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CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, NOVEMBER 14, 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 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 and Section 551.074 Personnel Matters:

A. Deliberation regarding the appointment, employment, evaluation, reassignment duties, discipline, or dismissal of a public officer or employee: City Manager appointment and employment.

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

B. Discussion regarding NTTA right-of-way acquisition.

C. Discussion regarding land acquisition for Ousley Park.

D. Discussion regarding land acquisition generally located south of Ash Street and west of Oklahoma Drive.

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

E. Discussion regarding Project Spark.

F. Discussion regarding agreement with The Wick.

Texas Government Code Section 551.071 Consultation with Attorney:

G. Discussion regarding potential batch plant construction.

H. Discussion regarding an amendment to Development Agreement for Evantage Senior Living and Medical Complex.

I. Discussion regarding an amendment to a Development Agreement for Hong Tract.

J. Discussion regarding Vested Rights policy for Legacy North (First Leo).

K. Discussion regarding a potential license agreement for property located at 211 E. Pecan.

L. Discussion regarding Senate Bill 2038 of the 88th Regular Legislative Session.

M. Discussion regarding a Class Action lawsuit on PFAS.

N. Discussion regarding conveyance of property and right-of-way generally located at the northeast corner of FM 1385 and Crutchfield Road.

Reconvene into Open Session to consider action, if any, on matters discussed in Executive Session.

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

A. Presentation of a proclamation to the 4A State Marching Band Champion, Celina ISD High School Band. (Pierce)

B. Presentation of a proclamation to the Celina ISD High School Theater Department for their efforts to enhance Beware! On The Square. (Tubbs)

C. Presentation of a proclamation to the GIS Department declaring November 15, 2023 as, "GIS Day." (Tubbs)

D. Presentation by Carter Blood Care to winner of Battle of the Badges. (Monaco)

E. Recognition of Citizens Government Academy participants. (Tubbs)

F. EDC Local Business Report. (McCarroll)

G. Presentation of TEDC 2023 Community Economic Development Award. (Jackson)

H. Presentation of Texas Film Friendly Certification. (Thomas)

V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Introduction of new employees, recognitions, promotions. (Jackson, McAfee)

B. Downtown Golf Tournament recap. (O'Keefe)

C. Update on the Denton County Outer Loop. (Brawner)

D. Discussion of the Friends of the Library. (Shaw)

E. QUARTERLY UPDATES: (for informational purposes only)

1. Development Services Quarterly Report (McAfee)
2. Finance Department Budget Quarterly Report. (Galizia)
3. Fire Department Quarterly Report (Metdker)
4. Human Resources Quarterly Report. (Peters)
5. Police Department Quarterly Report (Cullison)
6. Public Services Quarterly Report. (Brawner)

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 - September 12, 2023, 5:00 PM
2. City Council - Special Meeting - September 28, 2023, 9:00 AM
3. City Council - Special Meeting - October 9, 2023, 2:00 PM
4. City Council - Regular Meeting - October 10, 2023, 5:00 PM
5. City Council - Special Meeting - October 26, 2023, 1:00 PM
6. City Council - Special Meeting - October 27, 2023, 8:15 AM
7. City Council - Special Meeting - October 27, 2023, 8:30AM

B. Review and acceptance of the Quarterly Investment Report for the period ended September 30, 2023. (Bromiley)

C. Consider and act to accept the written Certification of Unopposed Candidates for the December 9, 2023, Special Election. (Vaughns)

D. Consider and act to authorize the Interim City Manager to execute a Memorandum of Understanding between the City of Celina, Texas and the Celina Friends of the Library. (Shaw)

E. Consider and act to authorize an agreement for consulting services with Mission Critical Partners to provide a feasibility study for Dispatch Services for an amount not to exceed $87,819.00. (Brawner)

F. Consider and act to purchase duty weapons with optics for the Police Department from GT Distributors Inc., through a cooperative contract with Buyboard for an amount not to exceed $53,478.50. (Quigley)

G. Consider and act to authorize the Interim City Manager to execute a License Agreement between the City of Celina and G-Man Development, LLC., for the occupation and usage of the City right-of-way adjacent to the property. (Brawner)

H. Consider and act to accept a report regarding the Annual Stormwater Management Plan actions. (Glasgow)

I. Consider and act upon a Master Services Agreement (MSA) contract by and between the City of Celina and B-Weiss Entertainment Group, LLC. (Quigley)

J. Consider and act to purchase a 2023 Express Van with box for the Library from Reliable Chevrolet through a cooperative contract with TIPS for an amount not to exceed $55,236.00. (Quigley)

K. Consider and act to authorize the purchase of a 2025 International HV607 Dump Truck from Southwest International Trucks through a cooperative agreement with BuyBoard in an amount not to exceed $150,740.82. (Figueroa)

L. Consider and act to authorize the purchase of two vehicles for the Parks & Recreation Department from Silsbee Ford through a cooperative agreement with the Interlocal Purchasing System (TIPS), in an amount not to exceed $91,836.50. (Sutton)

M. Consider and act to purchase a 2024 Ford F150 for the Public Works Department from Silsbee Ford, through a cooperative contract with TIPS, for an amount not to exceed $55,982.00. (Quigley)

N. Consider and act to authorize the purchase of a 2023 Dodge Ram 1500 for Utility Customer Service from Grapevine Dodge through a cooperative agreement with BuyBoard in an amount not to exceed $39,629.00. (Sutton)

O. Consider and act to authorize the purchase of four vehicles for the Engineering Department from Grapevine Dodge through a cooperative agreement with BuyBoard in an amount not to exceed $177,308.00. (Sutton)

P. Consider and act to purchase a new forklift for the Water Department from Equipment Depot through a cooperative contract with Sourcewell for an amount not to exceed $71,891.51. (Quigley)

Q. Consider and act to purchase a trailer for the Stormwater Department from Interstate Trailers through a cooperative contract with Buyboard for an amount not to exceed $42,698.30. (Quigley)

R. Consider and act to purchase outfitting equipment and installation services for previously ordered Police Department vehicles from various vendors through cooperative contracts with Buyboard, DIR, and Tarrant County for an amount not to exceed $445,946.97. (Sutton)

S. Consider and act to purchase lawn care services for Preston Road medians from Trugreen through a cooperative contract with Buyboard for an amount not to exceed $51,088.00. (Quigley)

T. Consider and act to authorize a Work Authorization with Speciality Land Services for Choate Parkway Expansion right-of-way acquisition services in an amount not to exceed $155,000.00. (Berry)

U. Consider and act to authorize Change Order 4 for the Legacy Hills WRF construction project with Bar Constructors INC, for a total amount not to exceed $129,879.48. (Berry)

V. Consider and act to authorize Change Order 5 for the Downtown Innerloop Project R20 between the City of Celina and Quality Excavation in the amount of $164,737.65. (Berry)

W. Consider and act upon an agreement to authorize the purchase of Geographic Information Systems (GIS) software for the GIS Department at the unit prices listed from Environmental Systems Research Institute, Inc. (ESRI), in an amount not to exceed $27,225.00 for year one, $35,225.00 for year two and $44,225.00 for year three for a total contract amount not to exceed $106,675.00. (Berry)

X. Consider and act to authorize the Interim City Manager to execute a Facilities Agreement by and between the City of Celina and SevenR Properties for right-of-way dedication and temporary parking. (Glasgow)

Y. Consider and act upon a Resolution of the City Council of the City of Celina, Texas authorizing application to the Bureau of Reclamation's WaterSMART Drought Resiliency Grant Program FY 2024 for the Southeast Pump Station and ground storage project. (Glasgow)

Z. Consider and act to adopt a Resolution of the City Council of the City of Celina, Texas casting its vote for a member of the Board of Directors of the Collin Central Appraisal District. (Vaughns)

AA. Consider and act upon a Resolution of the City of Celina, Texas, determining the costs of certain improvement to be financed within Improvement Area #2 of the Wilson Creek Meadows Public Improvement District; approving an updated preliminary service plan and assessment plan, including a proposed Improvement Area #2 Assessment Roll; directing the filing of the proposed assessment roll with the City Secretary; and providing for noticing and calling a public hearing on December 12, 2023, to consider an ordinance levying assessments on property located within Improvement Area #2 of the Wilson Creek Meadows Public Improvement District. (Wilson Creek Meadows – Pre-SAP Resolution) (Pollard)

BB. Consider and act upon an Ordinance of the City of Celina, Texas, amending Ordinance 2023-108 which adopted and approved the budget for fiscal year beginning October 1, 2023 and ending September 30, 2024, and make appropriations for each department, project, and account, by adopting an amended 2023-2024 budget for the City of Celina, Texas, reallocating funds between accounts, attached hereto and incorporated into this Ordinance. (Bromiley)

CC. Consider and act upon an Ordinance of the City Council of the City Of Celina, Texas, declaring unopposed candidates in the December 9, 2023, special city election, elected to office and canceling the election. (Vaughns)

VIII. PUBLIC HEARING/ACTION:

A. Conduct a public hearing to consider an amendment to Ordinance 2016-16 extending the term of and amending the Project and Financing Plan for Tax Increment Reinvestment Zone Number Five, City of Celina, Texas, as established in accordance with Chapter 311 of the Texas Tax Code. (TIRZ 5 - Old Celina Ltd.) (Behringer)

IX. ACTION ITEM:

A. Consider and act to authorize the Interim City Manager to execute an agreement with the North Texas Toll Authority for improvements to the Dallas North Tollway. (Brawner)

B. Consider and act to authorize a design contract with Harley Ellis Devereaux (HED) for the Government Center and Parking Garage for an amount not to exceed $7,631,901.10. (Brawner)

C. Consider and act to approve the Special Events Guidelines. (Monaco)

D. Consider and act upon an Ordinance amending the Master Fee Chart. (Master Fee Chart - Annual Update) (McAfee)

E. Consider and act upon a Resolution adopting the Multi-Family & Commercial Vision Book. (Multi-Family & Commercial Vision Book) (McAfee)

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: at ____:_____ 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

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Planning
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Dustin McAfee, Executive Director of Development Services
CC: Karla Stovall, Interim City Manager
Date: November 14, 2023
Re: Development Services Quarterly Report (McAfee)

Action Requested:

Background Information:

Legal Review:

Supporting Documents:
1. Development Services Quarterly Report

Financial Consideration:

Staff Recommendation:

Development Services Quarterly Report

Building Services | Code Services | GIS | Planning & Zoning

CELINA TEXAS EST. 1876
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508
New Homes by CO's Issued

Average New Home Value: $509,725

Average Square Feet: 3,926

Population: 43,126

New Neighborhoods:

Light Farms Graham Phase 3 (August)
Light Farms Reagan (August)
Mosaic Phase 1A (August)
Mosaic Phase 1B (August)
Lilyana Phase 6 (September)
Sutton Fields Phase 4A (September)

New Construction Projects

McDonald's (4565 S. Preston)
Smitty's Carwash (1300 S. Preston)
Wilson Creek Amenity Center (1513 Mill Creek)
Celina Station Building 6 (515 S. Preston)
Children's Lighthouse (3520 S. Dallas)
Whataburger (4405 S. Preston Rd.)
First Baptist Church (841 N. Preston Rd.)
Old Log Trail Celina Self-Storage (701 Old Log Trail)
MMG Prosper (1590 W. Frontier Pkwy #100)
OMG Tacos (605 S. Preston, #110)
Simply Pho (605 S. Preston, # 130)
Kolache Shoppe (605 S. Preston, # 100)
Light Farms Shops by Slate (W. Frontier)
Pinnacle Montessori (4220 S. Preston)
Whataburger (4405 S. Preston)

617
New Homes Permitted

23,423
Construction Inspections

New Businesses Open

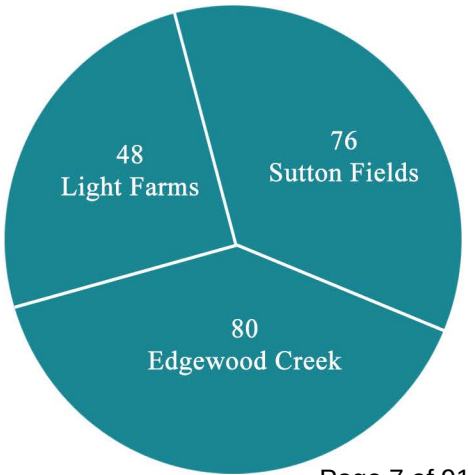
Green Hail, LLC (6126 Private Road 902)
Celina Hills Amenity Center (2715 Rolling Meadows)
Prosper ISD #16 (1300 Marigold)
Which Which & Paciugo Gelato (1590 W. Frontier #120)
Wingstop (525 S. Preston #105)
One Preston Station (1111 S. Oklahoma St.)
Avilla Grove (360 W. Frontier Pkwy)
Walgreens Pharmacy (675 E. Sunset)
Lhoist Lime Slurry (11916 County Road 53)
One Preston Station (1111 S. Oklahoma)

New GIS Maps



Downtown Parking Map →

Fire Santa Map ←



* Numbers reflect data from July, August, September of 2023.

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Finance
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Daniel Galizia, Budget Manager
CC: Robin Bromiley, Director of Finance
Date: November 14, 2023
Re: Finance Department Budget Quarterly Report. (Galizia)

Action Requested:

Background Information:

Legal Review:

Supporting Documents:
1. 4th Qtr Report 2023

Financial Consideration:

Staff Recommendation:

Budget Summary Report

FY 2022-2023 – 4th Quarter 9/30/2023

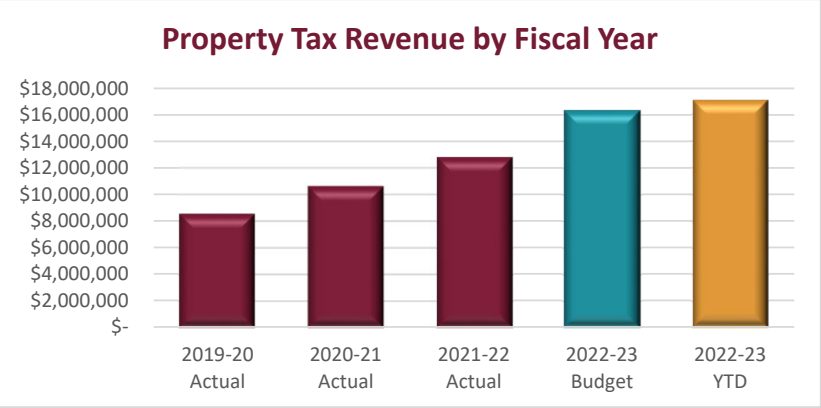
General Fund

The 4th quarter of fiscal year 2023 began July 1, 2023 and ended September 30, 2023. Through the 4th quarter, the City of Celina has received $52.2 million in revenue, which is 35.9% more than budget. This is mainly due to a 30% increase in construction, permit, and inspection fees exceeding budget by $10.8 million. Interest income also exceeded budget by $1.5 million.

Note that adjusting entries and accruals are still being booked and the numbers are subject to change.

Property Tax Revenue

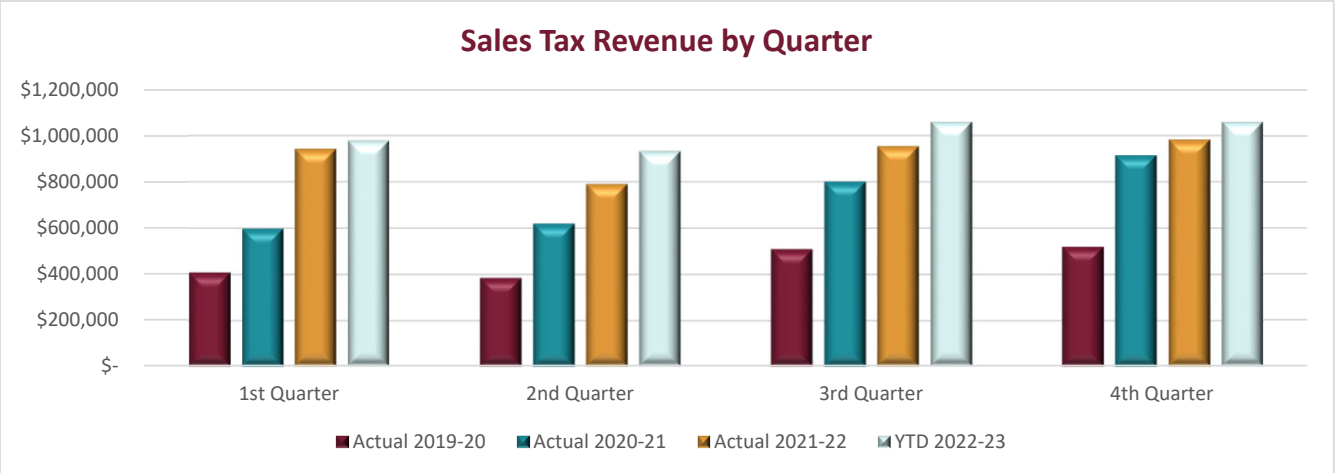
Property Tax Revenue by Fiscal Year		
YTD	2022-23	$ 17,100,674
Budget	2022-23	16,374,264
Actual	2021-22	12,805,275
Actual	2020-21	10,616,123
Actual	2019-20	$ 8,559,974



** The increase in property tax revenue over budget is due to a large collection of delinquent taxes from prior years along with interest and penalties of approximately $650,000.*

Sales Tax Revenue

Sales Tax Revenue	Actual 2019-20	Actual 2020-21	Actual 2021-22	Budget 2022-23	YTD 2022-23	Estimate 2022-23*
1st Quarter	$ 405,984	$ 597,452	$ 941,662	$ 915,282	$ 977,869	$ 977,869
2nd Quarter	383,315	618,609	789,258	827,968	931,319	931,319
3rd Quarter	507,133	799,856	953,388	1,000,102	1,058,196	1,058,196
4th Quarter	518,362	915,052	981,753	1,106,648	732,518	1,058,587
Total Revenue	**$ 1,814,794**	**$ 2,930,968**	**$ 3,666,061**	**$ 3,850,000**	**$ 3,699,902**	**$ 4,025,971**

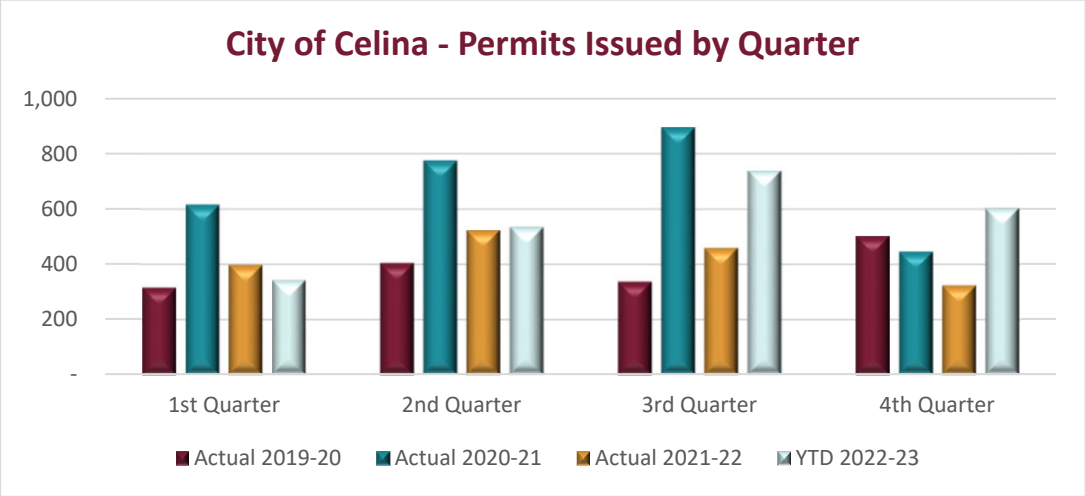


** Note - Sales Tax is recorded as earned not received thus it runs two months behind and September Sales Tax revenue is an estimate provided for comparative purposes.*

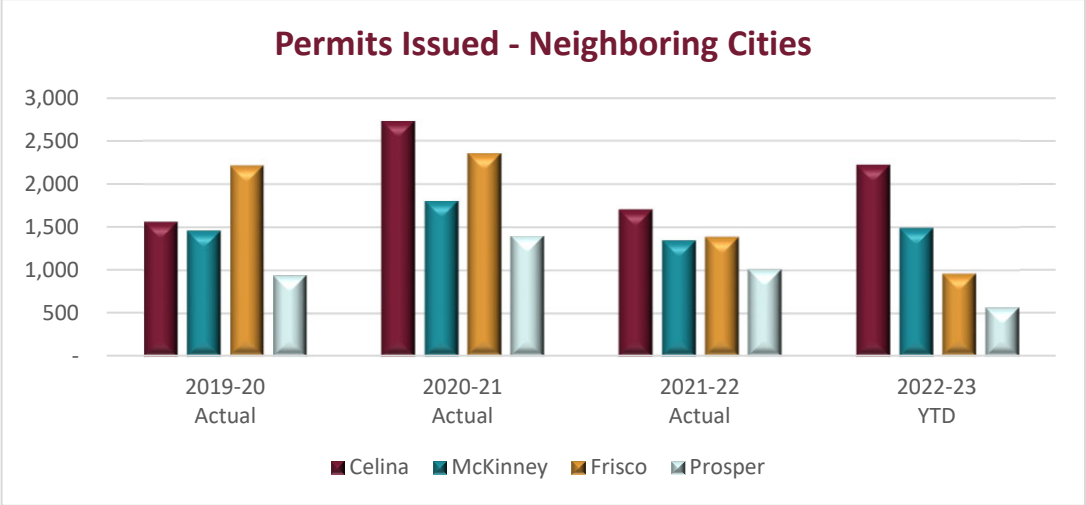
Permits Issued

Residential Building Permits issued increased by 30.3% from FY 2021-22 to FY 2022-23.

