Data Solutions through a cooperative contract with the State of Texas Department of Information Resources (DIR) in an amount not to exceed \$54,159.59. (Berry)
 - F. Consider and act to authorize a purchase for network security hardware (SCADA Firewall) from Solid Boarder (Paloalto) through a cooperative contract with the State of Texas Department of Information Resources (DIR) in an amount not to exceed \$98,015.88. (Berry)
 - G. Consider and act to authorize a purchase for network security hardware, software and support services for the data center projects from Solid Boarder (Paloalto) through a cooperative contract with the State of Texas Department of Information Resources (DIR) in an amount not to exceed \$244,872.00. (Berry)
 - H. Consider and act to authorize a purchase for network security hardware (Switches - SCADA) from Freeit Data Solutions through a cooperative contract with the State of Texas Department of Information Resources (DIR) in an amount not to exceed \$106,966.44. (Berry)
 - I. Consider and act to award bid 2023-013 for Shuttle Services for Events at an annual amount of \$19,720.00 for a contract term of five years not to exceed \$98,600.00. (Quigley)
 - J. Consider and act to authorize an agreement for engineering services with Freese and Nichols for master planning services of Ousley Park in an amount not to exceed \$74,508.00. (Berry)
 - K. Consider and act to authorize an agreement for engineering services with Freese and Nichols for the design of Ousley Park stream restoration and trail design in an amount not to exceed \$1,156,871.00. (Berry)
 - L. Consider and act to award RFQ 2023-005 for Construction Management services (CMAR) to AUI Partners for the Beech Street Modular Buildings . (Berry)

- M. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and Legacy Bagels, LLC, for economic incentive funding under Chapter 380 of the Texas Local Government Code. (Satarino)
- N. Consider and act to authorize the City Manager to execute a Second Amendment to the Economic Development Incentive Agreement and Promissory Note by and between the City of Celina, Celina Economic Development Corporation, and Gran Sweet, LLC, for economic incentive funding under Chapter 380 of the Texas Local Government Code. (Satarino)
- O. Authorize the City Manager of the City of Celina, Texas to enter into an agreement by and between City of Celina, Mustang Special Utility District, and G Bar 7, Ltd in Relation to Utility Service Provisions for an approximately 99-acre tract commonly known as the “Walker Tract” and Old Celina Ltd in relation to utility service provisions for an approximately 4.859-acre tract commonly known as the “Folsom Tract” (Brawner)
- P. Consider and Act Upon a Resolution of the City Council of the City of Celina, Texas Establishing an Adopt-A-Street Program: providing for an effective date. (Figueroa)
- Q. Consider and act upon a resolution of the City Council of the City of Celina approving the proposed Ousley Park Trail project for submittal to the Texas Parks and Wildlife Department’s 2023 Recreational Trails Grant Program. (Webb)
- R. Consider and act upon a resolution of the City Council of the City of Celina approving the proposed bookmobile project for submittal to the Texas State Library and Archives Commission’s FY24 Special Projects 75 Grant Program. (Shaw)
- S. Consider and act upon a resolution of the City of Celina, Texas, determining the costs of certain authorized improvements to be financed within Phase #1 of the Mustang Lakes (Annex) Public Improvement District; approving a preliminary service plan and assessment plan, including the proposed Phase #1 Assessment Roll – Phase #1 Initial Projects and the proposed Phase #1 Assessment Roll – Phase #1 Additional Major Improvements; directing the filing of the proposed assessment rolls with the City Secretary; and providing for noticing and calling two public hearings on March 14, 2023, to consider ordinances levying assessments on property located within Phase #1 of the Mustang Lakes (Annex) Public Improvement District. (Mustang Annex PID – Pre-SAP) (Pollard)
- T. 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 March 14, 2023, to consider an ordinance levying assessments on property located within Phases #2-3 of the Chalk Hill Public Improvement District. (Chalk Hill PID – Pre-SAP) (Pollard)

- U. 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 #1 and the Major Improvement Area of the Ten Mile Creek Public Improvement District; approving a preliminary service plan and assessment plan, including the proposed assessment rolls; directing the filing of the proposed assessment rolls with the City Secretary; and providing for noticing and calling two public hearings on March 14, 2023, to consider two ordinances levying assessments on property located within Improvement Area #1 and the Major Improvement Area of the Ten Mile Creek Public Improvement District (Ten Mile Creek PID – Pre-SAP) (Pollard)
- V. Consider and act upon a resolution of the City of Celina, Texas renaming the previously established Tuscany Estates Public Improvement District to the Cross Creek Meadows Public Improvement District pursuant to a request from the owner of the property within the district and providing an effective date. (Cross Creek Meadows - PID Name Change – Pre-SAP) (Pollard)
- W. Consider and act upon a Resolution of the City Council of the City of Celina, Texas, ordering and calling a General Election for the purpose of electing a Mayor, a Councilmember for Place 4 and a Councilmember for Place 5 for three (3) year terms each; authorizing a joint election with the Collin County Elections Administrator, Denton County Elections Administrator and the political subdivisions located entirely or partially inside the boundaries of each county to be held on May 6, 2023. (Vaughns)
- X. 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)
- Y. Consider and act upon a Service Agreement for C-3 annexed property between the City of Celina and the owner of approximately 12 acres within the Extraterritorial Jurisdiction, generally located at the northwest corner of Kristina Court and Mark Alexander Court. (Preston 450 – C-3 Annexation Service Agreement) (Mohan)
- Z. Consider and act upon a Service Agreement for C-3 annexed property between the City of Celina and the owner of approximately 149 acres within the Extraterritorial Jurisdiction, generally located at the northwest corner of Louisiana Drive and future G. A. Moore Parkway. (Ariana – C-3 Annexation Service Agreement) (McAfee)
- AA. Accept the resignation of Drew Smith and declare a vacancy on the Downtown Commission. (Vaughns)
- AB. Accept the resignation of Daniel Gall and declare a vacancy on the Economic Development Corporation Board of Directors. (Vaughns)