Celina - Permits Issued by Quarter	Actual 2019-20	Actual 2020-21	Actual 2021-22	YTD 2022-23
1st Quarter	316	616	398	343
2nd Quarter	405	776	524	535
3rd Quarter	338	896	459	740
4th Quarter	503	446	324	604
Total Permits	**1,562**	**2,734**	**1,705**	**2,222**



Permits Issued by FY Neighboring Cities	Actual 2019-20	Actual 2020-21	Actual 2021-22	YTD 2022-23
Celina	1,562	2,734	1,705	2,222
McKinney	1,458	1,808	1,346	1,489
Frisco	2,211	2,357	1,384	957
Prosper	942	1,401	1,013	572



General Fund Revenues by Category

Category	FY 23 Budget	FY 23 YTD	4th Quarter	Percent of Budget
Taxes[1]	$ 21,031,714	$ 22,193,944	$ 1,894,999	105.53%
Fines & Fees[2]	13,772,000	25,212,843	6,094,291	183.07%
Interest Income[3]	195,000	1,503,060	502,470	770.80%
Grants	1,218,897	778,305	564,164	63.85%
Contributions & Donations	347,250	456,811	89,011	131.55%
Other Revenue	837,510	1,136,991	226,218	135.76%
Transfers	1,030,831	930,999	930,831	90.32%
General Fund Total:	**$ 38,433,202**	**$ 52,212,954**	**$ 10,301,984**	**135.85%**

1 - Taxes excludes the contra accounts for Property and Sales Taxes; Sales Tax estimated for period 12.

2 - Issued more permits than projected resulting in permit revenue of $14.3 million and construction inspection revenue of $7.2M.

3 - Higher interest rates have generated more revenue than projected.

General Fund Expenditures by Department

General Fund expenditures through the 4th quarter are $44.8 million, which is 92.37% of the total budget. Police Department salary savings is $650k and Fire Department is $790k due to open positions through out the year. In addition, there was equipment ordered in FY 2023 that has not yet been received. The numbers in this report are preliminary, the year is not yet final, accruals and adjusting entries are still being posted.

Department	Current Total Budget	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
101 - GIS[1]	$ 363,958	$ 307,018	$ 56,940	84.36%
102 - Facilities Maintenance	792,430	760,200	32,230	95.93%
103 - Information Technology	1,941,795	1,577,382	364,413	81.23%
104 - Finance	12,221,110	11,963,316	257,794	97.89%
105 - Library	445,337	368,399	76,938	82.72%
106 - City Secretary's Office[1]	365,173	278,679	86,494	76.31%
107 - Development Services	3,811,262	3,504,704	306,558	91.96%
108 - Administration	2,331,291	2,301,520	29,771	98.72%
109 - Municipal Court	220,453	206,128	14,325	93.50%
110 - Fire/EMS	8,661,952	7,722,946	939,006	89.16%
111 - Streets	2,240,267	2,136,616	103,651	95.37%
112 - Police	8,342,718	7,537,916	804,802	90.35%
113 - Parks	2,143,404	1,834,916	308,488	85.61%
114 - Marketing	1,551,566	1,531,020	20,546	98.68%
115 - Engineering	2,452,521	2,212,915	239,606	90.23%
116 - Human Resources	661,358	596,970	64,388	90.26%
General Fund Total:	**$ 48,546,595**	**$ 44,840,645**	**$ 3,705,950**	**92.37%**

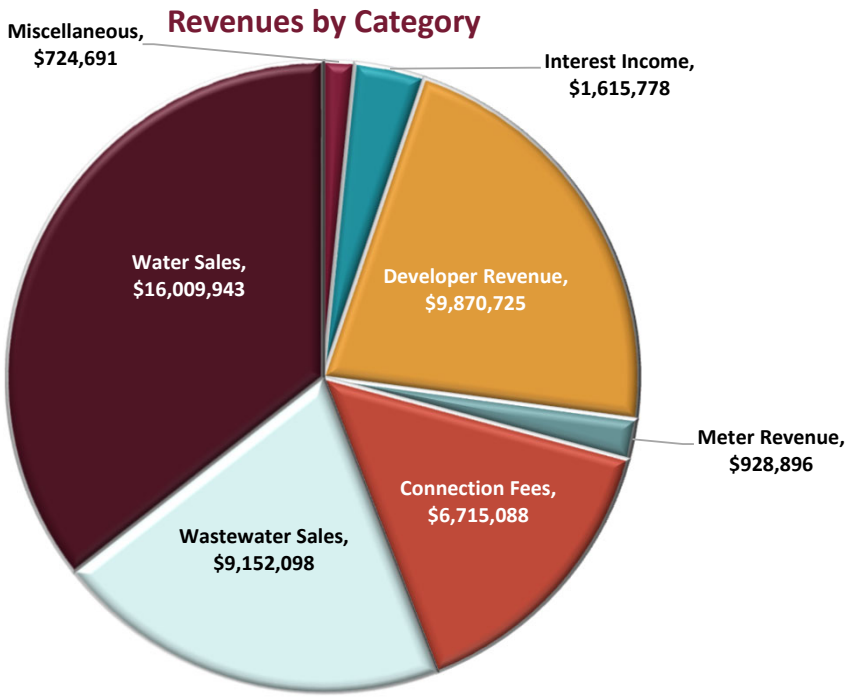
1 - Departments had vacant new positions to begin the year resulting in lower spending.

Water & Wastewater Fund

Revenues by Category

The Water/Wastewater Fund ended the 4th quarter with revenues received totaling $45.02 million or 17.9% above the overall $38.19 million Water/Wastewater budget. Revenues for the 4th quarter equaled $20.69 million. The largest drivers of increased revenue were new utility connections and higher than average water use during the exceptionally dry summer. There were 1,968 new connections to the utility system, which is an increase from FY 2022 of 18.3%.

Category	FY 23 Budget	FY 23 YTD	4th Quarter	Percent of Budget
Water Sales	$ 13,600,000	$ 16,009,943	$ 6,416,505	117.72%
Wastewater Sales	8,100,000	9,152,098	2,551,220	112.99%
Connection Fees	4,435,000	6,715,088	1,541,575	151.41%
Meter Revenue	550,000	928,896	213,942	168.89%
Developer Revenue	10,650,000	9,870,725	9,220,725	92.68%
Interest Income	155,000	1,615,778	518,960	1042.44%
Miscellaneous/Intergovernmental	695,125	724,691	223,076	104.25%
Water/Wastewater Fund Total:	**$ 38,185,125**	**$ 45,017,219**	**$ 20,686,003**	**117.89%**



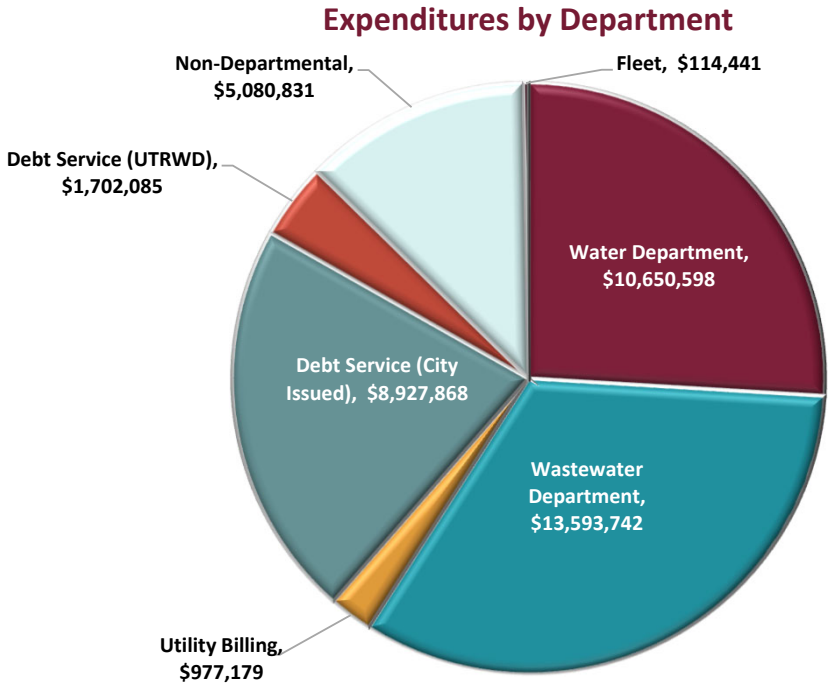
Expenditures by Department

Water/Wastewater Fund expenditures through the 4th quarter of fiscal year 2023 total $41.05 million of a $44.29 million budget or 92.7%. The expenditures are on target for the year. The numbers in this report are preliminary, the year is not yet final, accruals and adjusting entries are still being posted.

Department	Current Total Budget	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
117 - Water Department[1]	$ 11,676,980	$ 10,650,598	$ 1,026,382	91.21%
118 - Wastewater Department[2]	14,195,226	13,593,742	601,484	95.76%
119 - Utility Billing	1,071,038	977,179	93,859	91.24%
121 - Debt Service (City Issued)	10,442,963	8,927,868	1,515,095	85.49%
122 - Debt Service (UTRWD)	1,702,085	1,702,085	-	100.00%
123 - Non-Departmental	5,080,831	5,080,831	-	100.00%
125 - Fleet	121,485	114,441	7,044	94.20%
Water/Wastewater Fund Total:	**$ 44,290,608**	**$ 41,046,744**	**$ 3,243,864**	**92.68%**

1 - $450k in savings from personnel due to open positions.

2 - $250k in savings from personnel due to open positions and $350k from timing of construction projects.



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Fire
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Mark Metdker, Fire Chief
CC: Karla Stovall, Interim City Manager
Date: November 14, 2023
Re: Fire Department Quarterly Report (Metdker)

Action Requested:

Background Information:

Legal Review:

Supporting Documents:
1. Q3 Quarterly Report (1)

Financial Consideration:

Staff Recommendation:



CELINA FIRE DEPARTMENT

QUARTERLY REPORT

3rd Quarter

JULY - SEPT 2023



TRAINING



- August 5 - Aerial/Operator Class
- August 21 - K12 rotary saw training
- August 29 - Certified Technician Car Seat Class
- September 15 - Vehicle Stabilization Training
- September 22 - Forcible Entry
- Hazmat Tech Training















EMS

- August 22 - CPR Training for City employees
- September 5 - Collin College students graduate from Paramedic School

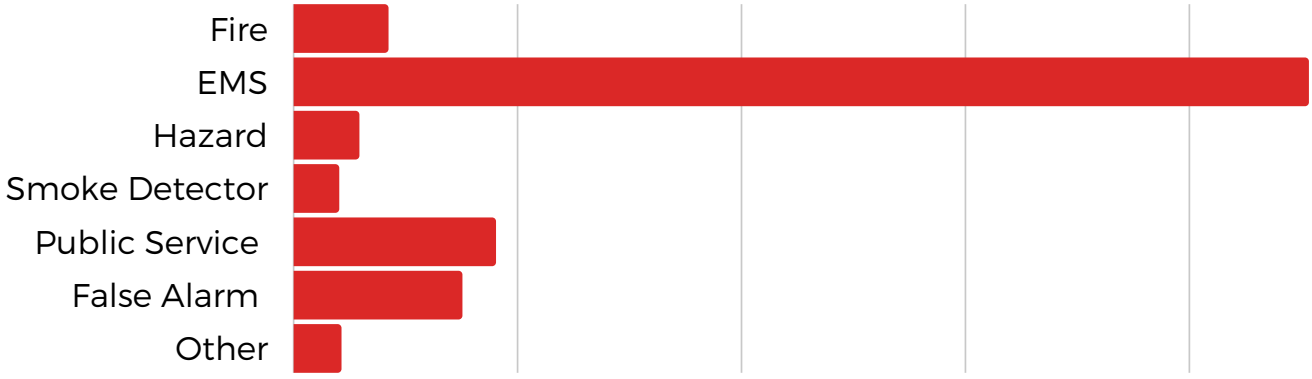




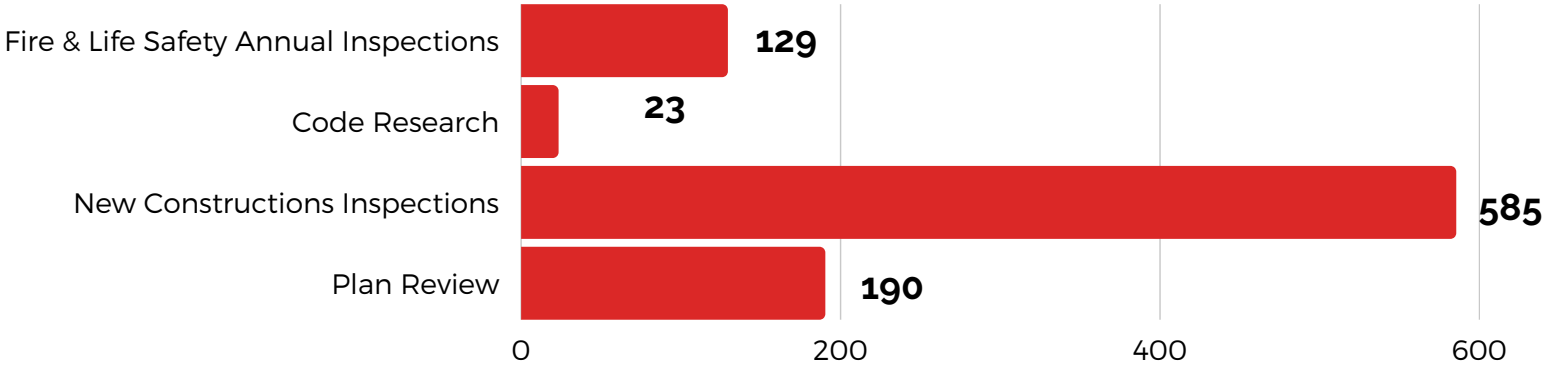


OPERATIONS

RUNS BY TYPE
730 TOTAL



PLAN REVIEW



STATION 3 CONSTRUCTION UPDATE







COMMUNITY

OUTREACH





- Splash & Blast
- Visit at the Rotary Meeting
- 9/11 Memorial Ceremny





COMMUNITY

OUTREACH





- Fired Up About Reading
- Touch a Truck
- Flipping Pancakes for Fire Prevention





STATION TOURS



SMOKE DETECTOR PROGRAM

20 BATTERY REPLACEMENTS THIS QUARTER



STATION VISITS AND ENGINE VISITS

21

STATION TOURS THIS QUARTER

Life Connected.

Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Kristian Peters, Director of Human Resources
CC: Karla Stovall, Interim City Manager
Date: November 14, 2023
Re: Human Resources Quarterly Report. (Peters)

Action Requested:

Background Information:

Legal Review:

Supporting Documents:
1. 2023_Q4 PPT - HR

Financial Consideration:

Staff Recommendation:

HR SUMMARY REPORT

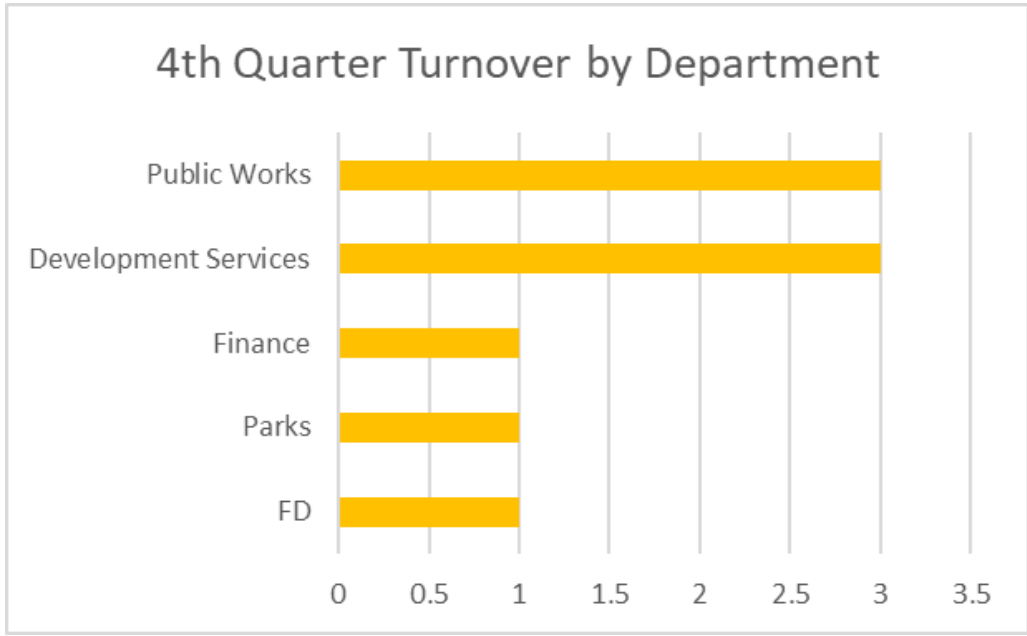
November 14, 2023
Kristina Peters



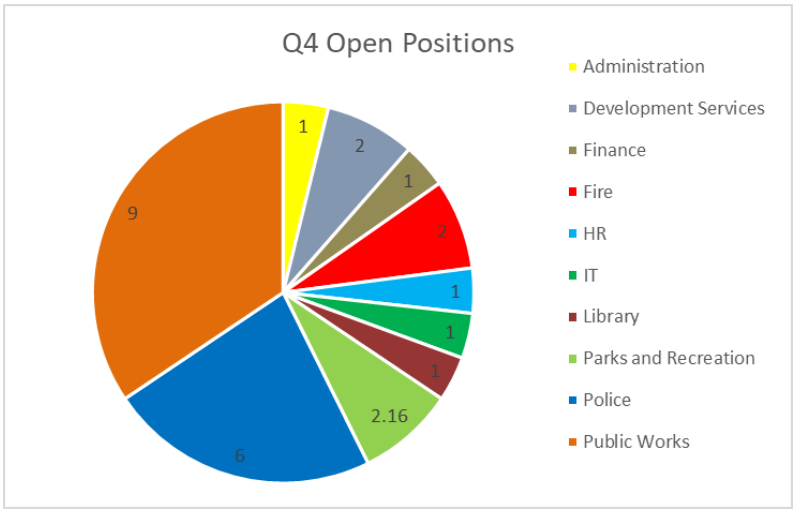
EMPLOYEE TURNOVER

Total Turnover Rate of 4th Quarter was 3.33% which is similar compared to 3rd Quarter of FY 2023 at 3.37%.

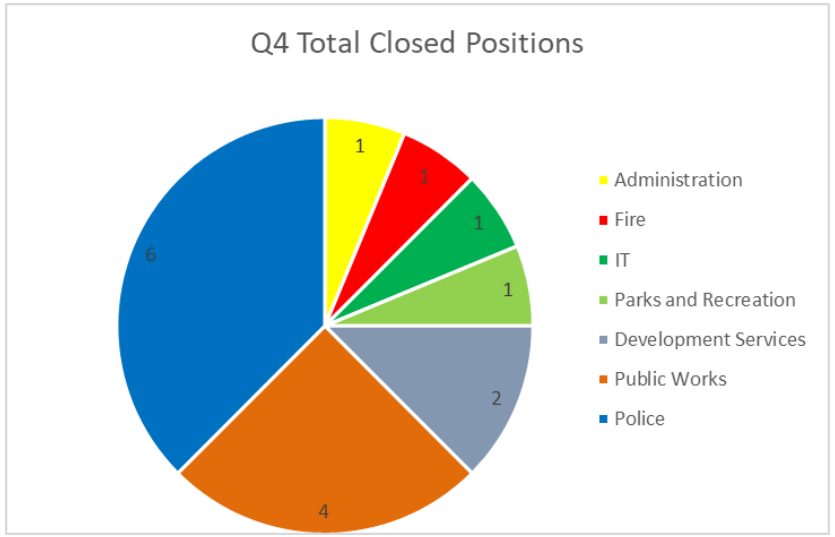
- City of Celina had 16 new hires in the 4th Quarter
- City of Celina had 9 exits in the 4th Quarter
- 2 exits were terminations due to policy violations, 1 was a retirement and the remaining were resignations.



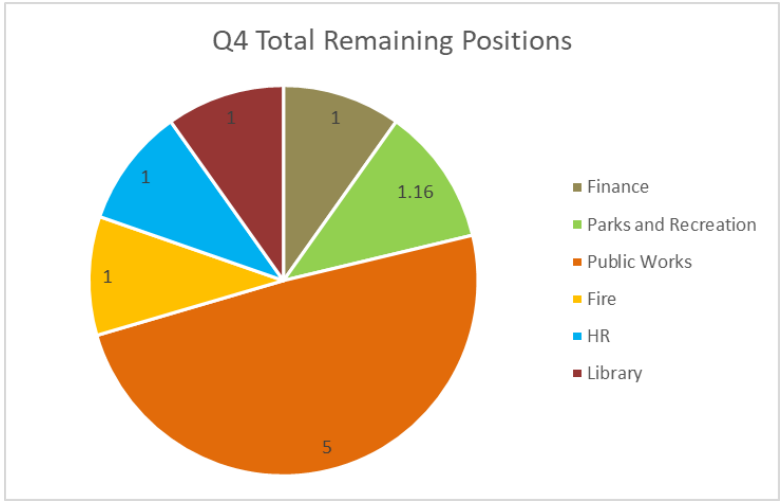
EMPLOYMENT OPPORTUNITIES



26.16 Total open positions Q4

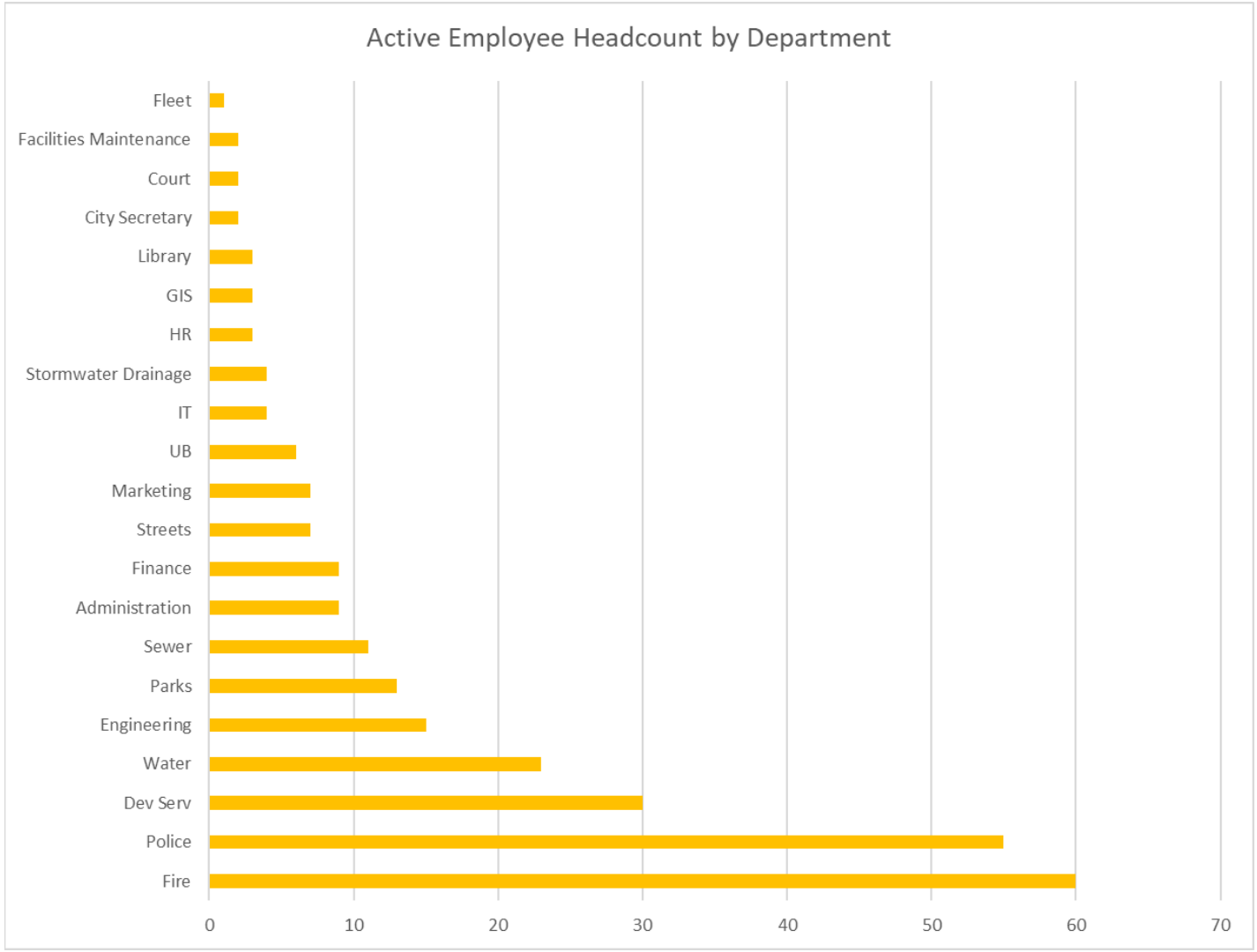


16 Total closed positions Q4



10.16 Total remaining positions Q4

HEADCOUNT



Total Head count at the end of Q4 was 269

Female
62

Male
207

HR UPDATES

- Implemented NeoGov (Onboarding and Insight)
- Finalized Open Enrollment
- Hired HR Manager in charge of Leadership and Development
- Continued process for City Manager search
- Finalized FY 24 pay plans

Life Connected.

Police Department
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: John Cullison, Police Chief
CC: Karla Stovall, Interim City Manager
Date: November 14, 2023
Re: Police Department Quarterly Report (Cullison)

Action Requested:

Background Information:

Legal Review:

Supporting Documents:
1. 3rd Quarter Report PD 2023 v1

Financial Consideration:

Staff Recommendation:



CELINA POLICE DEPARTMENT

CITY COUNCIL QUARTERLY REPORT

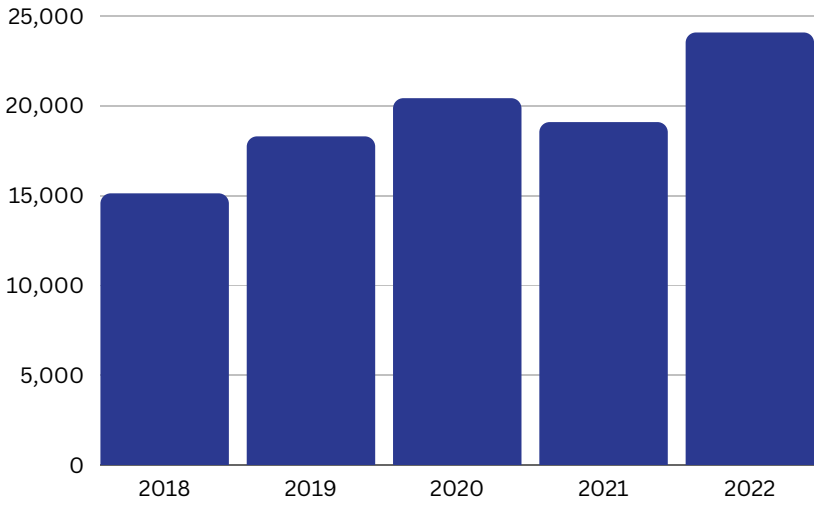
3rd Quarter

JULY- SESPTEMBER 2023



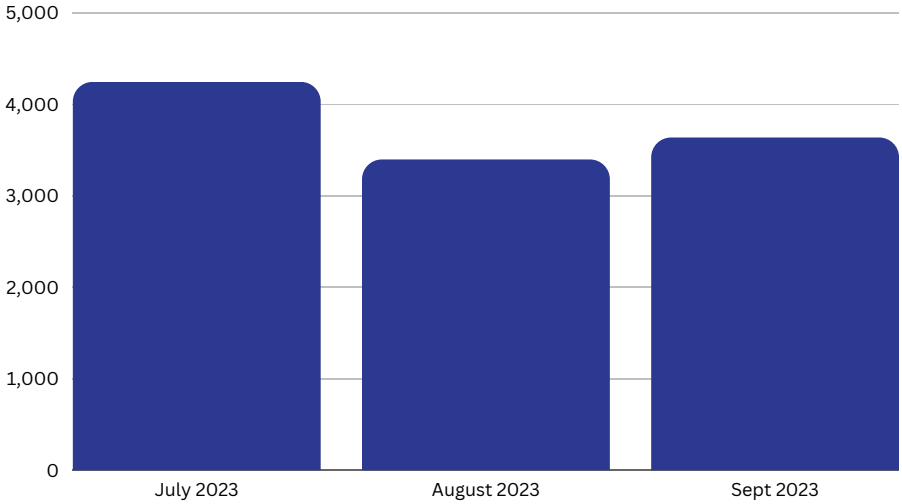
CALLS FOR SERVICE

Calls for Service Comparison





3rd Quarter Totals

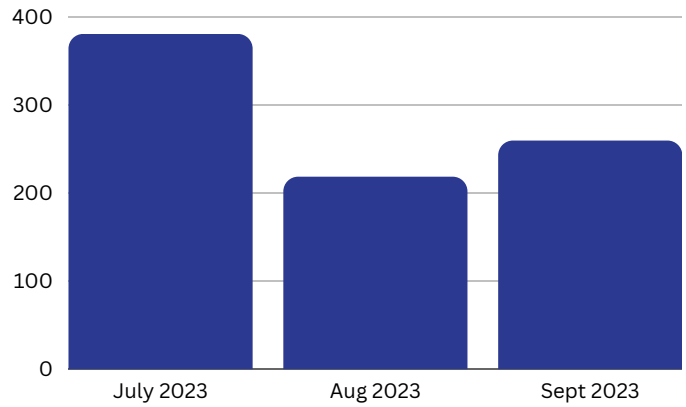






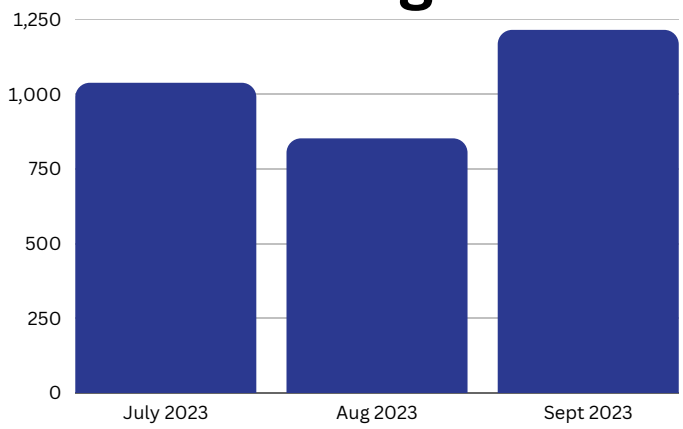
TRAFFIC ENFORCEMENT & ACCIDENTS

Citations

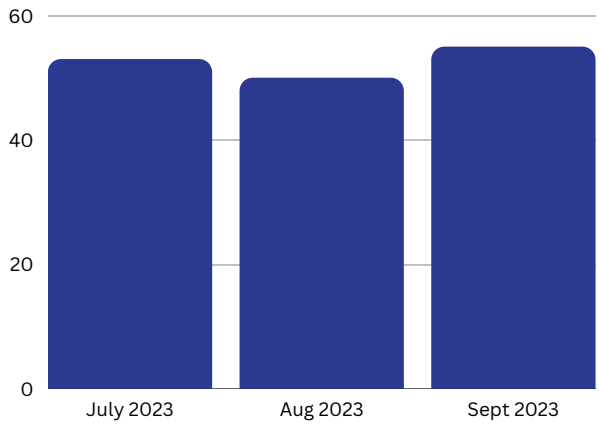




Warnings



Accidents







TRAINING & PROFESSIONAL DEVELOPMENT

Total Training Hours

July - 347

August - 1045

September - 785



New Personnel

Danyelle Kent 7.24.2023
Graham Smith 7.31.2023
Jason Carey 7.31.2023
Josh Poe 7.31.2023
Kolby Windon 8.7.2023

Training

LEAD - New Supervisor Training
Managing Critical Incidents
Active Shooter Preparedness





COMMUNITY OUTREACH

July Events

- Junior Police Academy
- Amazing Explorers Field Trip to CPD



August Events

- The Debrief - Narcotics
- Grace Bridge Back to School Event
- Back to School Event at St. Philip Church

September Events

- Celina Police Academy - Class #6
- 9/11 Memorial
- Coffee with a Cop - Light Farms







Life Connected.

Engineering
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Kimberly Brawner, Assistant City Manager
CC: Karla Stovall, Interim City Manager
Date: November 14, 2023
Re: Public Services Quarterly Report. (Brawner)

Action Requested:

Background Information:

Legal Review:

Supporting Documents:
1. Public Services FY 23 Quarter 4 Report

Financial Consideration:

Staff Recommendation:

PUBLIC SERVICES
QUARTERLY REPORT









DEPARTMENTS

- PUBLIC WORKS
- ENGINEERING
- PARKS
- LIBRARY

CITY OF CELINA
PUBLIC WORKS



Quarterly Reporting
July - September 2023

WATER

Distribution, Meters, Water Quality

1,796,445,445 Gallons in FY2023

1,631,004,000 Gallons in FY2022

1,192,284,000 Gallons in FY2021

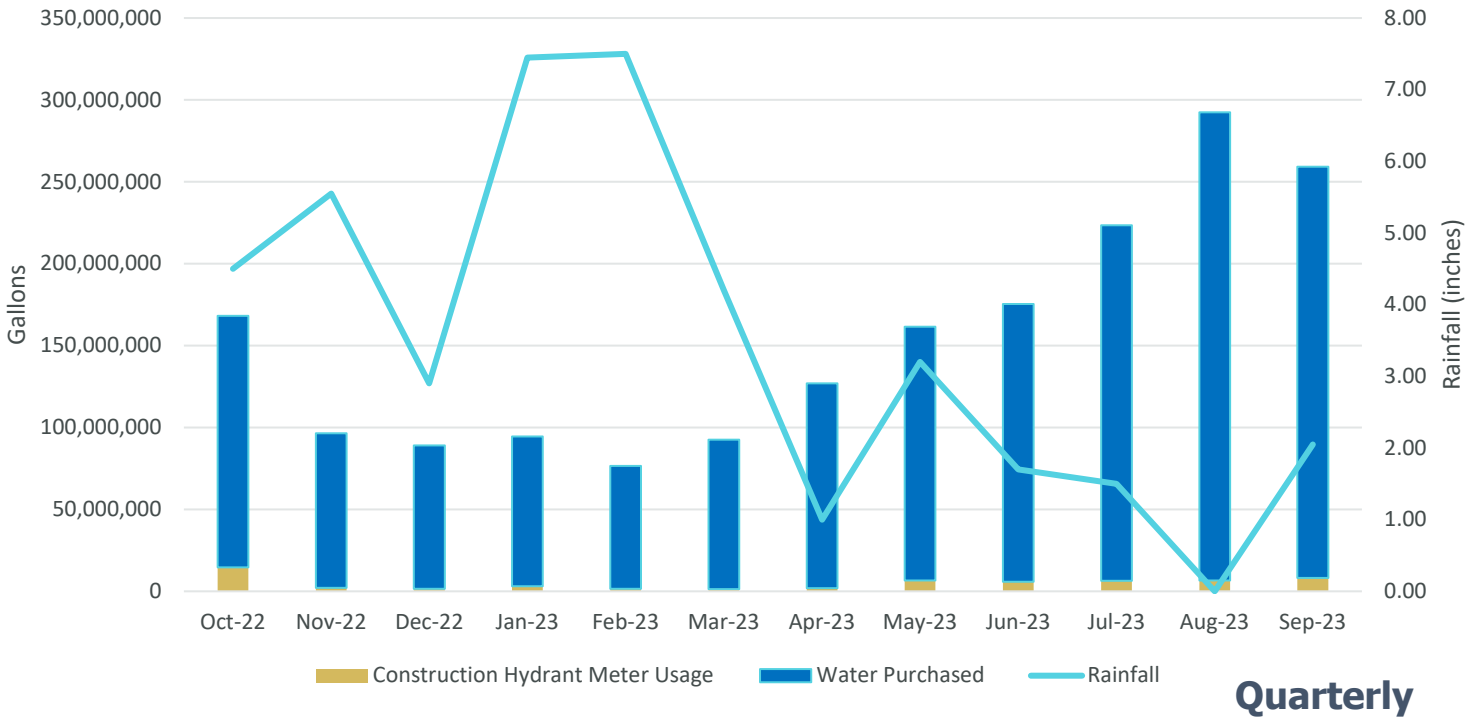
Check for Leaks/Repairs **131**

Water Quality Checks/Pressure Concerns, Dead End Flushes, Chlorine Checks, Bac-T Samples & Water Facility Inspections **852**

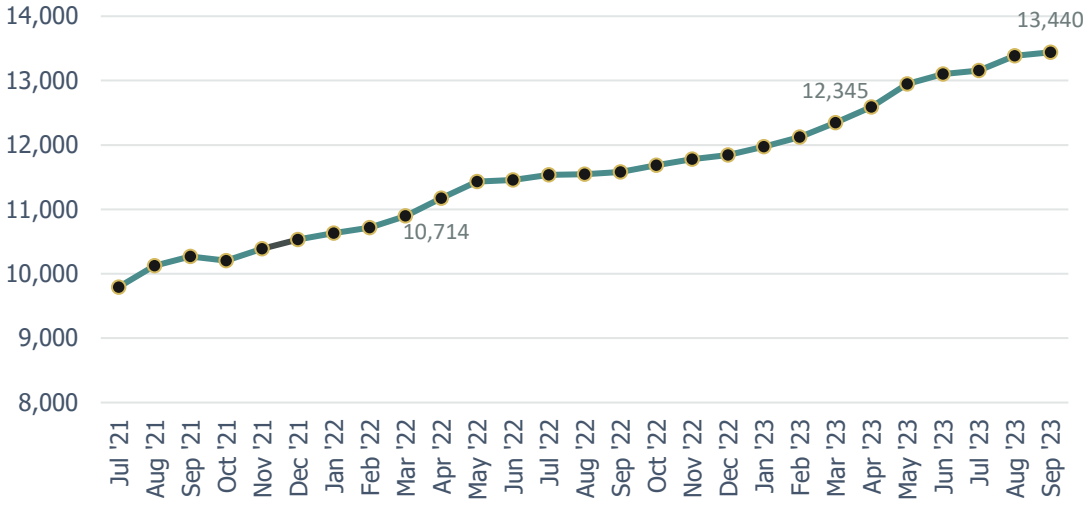
Valves/Hydrants Repaired/Painted/ Flow Tested **192**

Hydrant Meters Install/Relocate/ Removal **123**

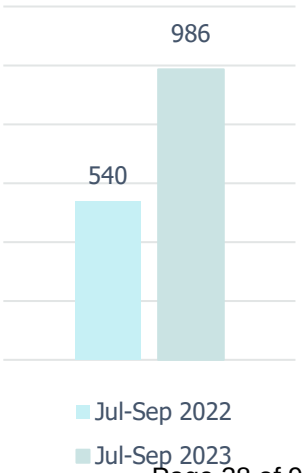
Previous 12 Months Water Usage



Total Service Connections



Quarterly Meter Installs Comparison



WASTEWATER

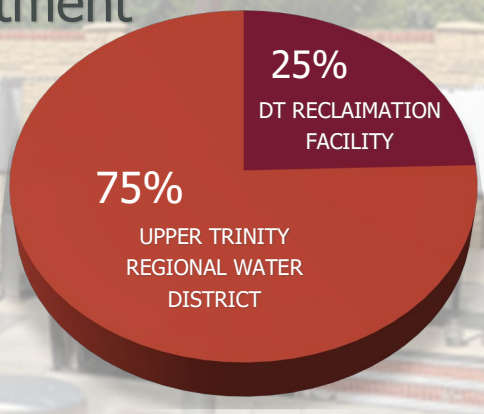
Collections & Treatment

824,572,823

Gallons Treated in FY2023

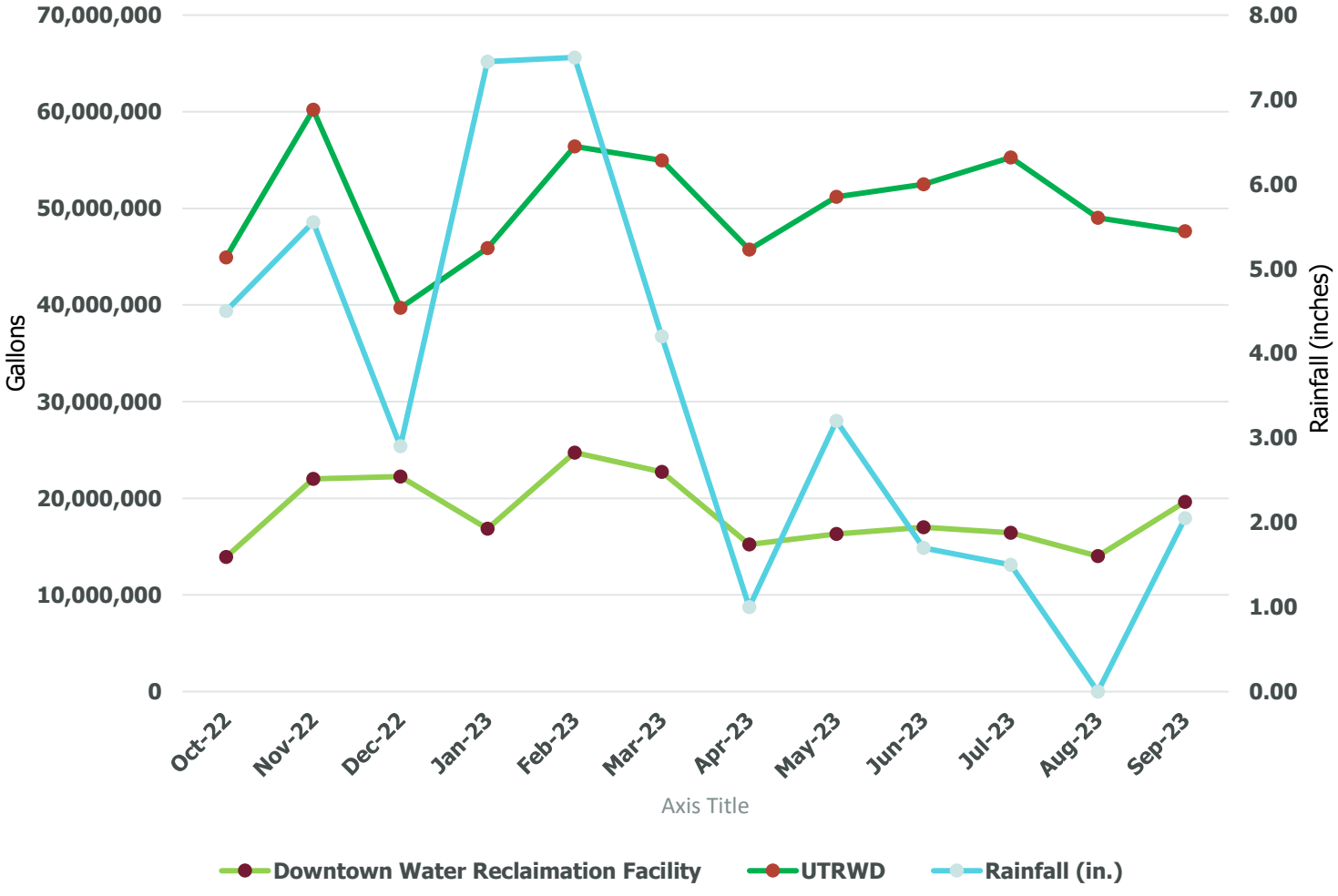
615,250,000

Gallons Treated in FY2022



WASTEWATER (Jul - Sep 2023)	
WASTEWATER COLLECTION LINES JETTED AND CAMERA	53,133 ft
MANHOLE INSPECTIONS	203
CLEANOUT/LIFT STATION/MANHOLE REPAIRS	108
LIFT STATION PUMPS PULLED	40