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by rezoning approximately 7 acres to Commercial, Office, & Retail District (C) with the Preston Road Overlay (PRO), generally located at the northwest corner of Preston Road and future Oklahoma Drive. (Celina Marketplace - Rezoning) (Mohan)
- B. Conduct a public hearing to consider and act upon an ordinance on the voluntary annexation of approximately 149 acres, generally located at the northwest corner of Louisiana Drive and future G.A. Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (Ariana – C-3 Expedited Annexation) (McAfee)
- C. Conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning approximately 149 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), and Commercial, Office, & Retail (C) base zoning, generally located at the northwest corner of Louisiana Drive and future G.A. Moore Parkway. (Ariana – Zoning) (McAfee)
- D. Conduct a public hearing to consider and act upon an ordinance on the voluntary annexation of approximately 12 acres, generally located at the northeast corner of Kristina Court and Mark Alexander Court, within the Extraterritorial Jurisdiction (ETJ). (Preston 450 – C-3 Expedited Annexation) (Mohan)
- E. Conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by zoning approximately 12 acres to a Planned Development (PD) with Single-Family Residential Estate District (SF-E) base zoning, generally located at the northeast corner of Kristina Court and Mark Alexander Court. (Preston 450 – Zoning) (Mohan)
- F. Conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance, by rezoning approximately 22 acres to Single-Family Residential Attached District (SF-A), generally located south of Sunset Boulevard and approximately 735 feet east of KC Robinson Lane. (Glory Villas (Sunset 22) - Rezoning) (McAfee)

- G. The Celina City Council will conduct a public hearing, in accordance with Section 43.0751(d) of the Texas Local Government Code, to provide members of the public the opportunity to present testimony or evidence and act upon a proposed Strategic Partnership Agreement between the City and the Collin County Municipal Utility District, No. 1 (the “District”), which agreement provides for the City’s limited purpose annexation of all non-residential (i.e. commercial and retail) land along W. Frontier Parkway within the District, with such annexation to commence immediately after the effective date of the Strategic Partnership Agreement. Pursuant to Section 43.0751(f)(1) of the Texas Local Government Code, upon the date a limited-purpose annexation ordinance is adopted, the non-residential (i.e. commercial and retail) land along W. Frontier Parkway included within the boundaries of the district shall be deemed to be within the limited purpose boundary limits of the City without the need for further action by the City Council of the City, including issuing notice or conducting public hearings or an election within the district on the question of annexation. (Light Farms – Limited Purpose Annexation First Public Hearing) (McAfee)
- H. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance accepting and approving a final Cambridge Crossing Public Improvement District Service and Assessment Plan, including the Phase #3 Assessment Roll – Phase #3 Additional Projects; making a finding of special benefit to property within Phase #3 of the Cambridge Crossing 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 Phase #3 assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended (Cambridge Crossing Phase 3 PID – Additional Levy Ordinance) (Pollard)
- I. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance accepting and approving a final Cambridge Crossing Public Improvement District Service and Assessment Plan, including the Phase #3 Assessment Roll – Phase #3 Improvements; making a finding of special benefit to property within Phase #3 of the Cambridge Crossing 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 Phase #3 assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Cambridge Crossing Phase 3 PID – Improvement Levy Ordinance) (Pollard)
- J. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance accepting and approving a final Harper Estates Public Improvement District Service and Assessment Plan, including the Assessment Roll; making a finding of special benefit to property within the Harper Estates 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. (Harper Estates PID – Levy Ordinance) (Pollard)

- K. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance accepting and approving a final amended and restated The Lakes at Mustang Ranch Public Improvement District Service and Assessment Plan, including the Phase #7 Assessment Roll; making a finding of special benefit to property within Phase #7 of The Lakes at Mustang Ranch 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 Phase #7 assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Mustang Lakes Phase 7 PID – Improvement Levy Ordinance) (Pollard)
- L. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance accepting and approving a final North Sky 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 North Sky 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 (North Sky IA Phase 1 PID – Levy Ordinance) (Pollard)
- M. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance accepting and approving a final North Sky 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 North Sky 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 (North Sky MIA PID – Levy Ordinance) (Pollard)

IX. ACTION ITEM:

- A. Consider and act to authorize an agreement for residential irrigation evaluation services from M & M Irrigation and Illumination (MMII) in an annual amount not to exceed \$50,000.00. (Quigley)
- B. Consider and act upon a Resolution of the City Council of the City of Celina Texas, adopting the city's certificate of convenience and necessity transfer policy; repealing all conflicting policies; providing a severability clause; and providing for an effective date. (Brawner)
- C. Consider and act to authorize an agreement for engineering services with TRC Engineers for the Mustang Water CCN Application in an amount not to exceed \$21,930.00. (Brawner)

- D. 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 (North Sky Public Improvement District Major Improvement Area Project); approving and authorizing related agreements; and providing an effective date. (North Sky MIA PID – Bond Ordinance) (Pollard)
- E. 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 (Harper Estates Public Improvement District Project); approving and authorizing related agreements; and providing an effective date. (Harper Estates PID – Bond Ordinance) (Pollard)
- F. 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 (North Sky Public Improvement District Improvement Area #1 Project); approving and authorizing related agreements; and providing an effective date. (North Sky IA Phase 1 PID – Bond Ordinance) (Pollard)
- G. Consider and act upon appointments to fill term on the Audit Committee. (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, February 9, 2023 at 5:00 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