WASTEWATER SENT TO TREATMENT IN PAST 12 MONTHS



STREETS

Road Maintenance, Drainage & Traffic and Signs

STREETS (Jul - Sep 2023)	
FLEX BASE	632 TONS
ASPHALT	92 TONS
WORK ORDERS COMPLETED	194

*ON AVERAGE 1 TON OF ASPHALT EQUATES TO 20 POTHOLES THAT ARE 2 FEET IN DIAMETER AND 2 INCHES DEEP

ROUGHLY 1,840 POTHOLES FILLED

FACILITIES





FLEET

$482,435.35
Fuel Spending FY2022

$384,008.54
Fuel Spending FY2023

$375,066.02
City-Wide Vehicle Servicing Spent in FY2023

ENGINEERING

Engineering Completed Projects July - September 2023

Completed CIP Projects	Final Construction Cost
Celina Road Ground Storage Tank	$9,481,794.87
Louisiana 18" Waterline Phase 1B	$2,504,553.01
Downtown Patio Project (Additional Contingency)	$110,000.00
DC Ranch Drainage Ph. 3	$274,316.00
Total Cost	**$12,370,663.88**

New CIP Construction Awarded	Awarded Contract Cost
Ownsby Parkway Road Improvements	$13,327,979
Downtown Patio Project (Additional Contingency)	$110,000
DC Ranch Drainage Ph. 3	$293,495
Parvin Road Asphalt Improvements Change Order 1	$174,440
Fire Station #2 Paving Repairs	$149,355
Ownsby Material Testing	$168,259
Total Awarded	**$14,223,528**

New CIP Design Awarded	Awarded Contract Cost
Legacy Drive Water Line	$469,280
Roadway Asphalt Restoration Design Coit & CR 100 (GA Moore)	$205,700
Southeast Pump Station and Transmission Water Line	$4,540,100
Southeast GST Design	$642,200
Downtown WW Improvements	$1,016,875
Drainage Fee Study	$170,000
Final Parvin Road Design	$4,246,925
Parks Administration Building Design	$944,686
J Fred Smith 24" Water Line	$250,300
DNT - Light Farms and Punk Carter Intersection Improvements	$261,000
Sunset Boulevard Improvments (Preston to Coit)	$204,870
Total Awarded	**$11,291,080**

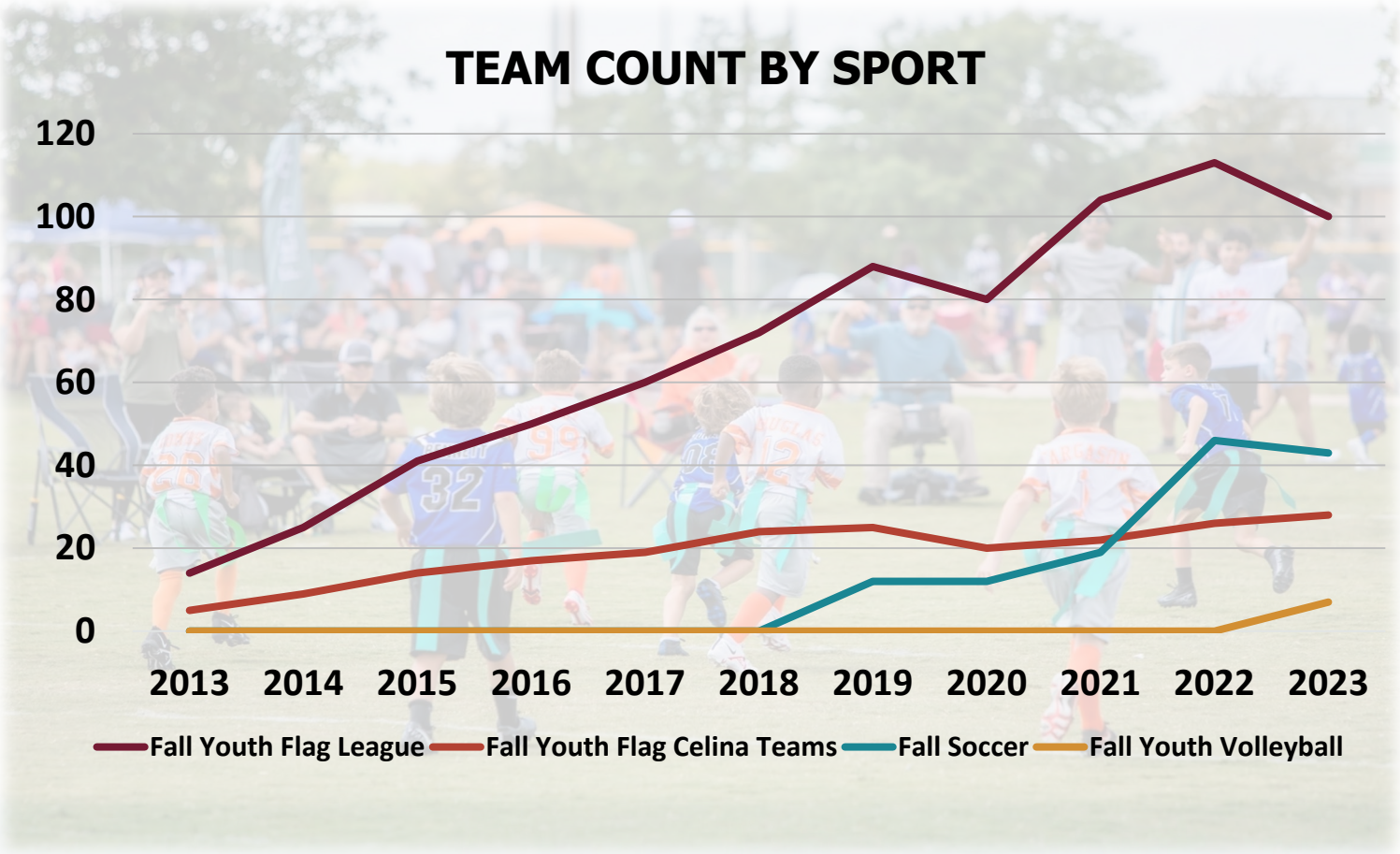
Private Project Name (subdivisions)	# of Lots
Light Farms - Graham Phase 3	57
Light Farms - Reagan	30
Mosaic Phase 1B	75
Mosaic Phase 1A	228
Sutton Fields Phase 4A	156
Sutton Fields Phase 5	163
Amavi B	116
Lilyana Phase 6	100

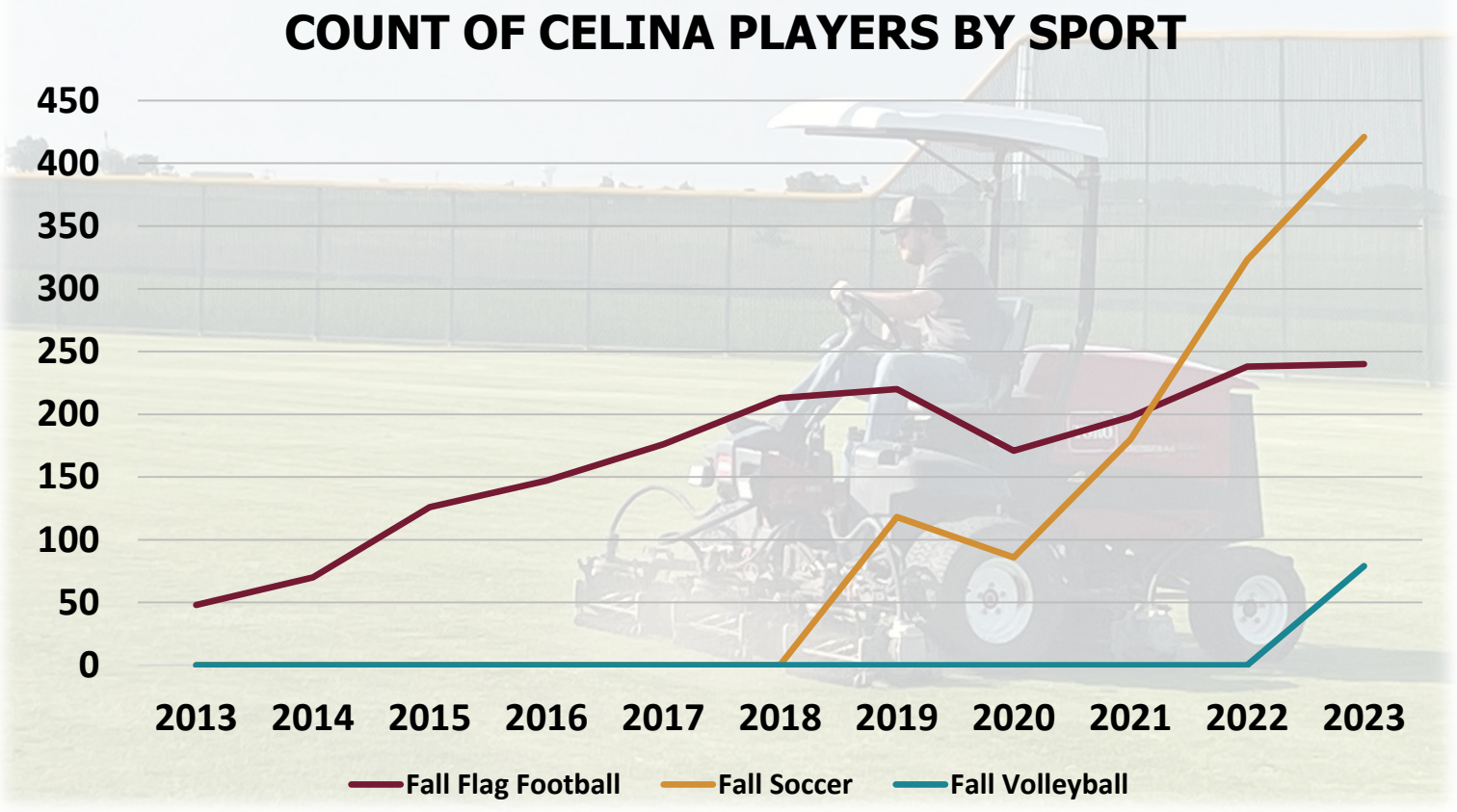
Private Project Name (Multifamily)	
BB Living Phase 1	0
One Prestion Station	0
Total Lots	**925**

Pre-construction Meetings Scheduled	
Subdivisions	5
Multifamily	1
Commercial	7
CIP	4
Total	**17**



PARKS AND RECREATION





July - Sept 2023 League Games

800

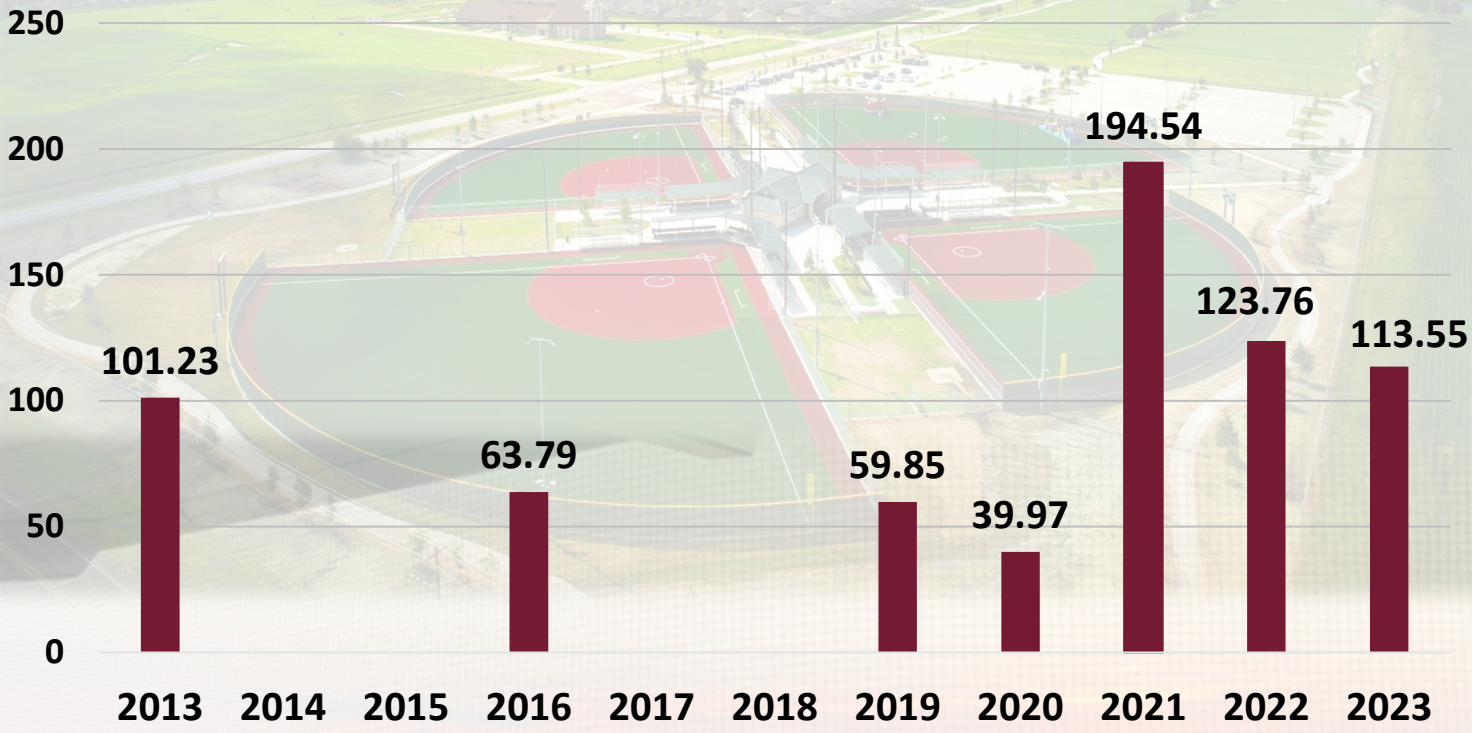
New Sport Leagues Added

2

OCP Game Attendance

65K

ACRES OF LAND ACQUIRED FOR PARKS



PARK PROJECTS

PLANNED PROJECTS

- OCP Playground
- Ousley Park Master Plan
- Parks Admin Building
- Preston Road Green Ribbon

DESIGN PROJECTS

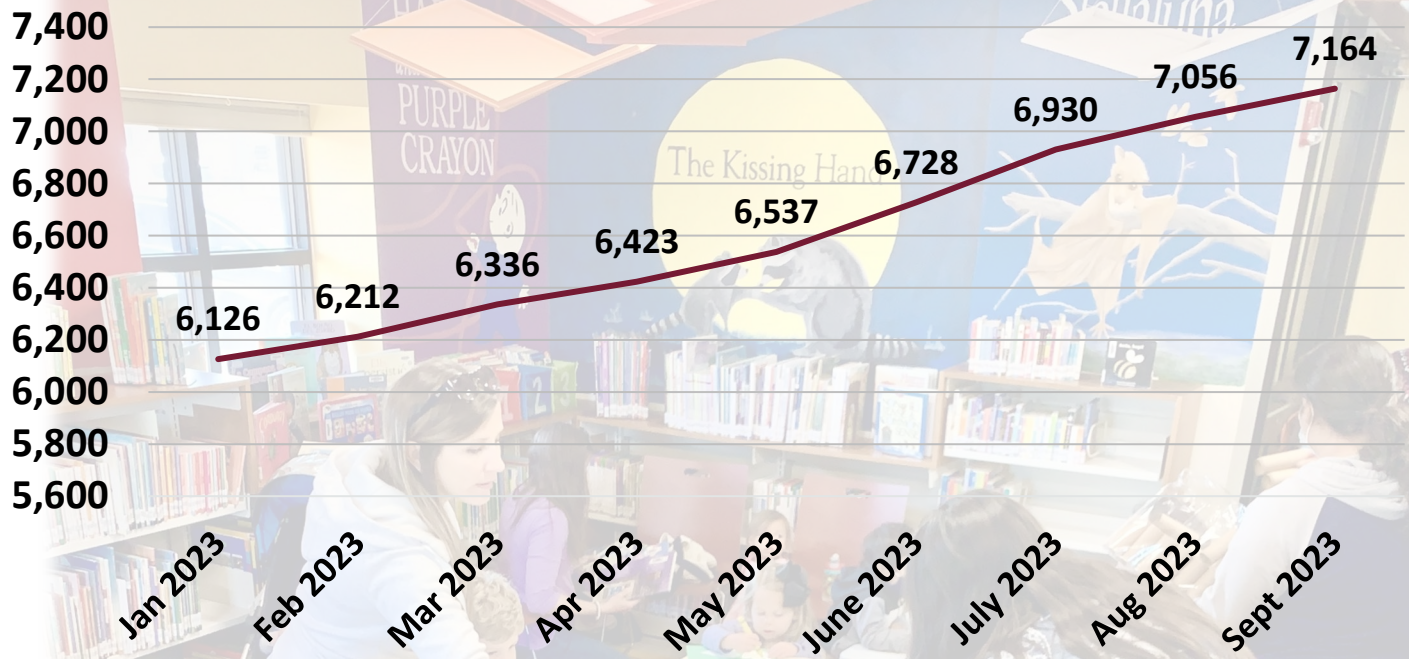
- Wilson Creek Park Master Plan
- Downtown Square Landscaping

CONSTRUCTION PROJECTS

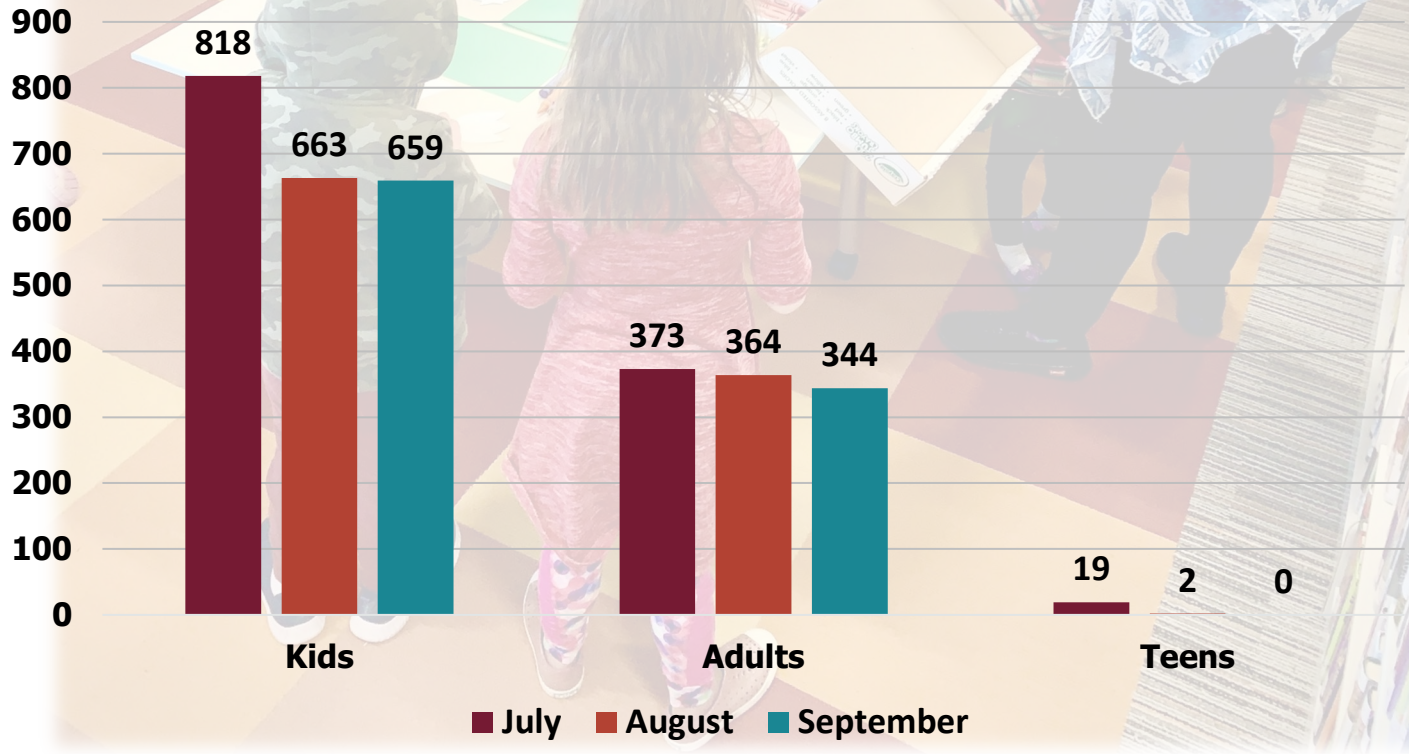
- Ralph O'Dell Senior Center
- Downtown Patio
- Square Planting
- Punk Carter Landscaping

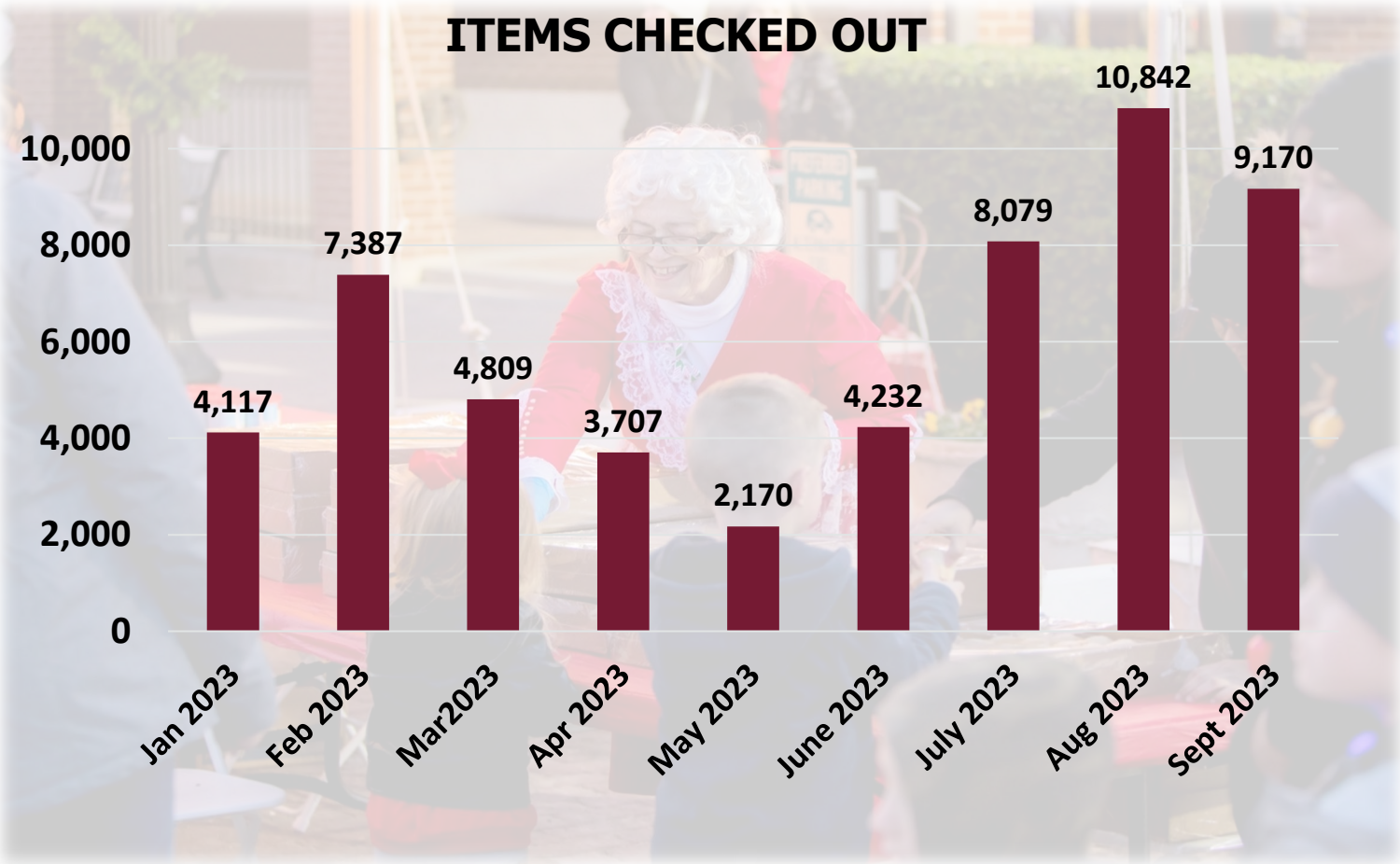
LIBRARY

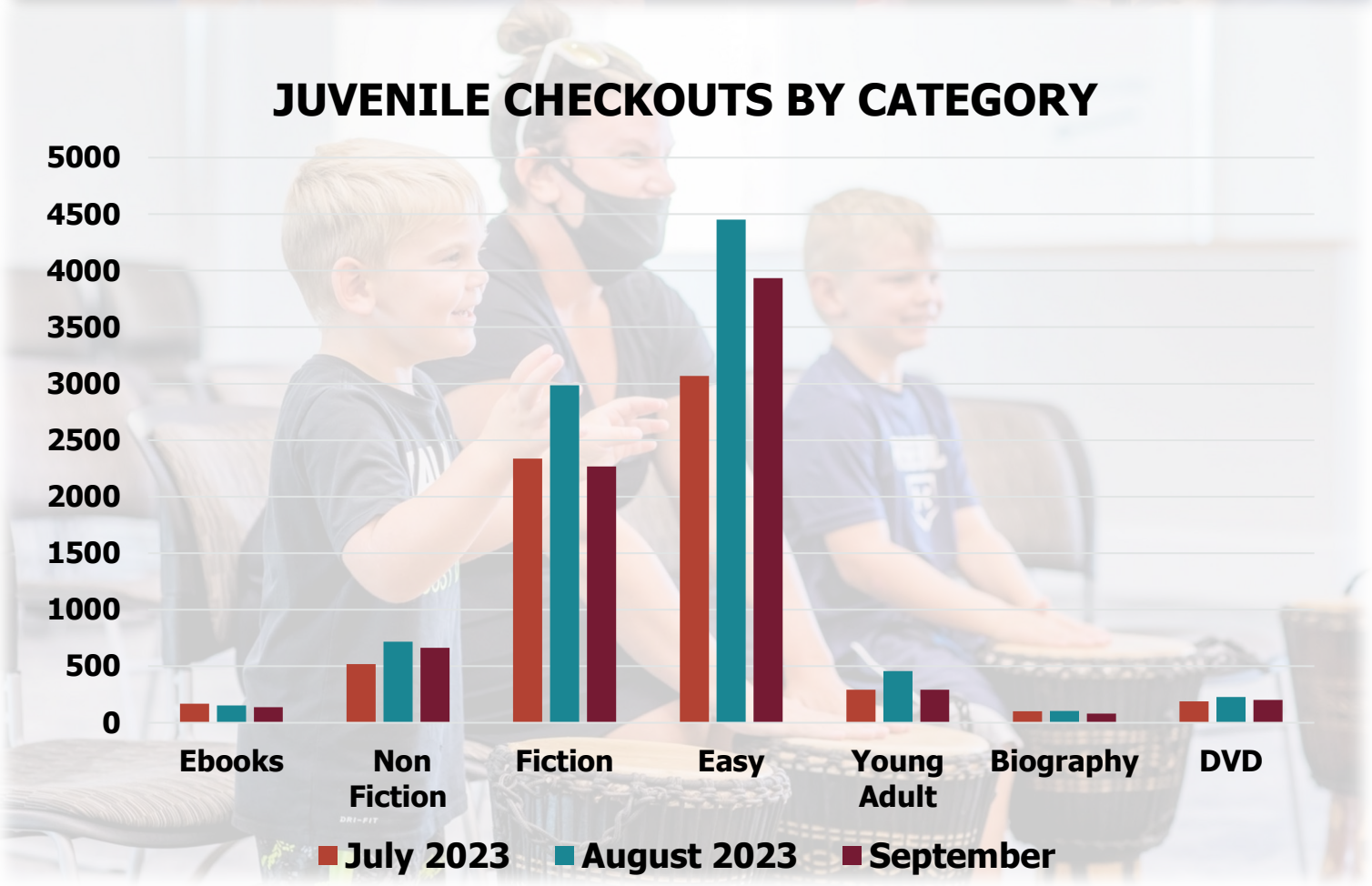
PATRONS WITH LIBRARY CARDS



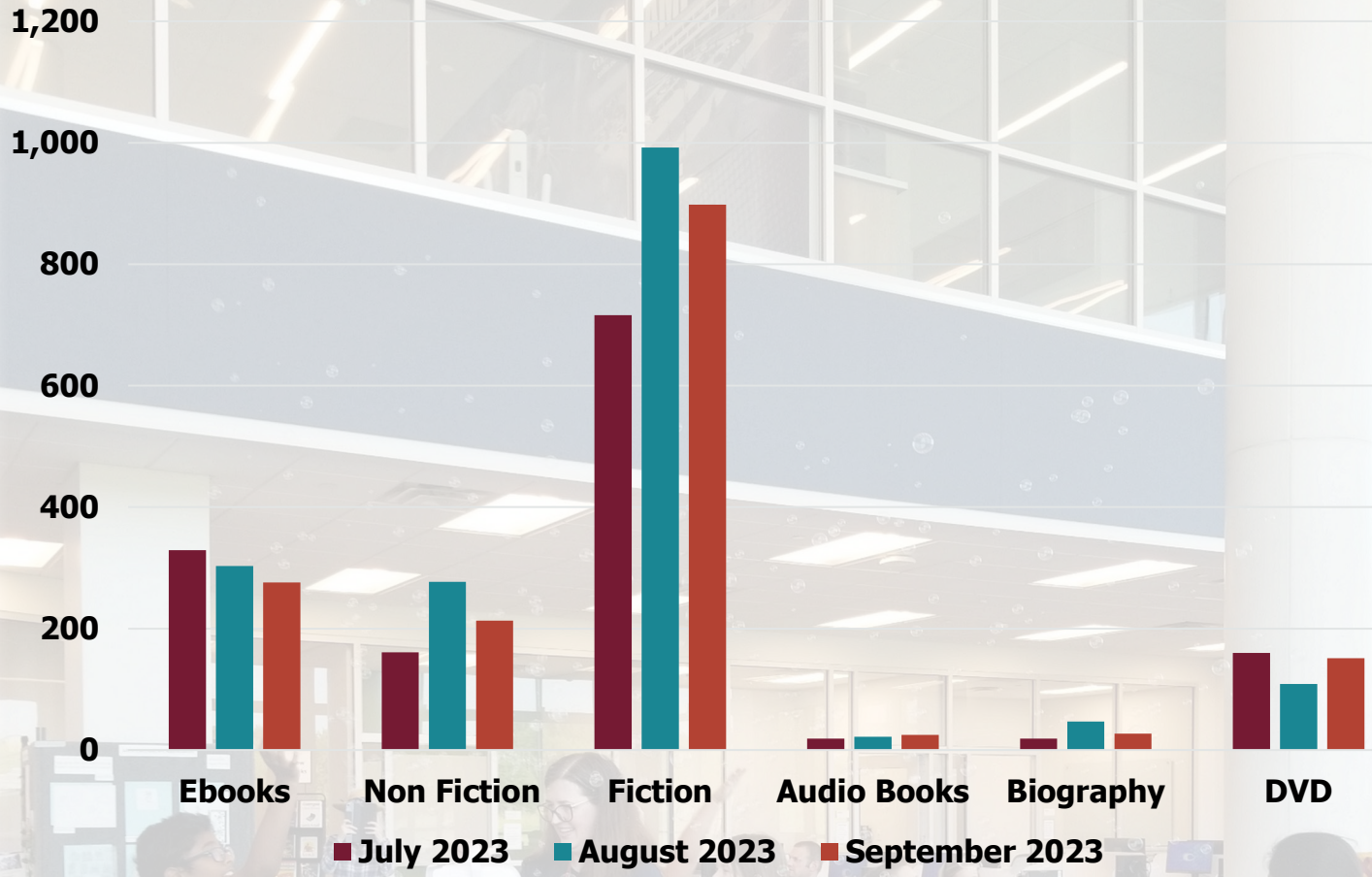
PROGRAM ATTENDANCE



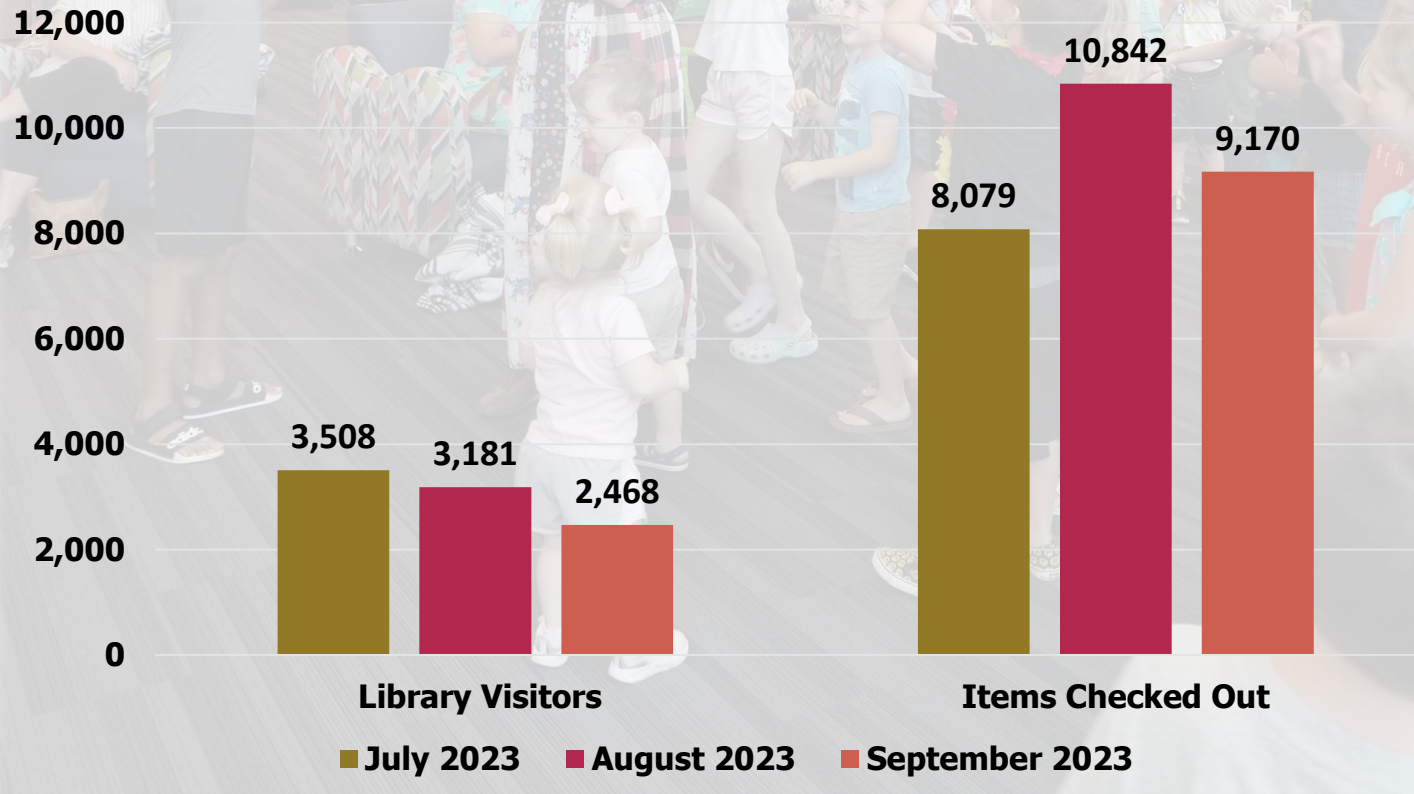

ITEMS CHECKED OUT
10,000
8,000
6,000
4,000
2,000
0
4,117
7,387
4,809
3,707
2,170
4,232
8,079
10,842
9,170
Jan 2023
Feb 2023
Mar2023
Apr 2023
May 2023
June 2023
July 2023
Aug 2023
Sept 2023


JUVENILE CHECKOUTS BY CATEGORY
5000
4500
4000
3500
3000
2500
2000
1500
1000
500
0
Ebooks
Non Fiction
Fiction
Easy
Young Adult
Biography
DVD
July 2023
August 2023
September

ADULT CHECKOUTS BY CATEGORY



LIBRARY VISITORS VS. ITEMS CHECKED OUT



During the Summer Reading Program, Thursday is Prize Day! Stop by with your log to pick a prize!

JULY 2023

JOIN US THROUGHOUT THE MONTH FOR GAMES, STORYTIMES, ACTIVITIES AND MORE!

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 On the Same Page Book Club 10am Pokemon Trading Day 2-4pm	4 LIBRARY CLOSED	5 Baby Storytime 10:30am	6 Toddler Thursday 11am On the Same Page Book Club 6:30pm	7 NO STORYTIME THIS WEEK Teen Dungeon & Dragons Session 1:30-3:30pm	8
9	10 Pokemon Trading Day 2-4pm	11 Fire Department Program 11am	12 Baby Storytime 10:30am Teen & Tween Gaming 5:30pm	13 Toddler Thursday 11am	14 Storytime 10:30am Teen Dungeon & Dragons Session 1:30-3:30pm	15
16	17 LEGO Building Hour 10:30-11:30 Pokemon Trading Day 2-4pm	18 Gregg Kazam! 11am Adult Coloring Night 6pm	19 Baby Storytime 10:30am Teen & Tween Gaming 5:30pm	20 Toddler Thursday 11am	21 Storytime 10:30am Teen Dungeon & Dragons Session 1:30-3:30pm	22
23	24 Pokemon Trading Day 2-4pm	25 Krithika, Indian Dancer 11am	26 Baby Storytime 10:30am Teen & Tween Gaming 5:30pm	27 Toddler Thursday 11am	28 Summer Reading Farewell Party 10-12 Teen Dungeon & Dragons Session 1:30-3:30pm	29
30	31 Pokemon Trading Day 2-4pm					

AUGUST 2023

JOIN US THROUGHOUT THE MONTH FOR GAMES, STORYTIMES, ACTIVITIES AND MORE!

SUN	MON	TUE	WED	THU	FRI	SAT
		1 Toddler Tuesday 11am	2 Baby Storytime 10:30am	3	4 Storytime 10:30am	5
6	7 Pokemon Trading Day 3-5pm	8 On the Same Page Book Club 10am; Toddler Tuesday 11am	9 Baby Storytime 10:30am; Teen & Tween Gaming 5:30pm	10	11 Storytime 10:30am	12
13	14 Pokemon Trading Day 3-5pm	15 Toddler Tuesday 11am; Adult Coloring 6pm	16 Baby Storytime 10:30am; Teen & Tween Gaming 5:30pm	17	18 Storytime 10:30am	19
20	21 LEGO Fun Hour 10:30-11:30; Pokemon Trading Day 3-5pm	22 Toddler Tuesday 11am	23 Baby Storytime 10:30am; Teen & Tween Gaming 5:30pm	24	25 Storytime 10:30am	26
27	28 Pokemon Trading Day 3-5pm	29 Toddler Tuesday 11am	30 Baby Storytime 10:30am; Teen & Tween Gaming 5:30pm	31		

CELINA PUBLIC LIBRARY - 142 N OHIO ST.

SEPTEMBER 2023

Celina Public Library
Imagine Explore Discover Learn

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1 Storytime 10:30am	2 LIBRARY CLOSED
3 LIBRARY CLOSED	4 LIBRARY CLOSED	5 On the Same Page Book Club 10am Toddler Tuesday 1130am	6 Baby Storytime 10:30am	7	8 Storytime 10:30am	9
10	11 Pokemon Trading 3-5pm 	12 Toddler Tuesday 11am	13 Baby Storytime 10:30am  Teen & Tween Gaming 5:30	14	15 Storytime 10:30am	16 Library Hours Today 2-6pm
17	18 LEGO Building Hour 10:30am Pokemon Trading 3-5pm	19 No Toddler Tuesday Adult Coloring 6pm	20 Baby Storytime 10:30am  Teen & Tween Gaming 5:30	21	22 Storytime 10:30am	23
24	25  Pokemon Trading 3-5pm	26 Toddler Tuesday 11am	27 Baby Storytime 10:30am Teen & Tween Gaming 5:30	28	29 Storytime 10:30am	30

CELINA PUBLIC LIBRARY - 142 N OHIO ST. CELINALIBRARY.COM

Life Connected.

CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, SEPTEMBER 12, 2023
5:00 PM
MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Ryan Tubbs called the RegularMeeting of the Celina City Council to order at 5:04 p.m. on Tuesday, September 12, 2023, and announced a quorum was present.

Attendee Name	Organization	Title	Status	Arrived
Tony Griggs	City of Celina	Place 6	Present	
Philip Ferguson	City of Celina	Place 1	Present	
Jay Pierce	City of Celina	Mayor Pro Tem	Present	
Wendie Wigginton	City of Celina	Place 4	Present	
Andy Hopkins	City of Celina	Place 3	Present	
Mindy Koehne	City of Celina	Place 5	Present	
Ryan Tubbs	City of Celina	Mayor	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.

The Celina City Council convened into Executive Session at 5:07 p.m.

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.

The Celina City Council reconvened into Open Session at 5:59 p.m.

A. Consider and act to accept the award for the Emerald Center eminent domain proceedings or appeal the award.

Upon a motion by Councilmember Wigginton and a second by Councilmember Koehne, the Council voted six (6) for and none (0) opposed to accetpt the award for the Emerald Center eminent domain decision. The motion carried.

RESULT:	**ADOPTED**
MOVER:	Deputy Mayor Pro Tem, Place 4 Wendie Wigginton
SECONDER:	Councilmember, Place 5 Mindy Koehne
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne, Tony Griggs

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.

Upon a motion by Councilmember Hopkins and a second by Mayor Pro Tem Pierce, the Council voted six (6) for and none (0) opposed to approve Resolution No. 2023-60(R). The motion carried.

RESULT:	**ADOPTED**
MOVER:	Councilmember, Place 3 Andy Hopkins
SECONDER:	Mayor Pro Tem, Place 2 Jay Pierce
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne, Tony Griggs

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.

Upon a motion by Councilmember Wigginton and a second by Mayor Pro Tem Pierce, the Council voted six (6) for and none (0) opposed to approve Resolution No. 2023-61(R). The motion carried.

RESULT:	**ADOPTED**
MOVER:	Deputy Mayor Pro Tem, Place 4 Wendie Wigginton
SECONDER:	Mayor Pro Tem, Place 2 Jay Pierce
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne, Tony Griggs

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

A. EDC Local Business Report. (Jackson)

Alexis Jackson, Director of EDC, introduced Lindsay Voge with Monarch Veterinary Hospital.

B. Presentation by the Collin County Children's Advocacy Center. (Cullison)

John Cullison, Chief of Police Department, introduced Dan Powers of the Collin County Children's Advocacy Center.

C. Presentation of SolSmart Silver Designation (Hernandez)

Christ Dotker, Senior Plans Manager, discussed the SolSmart silver designation.

D. Presentation of a proclamation to the City of Celina's Planning Department proclaiming November 3, 2023 as "Arbor Day" in Celina. (Tubbs)

Will be presented during the October 10, 2023 meeting.

V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. 2023 Street Construction Update. (Brawner)

Kimberly Brawner, Assistant City Manager, gave an update of the 2023 Street Construction projects.

B. Discussion regarding Multi-Family & Commercial Vision Book. (McAfee)

Dusty McAffee, Executive Director of Development Services, discussed the Multi-Family & Commercial Vision Book.

C. Discussion regarding updates to the Bylaws and Articles of Incorporation of the Economic Development Corporation. (Jackson)

Alexis Jackson, Director of EDC, led the discussion regarding the bylaws and articles of incorporation of the EDC.

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.

Brenda Welch spoke regarding her property at 206 N Ohio St., Celina, TX, 75009.
Jarratt Calvert spoke regarding the appointment of a member to a governing body.
Debbie Hopkins spoke regarding the appointment of a member to a governing body.

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.

Upon a motion by Mayor Pro Tem Pierce and a second by Councilmember Hopkins, the Council voted six (6) for and none (0) opposed to approve all items on the Consent Agenda. The motion carried.

RESULT:	**ADOPTED**
MOVER:	Mayor Pro Tem, Place 2 Jay Pierce
SECONDER:	Councilmember, Place 3 Andy Hopkins
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne, Tony Griggs

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

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-feet 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)

Mayor Tubbs opened the public hearing at 6:57 p.m.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 6:57 p.m.

Upon a motion by Councilmember Hopkins and a second by Councilmember Wigginton, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2023-105.

RESULT:	**ADOPTED**
MOVER:	Councilmember, Place 3 Andy Hopkins
SECONDER:	Deputy Mayor Pro Tem, Place 4 Wendie Wigginton
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne, Tony Griggs

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)

Mayor Terry opened the public hearing at 7:03 p.m.

With no one wishing to speak, Mayor Terry closed the public hearing at 7:03 p.m.

Upon a motion by Deputy Mayor Pro Tem Wigginton and a second by Councilmember Hopkins, the Council for and none (0) opposed to approve Ordinance No. 2023-106. The motion carried.

RESULT:	**ADOPTED**
MOVER:	Deputy Mayor Pro Tem, Place 4 Wendie Wigginton
SECONDER:	Councilmember, Place 3 Andy Hopkins
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne

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)

The applicant has requested this item be tabled.

Mayor Tubbs opened the public hearing at 7:04 p.m.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 7:04 p.m.

RESULT:	**TABLED - OCTOBER 10, 2023**
MOVER:	Mayor Pro Tem, Place 2 Jay Pierce
SECONDER:	Deputy Mayor Pro Tem, Place 4 Wendie Wigginton
AYES:	Andy Hopkins, Wendie Wigginton, Jay Pierce, Mindy Koehne, Philip Ferguson

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)

The applicant has requested this item be tabled.

Mayor Tubbs opened the public hearing at 7:04 p.m.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 7:05p.m.

RESULT:	**TABLED - Next 10/10/2023 5:00 PM**
MOVER:	Mayor Pro Tem, Place 2 Jay Pierce
SECONDER:	Councilmember, Place 1 Philip Ferguson
AYES:	Andy Hopkins, Wendie Wigginton, Jay Pierce, Mindy Koehne, Philip Ferguson

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 (DNTO) 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)

The applicant has requested the tabling of this item.

Mayor Tubbs opened the public hearing at 7:05 p.m.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 7:06 p.m.

RESULT:	**TABLED - Next 10/10/2023 5:00 PM**
MOVER:	Mayor Pro Tem, Place 2 Jay Pierce
SECONDER:	Deputy Mayor Pro Tem, Place 4 Wendie Wigginton
AYES:	Andy Hopkins, Wendie Wigginton, Jay Pierce, Mindy Koehne, Philip Ferguson, Tony Griggs

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)

Mayor Tubbs opened the public hearing at 7:11 p.m.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 7:11p.m.

Upon a motion by Councilmember Hopkins and a second by Mayor Pro Tem Pierce, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2023-107. The motion carried.

RESULT:	**ADOPTED**
MOVER:	Councilmember, Place 3 Andy Hopkins
SECONDER:	Mayor Pro Tem, Place 2 Jay Pierce
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne

G. Conduct a public hearing to consider testimony and receive public input regarding the proposed FY 2023-2024 Budget. (Bromiley)

Mayor Tubbs opened the public hearing at 7:15 p.m.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 7:15 p.m.

H. Conduct a public hearing to consider testimony regarding the proposed 2023 Ad Valorem Tax Rate. (Bromiley)

Mayor Tubbs opened the public hearing at 7:18 p.m.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 7:18 p.m.

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)

Mayor Tubbs recused himself from the dais.

Upon a motion by Deputy Mayor Pro Tem Wigginton and a second by Councilmember Hopkins, the Council voted six (6) for and none (0) opposed to approve the Parks Administration Building Design B36. The motion carried.

RESULT:	**ADOPTED**
MOVER:	Deputy Mayor Pro Tem, Place 4 Wendie Wigginton
SECONDER:	Councilmember, Place 3 Andy Hopkins
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne, Tony Griggs

Mayor Tubbs returned to his place at the dais.

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)

Upon a motion by Mayor Pro Tem Pierce and a second by Councilmember Hopkins, the Council voted six (6) for and none (0) opposed to approve the Collin County Interlocal for Coit Road Improvements R57. The motion carried.

RESULT:	**ADOPTED**
MOVER:	Mayor Pro Tem, Place 2 Jay Pierce
SECONDER:	Councilmember, Place 3 Andy Hopkins
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne, Tony Griggs

C. Consider and act upon a Resolution adopting the Arts & Culture Master Plan. (Satarino)

Upon a motion by Councilmember Wigginton and a second by Councilmember Koehne, the Council voted six (6) for and none (0) opposed to approve Resolution No. 2023-70(R). The motion carried.

RESULT:	**ADOPTED**
MOVER:	Deputy Mayor Pro Tem, Place 4 Wendie Wigginton
SECONDER:	Councilmember, Place 5 Mindy Koehne
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne, Tony Griggs

D. Consider and act upon establishing a pilot public art selection process and selecting a Councilmember to the selection panel. (Satarino)

Upon a motion by Councilmember Wigginton and a second by Councilmember Hopkins, the Council voted six (6) for and none (0) opposed to appoint Councilmember Hopkins to be the ex officio for the pilot public art selection process. The motion carried.

RESULT:	**ADOPTED**
MOVER:	Deputy Mayor Pro Tem, Place 4 Wendie Wigginton
SECONDER:	Councilmember, Place 3 Andy Hopkins
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne, Tony Griggs

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)

Upon a motion by Mayor Pro Tem Pierce and Councilmember Wigginton, the Council voted six (6) for and none (0) opposed to approve an agreement by and between the City of Celina and the Bluewood of Celina Homeowner Association for a Neighborhood Integrity Grant. The motion carried.

RESULT:	**ADOPTED**
MOVER:	Mayor Pro Tem, Place 2 Jay Pierce
SECONDER:	Deputy Mayor Pro Tem, Place 4 Wendie Wigginton
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne, Tony Griggs

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)

Upon a motion by Councilmember Koehne and a second by Councilmember Hopkins, the Council voted two (2) for and four (4) opposed to table appointments to fill terms on City boards, commissions, committees, and corporations. The motion failed.

RESULT:	**DEFEATED**
MOVER:	Councilmember, Place 3 Andy Hopkins
SECONDER:	Councilmember, Place 5 Mindy Koehne
AYES:	Andy Hopkins, Mindy Koehne
NAYES:	Wendie Wigginton, Jay Pierce, Tony Griggs, Philip Ferguson

Upon a motion by Mayor Pro Tem Pierce and a second by Councilmember Wigginton, the

Council voted four (4) for and two (2) opposed to approve appointments to fill terms on City boards, commissions, committees, and corporations. The motion carried.

RESULT:	**ADOPTED**
MOVER:	Mayor Pro Tem, Jay Pierce Councilmember
SECONDER:	Deputy Pro Tem, Wendie Wigginton
AYES:	Wendie Wigginton, Jay Pierce, Tony Griggs, Philip Ferguson
NAYES:	Andy Hopkins, Mindy Koehne

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)

Upon a motion by Pro Tem Pierce and a second by Councilmember Wigginton, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2023-108. The motion carried.

RESULT:	**ADOPTED**
MOVER:	Mayor Pro Tem, Place 2 Jay Pierce
SECONDER:	Deputy Mayor Pro Tem, Place 4 Wendie Wigginton
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne, Tony Griggs

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)

Upon a motion by Pro Tem Pierce and a second by Councilmember Wigginton, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2023-109. The motion carried.

RESULT:	**ADOPTED**
MOVER:	Mayor Pro Tem, Place 2 Jay Pierce
SECONDER:	Deputy Mayor Pro Tem, Place 4 Wendie Wigginton
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne, Tony Griggs

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)

Upon a motion by Pro Tem Pierce and a second by Councilmember Ferguson, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2023-110. The motion carried.

RESULT:	**ADOPTED**
MOVER:	Mayor Pro Tem, Place 2 Jay Pierce
SECONDER:	Councilmember, Place 1 Philip Ferguson
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne, Tony Griggs

X. ADJOURNMENT:

Mayor Tubbs adjourned the Regular Meeting of the Celina City Council at 8:02 p.m. on Tuesday, September 12, 2023.

Life Connected.

CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, SEPTEMBER 28, 2023
9:00 AM
MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Ryan Tubbs called the Special Meeting of the Celina City Council to order at 9:03 a.m. on Thursday, September 28, 2023, and announced a quorum was present.

Attendee Name	Organization	Title	Status	Arrived
Philip Ferguson	City of Celina	Place 1	Present	
Jay Pierce	City of Celina	Mayor Pro Tem	Present	
Wendie Wigginton	City of Celina	Place 4	Present	
Andy Hopkins	City of Celina	Place 3	Present	
Mindy Koehne	City of Celina	Place 5	Present	
Ryan Tubbs	City of Celina	Mayor	Present	

II. PLEDGE OF ALLEGIANCE:

III. JOINT WORKSESSION WITH CELINA DOWNTOWN COMMISSION:

A. Annual Presentation

Brandy O'Keefe, Downtown Manager, presented the Downtown Annual update.

B. Town Hall Recap

Brandy O'Keefe, Downtown Manager, presented the Town Hall Recap update.

C. Main Street Status Update

Brandy O'Keefe, Downtown Manager, presented the Market Street Status update.

D. Friday Night Market Discussion

Brandy O'Keefe, Downtown Manager, discussed the Friday Night Market.

E. Strategic Direction

Anthony Satarino, Strategic Services Director, discussed the Strategic Direction of the Downtown Commission.

IV. OPEN FORUM: (to begin at 11:00 a.m.)

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.

V. WORKSESSION:

A. Compressed work schedule

Kristina Peters, Human Resources Director, discussed the proposed compressed work schedule.

B. Special Events guidelines

Joe Monaco, Marketing and Communications Director, presented a update of the special events guidelines.

VI. 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.

Upon a motion by Mayor Pro Tem Pierce and a second by Councilmember Wigginton, the Council voted five (5) for and none (0) opposed to approve all items on the Consent Agenda. The motion carried.

RESULT:	**Passed**
MOVER:	Mayor Pro Tem, Place 2 Jay Pierce
SECONDER:	Deputy Mayor Pro Tem, Place 4 Wendie Wigginton
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne

A. Consider and act upon 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 right of way, water easements, wastewater easements and temporary construction easements for the construction of roads, drainage, water and wastewater lines associated with Eland Ranch Project; and providing for an effective date. (Brawner)

B. Consider and act upon a First Amendment to the Economic Development Performance Agreement by and between the Celina Economic Development Corporation and Achieving Milestones Pediatric Therapy. (Jackson)

C. Consider and act upon a Resolution of the City Council of the City of Celina, Texas, ordering and calling a Special Election for the purpose of electing a Councilmember for Place 6 to fill the remainder of a three (3) year unexpired term; 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 December 9, 2023. (Vaughns)

VII. ACTION ITEM:

A. Consider and act to accept the resignation of Steven Morris from the Downtown Commission and act to fill the vacancy left by Mr. Morris's resignation. (Vaughns)

Upon a motion by Councilmember Wigginton and a second by Councilmember Hopkins, the Council voted five (5) for and none (0) opposed to accept the resignation of Steven Morris and to

approve the appointment of Sable Coleman to the Downtown Commission. The motion carried.

RESULT:	**Passed**
MOVER:	Deputy Mayor Pro Tem, Place 4 Wendie Wigginton
SECONDER:	Councilmember, Place 3 Andy Hopkins
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne

VIII. ADJOURNMENT:

Mayor Tubbs adjourned the Special Meeting of the Celina City Council at 11:58 a.m. on Thursday, September 28, 2023.

Life Connected.

SPECIAL CALLED MEETING
CITY COUNCIL
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
MONDAY, OCOTBER 9, 2023
2:00 PM
MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Tubbs called the Special Meeting of the Celina City Council to order at 2:00 p.m. on Monday, October 9, 2023, and announced a quorum was present.

Attendee Name	Organization	Title	Status	Arrived
Philip Ferguson	City of Celina	Place 1	Present	
Jay Pierce	City of Celina	Place 2	Present	
Wendie Wigginton	City of Celina	Place 4	Present	
Andy Hopkins	City of Celina	Place 3	Present	
Mindy Koehne	City of Celina	Place 5	Present	
Ryan Tubbs	City of Celina	Mayor	Present	

II. EXECUTIVE SESSION:

In accordance with Texas Government Code, Section 551.001, et seq., the City Council may recess into Executive Session pursuant to Section 551.074, Personnel Matters.

A. Discussion regarding candidates for the position of City Manager.

III. RECONVENE INTO OPEN SESSION:

In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Open Session to consider action, if any, on matters discussed in Executive Session.

IV. ADJOURNMENT:

Mayor Tubbs adjourned the Special Meeting of the Celina City Council at 4:08 p.m. on Monday, October 9, 2023.

_____
Ryan Tubbs, Mayor

_____
Lauren Vaughns, City Secretary

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CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, OCTOBER 10, 2023
5:00 PM
MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Tubbs called the Regular Meeting of the Celina City Council to order at 5:00 p.m. on Tuesday, October 10, 2023, and announced a quorum was present.

Attendee Name	Organization	Title	Status	Arrived
Philip Ferguson	City of Celina	Place 1	Present	
Jay Pierce	City of Celina	Mayor Pro Tem	Present	
Wendie Wigginton	City of Celina	Place 4	Present	
Andy Hopkins	City of Celina	Place 3	Present	
Mindy Koehne	City of Celina	Place 5	Present	
Ryan Tubbs	City of Celina	Mayor	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.

The Celina City Council convened into Executive Session at 5:02 p.m.

Texas Government Code Section 551.071 Consulation with Attorney:

A. Discussion regarding Doe Branch expansion.

B. Discussion regarding Senate Bill 2038 of the 88th Regular Legislative Session.

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

C. Discussion regarding land acquisition generally located south of Ash Street and west of Oklahoma Drive.

Reconvene Into Open Session

The Celina City Council reconvened into Open Session at 6:02 p.m.

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

A. Presentation by the Purchasing Department receiving the Achievement of Excellence in Procurement Award. (Berry)

Dawn Berry, Purchasing Director, presented the Achievement of Excellence in Procurement Award.

B. Presentation of the 2023 Collin County Bond Election by the Collin County Planning Commission. (Tubbs)

Ben Hangartner, with the Collin County Planning Commission, spoke regarding the 2023 Collin County Bond Election.

C. Presentation of a proclamation declaring September 16, 2023 as, "National Clean Up Day" in Celina. (Tubbs)

Mayor Tubbs presented a proclamation to all City of Celina Residents declaring September 16, 2023, as "National Clean Up Day" in Celina.

D. Presentation of a Proclamation to the Fire Department declaring October 8-14, 2023, "Fire Prevention Week." (Tubbs)

Mayor Tubbs presented a proclamation to the Fire Department declaring October 8-14, 2023, as "Fire Prevention Week."

E. Presentation of a Proclamation to the Planning Department declaring October 2023, "Community Planning Month." (Tubbs)

Mayor Tubbs presented a proclamation to the Planning Department declaring October as "Community Planning Month."

F. Presentation of a Proclamation to the Planning Department declaring November 3, 2023, "Arbor Day." (Tubbs)

Mayor Tubbs presented a proclamation to the Planning Department declaring November 3, 2023 as "Arbor Day."

V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Discussion of the Ousley Park Master Plan. (Webb)

Cody Webb, Director of Parks and Recreation, presented an update of the Ousley Park Master Plan.

B. Discussion regarding an update to the Master Fee Chart. (McAfee)

Dusty McAfee, Executive Director of Development Services, provided an update of the Master Fee Chart.

C. Discussion regarding downtown parking. (McAfee)

Dusty McAfee, Executive Director of Development Services, provided an update to the downtown parking project.

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.

Upon a motion by Councilmember Wigginton and a second by Councilmember Hopkins, the Council voted five (5) for and none (0) opposed to approve all items on the Consent Agenda. The motion carried.

RESULT:	**ADOPTED**
MOVER:	Deputy Mayor Pro Tem, Place 4 Wendie Wigginton
SECONDER:	Councilmember, Place 3 Andy Hopkins
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne

A. Consider and act to purchase one (1) skid steer with a cold planner from HOLT through a cooperative contract with Sourcewell, in an amount not to exceed $93,907.00. (Quigley)

B. Consider and act to award Bid 2023-063 for street sweeping to Mister Sweeper, at the unit prices listed, in an annual amount not to exceed $65,000 for a contract term not to exceed $325,000.00. (Quigley)

C. Consider and act to award Bid 2023-060 for the 2023 Downtown Water & Sewer Improvements to Quality Excavation, LLC., in the amount of $1,259,573.75 plus ten percent contingency in the amount of $125,957.38 for a total amount not to exceed $1,385,531.13. (Berry)

D. Consider and act to purchase a Camion Brinemaster 3000 for the Streets Department from C & H Outdoors DBA Sno-Biz through a cooperative contract with Sourcewell for an amount not to exceed $49,847.25. (Quigley)

E. Consider and act to authorize Change Order 1 for the C-Town Building modifications to Nouveau Construction & Technology Services through a cooperative agreement in the amount of $3,002.53 for a total contract amount not to exceed $50,602.32. (Berry)

F. Consider and act to approve a work authorization for engineering services for the Parkside Lift Station Improvements to TRC Engineers, Inc., for an amount not to exceed $59,980.00. (Berry)

G. Consider and act to approve a work authorization for engineering services for the design of a pressure-reducing valve (PRV) at Preston Road and Laughlin Lane and pressure plane adjustments to Freese and Nichols, Inc., for an amount not to exceed $74,900.00. (Berry)

H. Consider and act to authorize Change Order 3 for Preston Road Water Line to Public Works to Maya Underground Contractors for an amount not to exceed $64,648.25. (Berry)

I. Consider and act to authorize a price increase to four (4) Ford F250 trucks previously approved in October 2021 to Caldwell Country Ford through a cooperative contract with BuyBoard in the amount of $67,723.00 for a total not to exceed $271,292.00. (Berry)

J. Consider and act to authorize the purchase of six (6) vehicles for fiscal year 2024 for the Public Works Department from Silsbee Ford through a cooperative contract with TIPS for an amount not to exceed $426,807.25. (Sutton)

K. Consider and act to authorize Fiscal Year 2024 software license renewals to various vendors through existing contracts in an amount not to exceed $329,704.42. (Berry)

L. Consider and act to authorize the purchase of ten vehicles for fiscal year 2024 for the Police Department from Silsbee Ford, Caldwell Chevrolet, and Gunn Chevrolet through cooperative contracts in an amount not to exceed $488,655.50. (Sutton)

M. Consider and act to authorize the purchase of one (1) 2023 Tahoe for the Fire Department from Caldwell County Chevrolet through a cooperative contract Buyboard in an amount not to exceed $80,650.00. (Berry)

N. Consider and act to authorize the purchase of a Holt Cat Mini Excavator, two Holt Cat Jackhammers, one Ford F350, and one Ditch Witch Hydro Vac Trailer from various vendors through cooperative contracts for an amount not to exceed $260,371.42. (Berry)

O. Consider and act to authorize the Interim City Manager to execute an impact fee reimbursement and dedication of right-of-way agreement by and between the City of Celina and William K. Wood and Kathy D. Wood. (Brawner)

P. Consider and act on partial release of Morgan Lakes Development Agreement to remove land subject to the Eland Ranch Development Agreement. (McAfee)

Q. Consider and act upon a Resolution of the City Council of the City of Celina, Texas, finding a public necessity exists to acquire real property interests for right-of-way (ROW) and authorizing the use of eminent domain to condemn real properties described as being located in the Collin County School Land Abstract A0167, such properties are generally located on the south and east sides of County Road 53 and the east side of Old Log Trail; providing for authorization for acquisition of property rights and hiring of legal to implement and finalize such acquisition; providing for the authorization of eminent domain proceedings; and providing an effective date. (Glasgow)

R. Consider and act on a Resolution of the City of Celina, Texas, calling a public hearing of the Board of Directors of Tax Increment Reinvestment Zone Number Five on November 14, 2023, at 4:50 p.m. and a public hearing of the City Council on November 14, 2023, at 5:00 p.m. to receive public testimony on a proposed Amended and Restated Project and Financing Plan; providing a severability clause; and providing an effective date. (Behringer)

S. 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; Section 3.02.003 Adoption by Reference; Subsections (a)(7) and (b)(3). (2023 NEC - National Electrical Code) (Hernandez)

T. Consider and act upon an Ordinance of the City of Celina, Texas, amending Ordinance 2023-108 which adopted and approved the budget for fiscal year beginning October 1, 2023 and ending September 30, 2024, and make appropriations for each department, project, and account, by adopting an amended 2023-2024 budget for the City of Celina, Texas, reallocating funds between accounts, attached hereto and incorporated into this Ordinance. (Bromiley)

VIII. PUBLIC HEARING/ACTION:

A. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance, by amending approximately 42 acres of Planned Development (PD) No. 74 with Single-Family Residential, Attached District (SF-A), Single-Family Residential, Detached District (SF-R), 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)

(McAfee)

Mayor Tubbs opened the public hearing at 7:01 p.m.

Jamie Beckerich spoke in support to the item.
Connor Nichols spoke in support to the item.
Matthew Kiram spoke in support to the item.
Dale Bainum spoke in opposition to the item.

With no one else wishing to speak, Mayor Tubbs closed the public hearing at 7:11 p.m.

Upon a motion by Councilmember Hopkins and a second by Councilmember Wigginton, the Council voted five (5) for and none (0) opposed to approve Ordinance No. 2023-113 to include two-story multifamily dwellings in the Horizontal District (MF-0). The motion carried.

RESULT:	**ADOPTED**
MOVER:	Councilmember, Place 3 Andy Hopkins
SECONDER:	Deputy Mayor Pro Tem, Place 4 Wendie Wigginton
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne

B. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance, by rezoning approximately 13 acres to Commercial, Office, & Retail District (C) with the Preston Road Overlay (PRO); generally located north of Glendenning Parkway and approximately 450 feet east of Preston Road, within the City Limits. (Rayburn Park - Rezoning) (Mohan)

Mayor Tubbs opened the public hearing at 7:15 p.m.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 7:15 p.m.

Upon a motion by Councilmember Hopkins and a second by Councilmember Fergsuon, the Council voted five (5) for and none (0) opposed, to approve Odrinance No. 2023-114. The motion carried.

RESULT:	**ADOPTED**
MOVER:	Councilmember, Place 3 Andy Hopkins
SECONDER:	Councilmember, Place 1 Philip Ferguson
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne

C. 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 (DNTO) 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) (McAfee)

Application withdrawn by the applicant.

D. Conduct a public hearing to consider and act upon an Ordinance on the voluntary annexation of approximately 16 acres; generally located west of FM 455 and approximately 1,220 feet south of future O'Brien Drive, within the Extraterritorial Jurisdiction (ETJ). (Oaks Ranch – C-3 Expedited Annexation) (Mohan)

Mayor Tubbs opened the public hearing at 7:20 p.m.

Rob Drake spoke in support of the item.

With no one else wishing to speak, Mayor Tubbs closed the public hearing at 7:21 p.m.

Upon a motion by Councilmember Wigginton and a second by Councilmember Ferguson, the Council voted five (5) for and none (0) opposed to approve Ordinance No. 2023-115. The motion carried.

RESULT:	**ADOPTED**

MOVER:	Deputy Mayor Pro Tem, Place 4 Wendie Wigginton
SECONDER:	Councilmember, Place 1 Philip Ferguson
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne

E. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance, by zoning approximately 16 acres to a Planned Development (PD) with Commercial, Office, & Retail District (C) and Single-Family Residential, Attached District (SF-A) base zoning; generally located west of FM 455 and approximately 1,220 feet south of future O'Brien Drive. (Oaks Ranch – PD Zoning) (Mohan)

Mayor Tubbs opened the public hearing at 7:25 p.m.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 7:25p.m.

Upon a motion by Mayor Pro Tem Pierce and a second by Councilmember Wigginton, the Council voted five (5) for and none (0) opposed to approve Ordinance No. 2023-116. The motion carried.

RESULT:	**ADOPTED**
MOVER:	Mayor Pro Tem, Place 2 Jay Pierce
SECONDER:	Deputy Mayor Pro Tem, Place 4 Wendie Wigginton
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne

F. 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 Coit Road and the Collin County Outer Loop, within the City Limits. (Stone Tract Resubmittal – PD Zoning) (McAfee)

Mayor Tubbs opened the public hearing at 7:29 p.m.

Connor Nichols spoke in support.
Frank Abbott spoke in support.

With no one else wishing to speak, Mayor Tubbs closed the public hearing at 7:36 p.m.

Upon a motion by Councilmember Koehne and a second by Councilmember Hopkins, the Council voted two (2) for and three (3) opposed to approve the Ordinance. The motion failed.

RESULT:	**DEFEATED**
MOVER:	Councilmember, Place 5 Mindy Koehne
SECONDER:	Councilmember, Place 3 Andy Hopkins
AYES:	Andy Hopkins, Mindy Koehne
NAYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson

G. Conduct a public hearing to consider and act upon an Ordinance on the voluntary annexation of approximately 119 acres; generally located north and south of future O'Brien Drive and approximately 1,150 feet west of future Legacy Drive, within the Extraterritorial Jurisdiction (ETJ). (Legacy Hills Remainder – C-3 Expedited Annexation) (Mohan)

Mayor Tubbs opened the public hearing at 7:43 p.m.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 7:43 p.m.

Upon a motion by Mayor Pro Tem Pierce and a second by Councilmember Wigginton, the Council voted five (5) for and none (0) opposed to approve Ordinance 2023-117. The motion carried.

RESULT:	**ADOPTED**
MOVER:	Mayor Pro Tem, Place 2 Jay Pierce
SECONDER:	Deputy Mayor Pro Tem, Place 4 Wendie Wigginton
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne

H. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance, by zoning approximately 119 acres to a Planned Development (PD) with the Dallas North Tollway Overlay (DNTO); generally located north and south of future O'Brien Drive and approximately 1,150 feet west of future Legacy Drive. (Legacy Hills Remainder – PD Zoning) (Mohan)

Mayor Tubbs opened the public hearing at 7:49 p.m.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 7:50 p.m.

Upon a motion by Mayor Pro Tem Pierce and a second by Councilmember Wigginton, the Council voted five (5) for and none (0) opposed to approve the Ordinance No. 2023-118. The motion carried.

RESULT:	**ADOPTED**
MOVER:	Mayor Pro Tem, Place 2 Jay Pierce
SECONDER:	Deputy Mayor Pro Tem, Place 4 Wendie Wigginton
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne

IX. ACTION ITEM:

A. Consider and act to authorize the purchase of two base stations from Aqua-Metric Sales as the sole source provider for an amount not to exceed $133,500.00. (Figueroa)

Upon a motion by Deputy Mayor Pro Tem Wigginton and a second by Mayor Pro Tem Pierce, the Council voted five (5) for and none (0) opposed to approve the purchase of of two (2) base stations from Aqua-Metric Sales. The motion carried.

RESULT:	**ADOPTED**
MOVER:	Mayor Pro Tem, Place 2 Jay Pierce
SECONDER:	Deputy Mayor Pro Tem, Place 4 Wendie Wigginton
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne

B. Consider and act to authorize the purchase of Sensus water meters and accessories from Aqua-Metric Sales as the sole source provider in an amount not to exceed $1,051,800.00. (Figueroa)

Upon a motion by Councilmember Wigginton and a second by Mayor Pro Tem Pierce, the Council voted five (5) for and none (0) opposed to approve purchase of Sensus water meters and accessories from Aqua-Metric. The motion carried.

RESULT:	**ADOPTED**
MOVER:	Deputy Mayor Pro Tem, Place 4 Wendie Wigginton
SECONDER:	Mayor Pro Tem, Place 2 Jay Pierce
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne

C. Consider and act to appoint two City Councilmembers to the Celina ISD Long-Range Planning Committee. (Frank)

Council nominated Mindy Koehne, Brandon Grumbles, and Wendie Wigginton to be considered to serve on Celina ISD Long-Planning Committee.

D. Consider and act upon the acceptance of a Comprehensive Tax Increment Reinvestment Zone Impact Study conducted by Willdan Financial Services. (Behringer)

RESULT:	**TABLED - NOVEMBER 14, 2023**
MOVER:	Deputy Mayor Pro Tem, Place 4 Wendie Wigginton
SECONDER:	Mayor Pro Tem, Place 2 Jay Pierce
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne

X. ADJOURNMENT:

Mayor Tubbs adjourned the Regular Meeting of the Celina City Council at 8:48 p.m. on Tuesday, October 10, 2023.

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CITY COUNCIL REGULAR MEETING
COLLIN COLLEGE - CELINA CAMPUS
2505 KINSHIP PKWY
THURSDAY, OCTOBER 26, 2023
1:00 PM
MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Tubbs called the Regular Meeting of the Celina City Council to order at 1:01 p.m. on Thursday, October 26, 2023, and announced a quorum was present.

Attendee Name	Organization	Title	Status	Arrived
Philip Ferguson	City of Celina	Place 1	Present	
Jay Pierce	City of Celina	Mayor Pro Tem	Present	
Wendie Wigginton	City of Celina	Place 4	Present	
Andy Hopkins	City of Celina	Place 3	Present	
Mindy Koehne	City of Celina	Place 5	Present	
Ryan Tubbs	City of Celina	Mayor	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 551.074 Personnel Matters:

The Celina City Council convened into Executive Session at 1:00 p.m.

Reconvene Into Open Session

The Celina City Council reconvened into Open Session at 7:00 p.m.

III. ADJOURNMENT:

Mayor Tubbs adjourned the Special Meeting of the Celina City Council at 8:39 p.m. on Thursday, October 26, 2023.

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CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
FRIDAY, OCTOBER 27, 2023
8:30 AM
MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Tubbs called the Special Meeting of the Celina City Council to order at 8:21 a.m. on Friday, October 27, 2023, and announced a quorum was present.

Attendee Name	Organization	Title	Status	Arrived
Philip Ferguson	City of Celina	Place 1	Present	
Jay Pierce	City of Celina	Mayor Pro Tem	Present	
Wendie Wigginton	City of Celina	Place 4	Present	
Andy Hopkins	City of Celina	Place 3	Present	
Mindy Koehne	City of Celina	Place 5	Present	
Ryan Tubbs	City of Celina	Mayor	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.)**

The City Council convened into Executive Session at 8:22 a.m.

Texas Government Code Section 551.074 Personnel Matters:

Reconvene Into Open Session

The City Council reconvened into Open Session at 11:59 p.m.

III. ADJOURNMENT:

Mayor Tubbs adjourned the Special Meeting of the Celina City Council at 12:00p.m. on Friday, October 27, 2023.

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CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
FRIDAY, OCTOBER 27, 2023
8:15 AM
MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Tubbs called the Special Meeting of the Celina City Council to order at 8:15 a.m. on Friday, October 27, 2023, and announced a quorum was present.

Attendee Name	Organization	Title	Status	Arrived
Philip Ferguson	City of Celina	Place 1	Present	
Jay Pierce	City of Celina	Mayor Pro Tem	Present	
Wendie Wigginton	City of Celina	Place 4	Present	
Andy Hopkins	City of Celina	Place 3	Present	
Mindy Koehne	City of Celina	Place 5	Present	
Ryan Tubbs	City of Celina	Mayor	Present	

II. 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.

III. ACTION ITEM:

A. Consider and act upon an Ordinance of the City of Celina, Texas, amending Ordinance 2023-108, which adopted and approved the budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024, and make appropriations for each department, project, and account, by adopting an amended 2023-2024 budget for the City of Celina, Texas, reallocating funds between accounts, attached hereto and incorporated into this Ordinance. (Bromiley)

Upon a motion by Councilmember Wigginton and a second by Councilmember Ferguson, the Council voted five (5) for and none (0) opposed to approve Ordinance No. 2023-119. The motion carried.

RESULT:	**Passed**
MOVER:	Deputy Mayor Pro Tem, Place 4 Wendie Wigginton
SECONDER:	Councilmember, Place 1 Philip Ferguson
AYES:	Jay Pierce, Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne

IV. **ADJOURNMENT:**

Mayor Tubbs adjourned the Spoeciall Meeting of the Celina City Council at 8:20 p.m. on Friday, October 27, 2023.

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Finance
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Robin Bromiley, Director of Finance
CC: Karla Stovall, Interim City Manager
Date: November 14, 2023
Re: Quarterly Investment Report

Action Requested:
Review and acceptance of the Quarterly Investment Report for the period ended September 30, 2023. (Bromiley)

Background Information:
The purpose of this item is to provide the City Council with an overview of the City's cash and invested balances for the fiscal period ending September 30, 2023.

Legal Review:
N/A

Supporting Documents:
1. Quarterly Investment Report

Financial Consideration:
N/A

Staff Recommendation:
Staff recommends approval.

City of Celina
Quarterly Report
Quarter Ending: 9/30/2023

Listing by Maturity Date			7/1/2023			9/30/2023				
Investment	Institution	Account	Beginning	Interest Earned	Other Transactions	Ending	% of Total Portfolio	Unrealized G/L	Interest Rate	Avg Weighted Yield to maturity of Portfolio Compared to Benchmark*
Public Fund Now Acc	Independence Bk	#0052 GF MMA	$ 14,878,054	$ 107,307	$ (107,307)	$ 14,878,054	4.8%	0	2.84%	n/a
					$ (107,307)	*Permits and Court Fees Collected - CC*				
Public Fund Now Acc	Independence Bk	#1532 WS MMA	$ 36,623,010	$ 272,706	$ 5,448,076	$ 42,343,792	13.7%	0	2.84%	n/a
					$ 5,448,076	*Utility Payment fees collected - CC*				
Public Fund Now Acc	Independence Bk	#8142 Pooled Cash	$ 58,679,068	$ 759,851	$ (20,378,878)	$ 39,060,042	12.6%	0	5.64%	n/a
					$ 330,856	*Property Taxes*				
					$ 2,175,990	*Sales Taxes*				
					$ 11,182,267	*Permits*				
					$ 13,448,186	*Other revenues*				
					$ (14,031,013)	*Other -Payables*				
					$ (2,784,266)	*UTRWD Water/Wastewater*				
					$ (6,396,831)	*Payroll*				
					$ (24,992,332)	*CIP*				
					$ 20,000,000	*Transfer From TexPool to Independent*				
					$ (13,882,057)	Debt Payments				
Public Fund Now Acc	Independence Bk	#0258 Old Acct	$ 1,734,056	$ 12,471	$ 92,278	$ 1,838,805	0.6%	0	2.84%	n/a
Public Fund Now Acc	Independence Bk	#4191 Forfeiture	$ 168,379	$ 1,201	$ 16,411	$ 185,991	0.1%	0	2.84%	n/a
Public Fund Now Acc	Independence Bk	#9907 I&S Fund	$ 29,203,956	$ 202,300	$ 158,283	$ 29,564,540	9.5%	0	2.84%	n/a
					$ 158,283	*Property Taxes - I/S*				
Pooled	TexPool Prime**	#0007 GenFund 59	$ 58,431,544	$ 812,384	$ -	$ 59,243,929	19.1%	0	5.55%	n/a
Pooled	TexPool**	#0007 GenFund A	$ 140,912,113	$ 1,691,739	$ (20,000,000)	$ 122,603,853	39.6%	0	5.32%	n/a
					$ (20,000,000)	*Transfer From TexPool to Independent*				
Pooled	TexPool**	#0006 W&S Acct	$ 3,496	$ 46	$ -	$ 3,543	0.0%	0	5.32%	n/a
		Total	$ 340,633,677	$ 3,860,007	$ (34,771,136)	$ 309,722,548	100.0%	avg	4.00%	

** All investments are in interest bearing accounts with terms of same day cash available upon demand.*
***TexPool WAM 30 days as of 09.30.2023 (https://www.texpool.com/texPool/pools/historical-monthly-average-performance/investment-pools/texpool.do). Maximum allowed is 100%.*

The City of Celina's investment portfolio is in compliance with the State Law and the investment strategy and policy approved by the City Council.

Robin Bromiley 11/07/2023

Robin Bromiley, Director of Finance/Investment Officer *Date*

Economic Summary – Q3 2023

Scott McIntyre, CFA
HilltopSecurities Asset Management
Senior Portfolio Manager
Managing Director
512.481.2009
scott.mcintyre@hilltopsecurities.com

Greg Warner, CTP
HilltopSecurities Asset Management
Senior Portfolio Manager
Managing Director
512.481.2012
greg.warner@hilltopsecurities.com

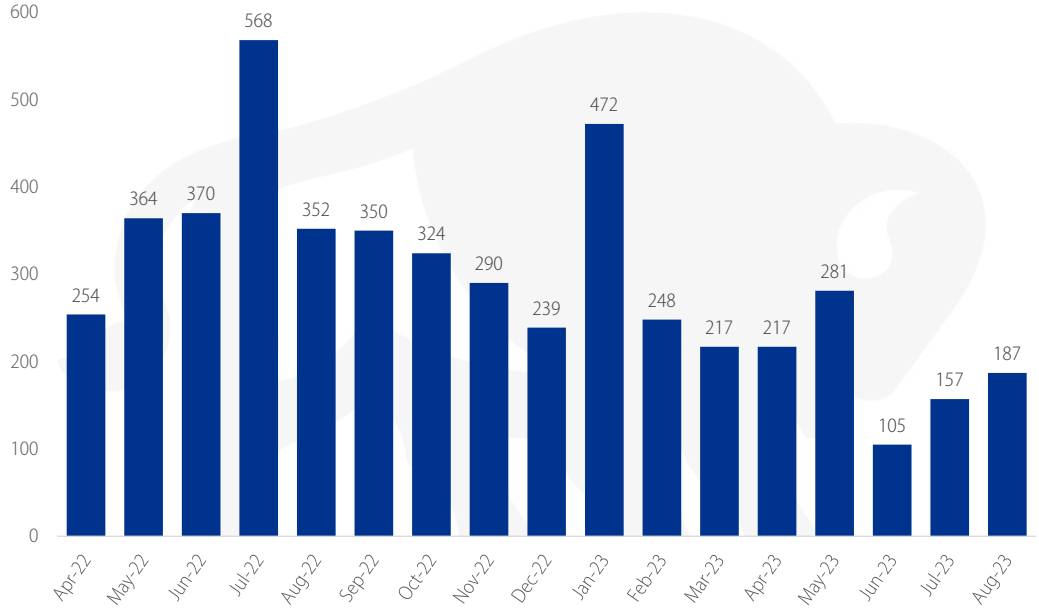
Investors believing the long-anticipated economic slowdown would assert itself during the third quarter were wrong once again. Although the initial GDP reading will not be released until late October, it seems apparent that economic growth actually *accelerated* during the summer months. The Atlanta Fed's most recent Q3 GDPNow measure is tracking at +4.9%, up from +2.1% in the second quarter. It's expected to be whittled down as the September data is gathered, but the new quarter begins with a surprising amount of momentum. Although most economists are forecasting a sharp drop in demand over the final three months of 2023, this same expectation has lingered for more than a year and investors have grown increasingly skeptical.

The U.S. consumer shrugged off dwindling savings and record credit card balances and continued to frustrate policymakers, increasing consumption by +5.8% year-over-year in August. Retail sales climbed +0.6% in the final month of summer, well above the +0.1% median forecast. Persistent demand has fostered solid job gains and maintained pressure on wages, which continue to complicate Fed efforts to bring inflation down to its +2.0% annual target.

The U.S. consumer has shrugged off dwindling savings and record credit card balances and continued to frustrate policymakers, increasing consumption by +5.8% year-over-year in August.

There was speculation throughout the quarter that FOMC members would consider raising the inflation target to +2.5% or even +3.0%, but Chairman Powell quickly dismissed that hope at the July meeting by affirming the committee's "strong commitment" to achieving its established +2.0% goal.

Non-Farm Payrolls Total Change (in thousands)



Source: Bureau of Labor Statistics

Despite increased summer demand for service jobs, the labor market did show signs of moderation from May through August. Nonfarm payrolls grew by an average of +150k per month, one-third the pace from the same period a year earlier.

Please see disclosure starting on page 6

Despite increased summer demand for service jobs, the labor market did show signs of moderation from May through August. Nonfarm payrolls grew by an average of +150k per month, *one-third the pace from the same period a year earlier.* The unemployment rate slipped to 3.5% in July, within a fraction of the five-decade low, before climbing back to an 18-month high of 3.8% in August when +736k Americans entered (or reentered) the work force.

The unexpected rise in available workers boosted the participation rate to 62.6%, the highest since February 2020.

The unexpected rise in available workers boosted the participation rate to 62.6%, the highest since February 2020. Although overall labor participation remains below the 63.4% pre-pandemic mark, the rate for prime age workers (25-54) has now exceeded February 2020 and is within a percentage point of the all-time high, while the participation rate for prime-age women is currently the highest on record, dating back to 1948.

The recent JOLT survey showed 8.8 million job openings in July, the lowest count in more than two years and well below the peak of 11.5 million from May 2022. With the number of Americans actively seeking work estimated at 6.4 million in August, the gap between available jobs and jobseekers has narrowed in recent months, which should help temper wage pressure going forward. For now, rising wages continue to weigh heavily on consumer prices, which for better-or-worse is keeping the Fed entrenched in its tightening mode.

The recent JOLT survey showed 8.8 million job openings in July, the lowest count in more than two years and well below the peak of 11.5 million from May 2022.

Headline inflation was widely expected to increase on an annual basis in both July and August due to the year-over-year base effect, *and it did*. What wasn't expected was a dramatic rise in oil and gas prices. OPEC+ production cuts combined with stubborn energy demand sent prices soaring. WTI crude was trading just under $70 per barrel at the end of June but reached $94 during the last week of September. Whereas U.S. producers might normally be expected to increase drilling to fill the global supply gap and bank record profits, this time seems to be different.

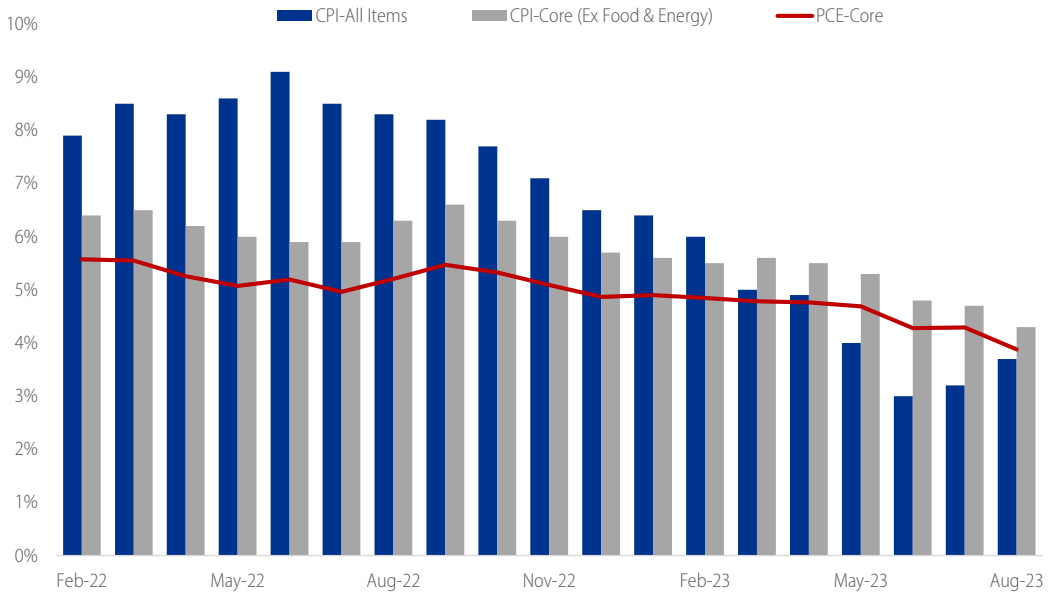
Domestic oil production is expected to reach a record high in 2023, according to the U.S. Energy Information Administration, but domestic producers, with no guarantee that the market price for crude will remain elevated, are choosing to pay down debt and distribute profits rather than incur additional drilling costs.

Higher energy prices will keep pressure on overall inflation in the near term, and if the price of oil doesn't mercifully recede in the coming months, it could bleed into core inflation, further complicating Fed policy decisions.

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The headline consumer price index (CPI) rose by +0.2% in both June and July, before jumping +0.6% in August. It was the largest increase in 14 months, with over half of the gain attributed to a +10.6% rise in gasoline prices. Core CPI, excluding food and energy, rose +0.3%, the first uptick since February. The annual rate of consumer inflation climbed from +3.2% to +3.7% in August, the second straight rise after 12 months of steady decline, while core CPI retreated from a +4.7% annual pace to +4.3%.

Inflation Indicators (Year-over-Year Percent Change)



Source: Bureau of Labor Statistics, Bureau of Economic Analysis

The headline consumer price index (CPI) rose by +0.2% in both June and July, before jumping +0.6% in August. It was the largest increase in 14 months, with over half of the gain attributed to a +10.6% rise in gasoline prices.

Several price categories raised eyebrows in August, including the first rise in air travel costs since March. The +4.9% increase followed -8.1% declines in both June and July and suggests airlines will try to pass higher fuel costs and rising salaries on to passengers … until they can't.

The cost of auto insurance climbed another +2.4% in August and is up +19.1% year-over-year, *the biggest annual gain in five decades*. Rising insurance rates can be attributed to higher repair costs, which are heavily influenced by the price of labor and parts. Unlike airline travel, insurance is mandatory.

The consumer inflation picture isn't all bad. The Fed's preferred price measure, core personal consumption expenditures (PCE) has been on a steady 18-month decline, with the annual rate dipping under 4% in August for the first time in nearly two years. And there's ample reason to expect CPI moderation in the coming months.

But the consumer inflation picture isn't all bad. The Fed's preferred price measure, core *personal consumption expenditures* (PCE) has been on a steady 18-month decline, with the annual rate dipping under 4% in August for the first time in nearly two years. And there's ample reason to expect CPI moderation in the coming months. Food prices have eased. Goods prices are generally flat, and goods inventories are elevated which *hints at holiday discounts*. But, more importantly, the August increase in rent plus OER was the smallest in two and half years. Completion of new apartment units reached a 50-year high in 2022 and are expected to be even higher this year. With shelter costs being the most consistent driver of core inflation during the last two years, the rise in housing supply should help counterbalance some of the pressure in the near term.

Fed officials resumed their tightening campaign with a 25 basis point rate hike at the July FOMC meeting after a June pause. The 11th increase in the funds target over an 18-month period brought the overnight rate to 5.25% to 5.50%, the highest since 2007.

Fed officials resumed their tightening campaign with a 25 basis point rate hike at the July FOMC meeting after a June pause. The 11th increase in the funds rate over an 18-month period brought the overnight target range to 5.25% to 5.50%, *the highest since 2007*. At the September FOMC meeting, committee members held the funds rate steady, but released an unexpectedly hawkish "dot plot" which indicated fewer rate cuts ahead in 2024 and 2025.

The markets may have focused on bond supply, inflation, and the Fed policy early in the quarter, but the narrative shifted on August 1st when Fitch downgraded the U.S. sovereign debt rating from AAA to AA+. The announcement was a surprise, coming two months after President Biden had signed a bipartisan deal to push the debt ceiling reckoning out beyond next year. The downgrade itself wasn't a concern, but Fitch's explanation grabbed the attention of political leaders. Fitch cited *"alarm over the country's deteriorating finances and expressed major doubts about the government's ability to tackle the growing debt burden because of the sharp political divisions, exemplified by the brinkmanship over the debt ceiling that brought the government close to a disastrous default."*

According to the CBO report, the U.S. budget deficit for the first 10 months of the current fiscal year had swelled to $1.6 trillion, $200 billion above the May estimate, and more than double the shortfall over the same period a year ago.

Clear support for the downgrade was found a week later when the Congressional Budget Office (CBO) released its July Budget Review. According to the CBO report, the U.S. budget deficit for the first 10 months of the current fiscal year had swelled to $1.6 trillion, $200 billion above the May estimate, and *more than double the shortfall over the same period a year ago*. The widening deficit was the result of both lower revenue (-$418 billion) and higher spending (+$473 billion). By mid-September, the overall national debt had climbed above $33 trillion, *effectively doubling in just 10 years*.

The U.S. paid an average interest rate of 1.56% on that debt in January 2022. By August 2023, the number had increased to 2.92% (Statista). When borrowing rates were at record lows, it didn't seem to matter. Suddenly, interest rates are at their highest in decades, and the crippling cost of debt is on center stage.

Bloomberg pointed out that annual interest payments on the $33 trillion debt now exceed annual spending on national defense. According to the monthly treasury statement for August, the Treasury Department spent $808 billion on interest payments while Department of Defense's outlays totaled $695 billion in the same period.

Obviously, the current level of spending isn't sustainable. The sobering realization queued up a government shutdown that was averted by a last minute continuing resolution, which effectively punted the hard budget decisions out to mid-November. *Conversations leading up to the November 17 deadline are expected to be heated*.

Obviously, the current level of spending isn't sustainable. The sobering realization queued up a government shutdown that was averted by a last minute continuing resolution, which effectively punted the hard budget decisions out to mid-November.

Record Treasury issuance, QT balance sheet reduction, rising inflation expectations, and a lack of enthused buyers pushed yields higher for the second straight quarter. The 12-month Treasury-bill, which ended Q2 at its highest yield in 22 years, climbed a few more bps during the summer quarter to establish a new high going back to December 2000.

The 10-year Treasury yield reached a 16-year peak just days before quarter end and closed at 4.57%, more than 400 basis points above its pandemic low established in August 2020.

Q3 Interest Rates

		Fed Funds	3 mo. T-bill	12 mo. T-bill	2 yr. T-note	5 yr. T-note	10 yr. T-note
Last	6/30/23	5.00%-5.25%	5.28%	5.39%	4.90%	4.16%	3.84%
High			5.48%	5.48%	5.18%	4.69%	4.61%
Low			5.27%	5.24%	4.63%	3.95%	3.75%
End	9/30/23	5.25%-5.50%	5.45%	5.45%	5.04%	4.61%	4.57%

Source: U.S. Department of the Treasury

Economic and Interest Rate Outlook

It seems self-defeating to speculate on where the economy will be in three months. Most of the expected hurdles in the path of growth are still firmly in place. Most notably, student loan payments, affecting roughly 27 million Americans, will come due in October after three years of deferment. Although it's impossible to know whether individual borrowers will be able to make payments without severely impacting discretionary spending, *Bloomberg News* reported that only 20% of the population is in better financial position than before the pandemic began. For the bottom 80%, holdings of cash and other liquid assets are now below pre-pandemic levels, according to Federal Reserve data.

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The personal savings rate as a percentage of disposable income was +3.9% in August. Admittedly, this has been a volatile data series, especially over the past several years, but in the 10-year period before the pandemic, the average savings rate was +6.2%. With cash depleted for many, borrowings are on the rise.

The New York Fed reported that outstanding credit card debt topped $1 trillion for the first time in the second quarter, and the average interest rate on this growing debt pile is just under 21%. The predictable cracks are already beginning to appear. Goldman Sachs reported that credit card losses are rising at the fastest pace in nearly 30 years, outside of the Great Recession. What makes this particular situation unique is that these losses are being incurred *during an expansion cycle* when individuals should be setting cash aside.

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While consumption-fueled GDP in the world's largest economy continues to grow, other major economies are struggling. The European Union is in the midst of a mild recession, weighed down by the Russia/Ukraine war, an ongoing refugee crisis and rapidly rising energy prices. The European Central Bank (ECB) raised its overnight rate target in September by a quarter point, the 10th consecutive hike over a 15-month tightening cycle. After the meeting, ECB President Christine Lagarde indicated that interest rates were now high enough to make a "substantial contribution" to reducing inflation if "maintained for a sufficiently long duration." So, the ECB may be done tightening, but like the Fed, has signaled the start of the easing cycle will be delayed.

China's economy is still a long way from recession, but property values are plunging, growth is slowing along with foreign investment, and youth unemployment has gotten so high that the government no longer reports figures.

China's economy is still a long way from recession, but property values are plunging, growth is slowing along with foreign investment, and youth unemployment has gotten so high that the government no longer reports figures. The People's Bank of China

(PBOC) has actually started *cutting* its key interest rates to support the economy and has been forced to reduce its holdings of Treasury debt to the lowest level since May 2009.

While China, the second largest foreign holder of treasuries has become a net seller, the Fed quietly continues to reduce its balance sheet. Over the past 12 months, quantitative tightening has allowed $700 billion in maturing treasury supply to seep back into the general market. This might not be quite as big an issue if the Treasury had not borrowed over $1 trillion during the quarter.

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Market yields rise when supply exceeds demand. Supply has been massive in recent months and demand simply isn't keeping up. Fed mandates don't officially consider the detrimental effect higher rates have on the national debt, but that story has moved from the shadows to the spotlight. It might be time for Fed officials to pause balance sheet reduction, at least until rate hikes are complete.

At this point, the combined brake on economic growth is substantial. GDP will almost certainly weaken in the upcoming quarters. Bloomberg's September economist survey indicated an average GDP forecast of just +0.4% (QoQ% SAAR) over the next three quarters, with core PCE falling to 3.0% by Q1 2024.

The view of the nation's top economists is for significantly slower growth combined with moderating inflation. The surprisingly optimistic outlook resulted in a median forecast for *no additional rate hikes*, cuts to begin as soon as the second quarter, and a 2024 yearend funds target range of 4.00% to 4.25%. This is in sharp contrast to the Fed's September dot plot, which still indicated a final quarter point hike this year and just two rate cuts in 2024.

The U.S. economy may be entering the fourth quarter with apparent momentum, but the headwinds are strong. The Fed might not be done, but a case can be made that they should be.

Chairman Powell emphasized repeatedly at the post FOMC press conference in September that the outlook was uncertain. *There's little doubt about that*. The U.S. economy may be entering the fourth quarter with apparent momentum, but the headwinds are strong. The Fed might not be done, but a case can be made that *they should be*.

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Life Connected.

City Secretary's Office
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Lauren Vaughns, City Secretary
CC: Karla Stovall, Interim City Manager
Date: November 14, 2023
Re: Written certification of unopposed candidate

Action Requested:
Consider and act to accept the written Certification of Unopposed Candidates for the December 9, 2023, Special Election. (Vaughns)

Background Information:
A Special Election was called for December 9, 2023, for the purpose of electing a member to the City Council filing a vacancy in Place No. 6. The City Secretary has certified in writing that no person has made a declaration of write-in candidacy, and that each candidate on the ballot is unopposed for election to office. Under these circumstances, Chapter 2, Subchapter C of the Election Code, authorizes the City Council to declare the candidates elected to office and cancel the election.

Legal Review:
City Attorney has reviewed.

Supporting Documents:
1. Certification of Unopposed Candidates

Financial Consideration:
N/A

Staff Recommendation:
Staff recommends approval.

CITY OF CELINA
CERTIFICATION OF UNOPPOSED CANDIDATES
CERTIFICACIÓN DE CANDIDATOS ÚNICOS

To: Presiding Officer of Governing Body
Al: Presidente de la entidad gobernante

As the authority responsible for having the official ballot prepared, I, hereby certify that the following candidates are unopposed for election to office for the election scheduled to be held on December 9, 2023. *Como autoridad a cargo de la preparación de la boleta de votación oficial, por la presente certifico que los siguientes candidatos son candidatos únicos para elección para un cargo en la elección que se llevará a cabo el 9 de Dicembre de 2023.*

List offices and names of candidates:
Lista de cargos y nombres de los candidatos:

Office(s) *Cargo(s)*	Candidate(s) *Candidato(s)*
Council Member *Miembro de concilio*	Brandon Grumbles Place 6

_____
Signature *(Firma)*

Lauren Vaughns
Printed name *(Nombre en letra de molde)*

City Secretary *(Secretario de la Ciudad)*
Title *(Puesto)*

Signed this the 14th day of November 2023
Este el día 14 de noviembre 2023

Life Connected.

Library
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Linda Shaw, Director of Library
CC: Kimberly Brawner, Assistant City Manager
Date: November 14, 2023
Re: MOU with Celina Friends of the Library

Action Requested:
Consider and act to authorize the Interim City Manager to execute a Memorandum of Understanding between the City of Celina, Texas and the Celina Friends of the Library. (Shaw)

Background Information:
The Celina Friends of the Library (Friends) is an organization whose members are people within the community interested in contributing to the success of the Celina Public Library. The Friends' mission is to raise funding and public awareness within the community to support services and programs of the Library. The Friends is a non-profit 501c3 organization; however, it is a legally distinct entity and is not a part of the City of Celina.

This MOU provides a framework of cooperation relevant to the Celina Public Library between the Friends and the City of Celina.

Legal Review:
N/A

Supporting Documents:
1. City_Friends Memorandum of Understanding Final - partial signed

Financial Consideration:
N/A

Staff Recommendation:
Staff recommends approval.

Memorandum of Understanding

Between the Celina Friends of the Library and the City of Celina

The following will constitute an agreement between the Celina Friends of the Library (Friends) and the City of Celina (the Library). It will stand until and unless it is modified by mutual agreement of the Friends Board of Directors and the City of Celina. The Friends mission is to raise money and public awareness in the community to support the services and programs of the Library. As a non-profit, 501c3 organization, however, it is a legally distinct entity and is not a part of the City of Celina.

The Library agrees to include the Friends in the long-term planning process to ensure that the Friends are aware of the goals and direction of the library.

The Library agrees to share with the Friends the library's strategic initiatives at the beginning of each fiscal year and discuss with Friends how their resources and support might help forward these initiatives.

The Library agrees to supply the Friends with a "wish list" each year that indicates the anticipated needs for Friends support.

The Library agrees to provide public printer and facsimile services without charge.

The Library agrees to provide available space for Friends membership brochures and promotional materials.

The Library agrees to include the President and/or his or her designee from the Friends Board of Directors in a non-voting capacity at all Library Advisory Board meetings and to allow room on the agenda for a Friends' report.

The Friends agree to publicly support the Library and its policies.

The Friends agree to include the Library Director and/or his or her designee, and the President of the Celina Public Library Advisory Board and/or his or her designee in a non-voting capacity at all Friends' meetings and to allow room on the agenda for a library report.

The Friends agree that any and all monies raised will be spent exclusively for activities related to the Friends objectives and for Library programs, services, and other Library defined needs unless otherwise agreed to by both the Friends and the Library.

The Friends agree that the Library Director has the final say in accepting or declining any and all gifts made to the library.

The Friends agree to engage in advocacy efforts on behalf of the Library under the guidance of the Library Director and the Library Advisory Board.

The Friends agree that if they cease to actively fundraise and promote the Library, they are disbanded, allowing for a new Friends group to be established in the future. All assets, monies, powers, and property will revert to the Library when disbanded.

CELINA FRIENDS OF THE LIBRARY

By: Aaron Zapata (Oct 30, 2023 16:56 CDT)

Aaron Zapata,

President, Celina Friends of the Library

CITY OF CELINA, TEXAS

By: _____

Karla Stovall, Interim City Manager

ATTEST:

By: _____

Lauren Vaughns, City Secretary

Life Connected.

Purchasing
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Dawn Berry, Purchasing Director
CC: Kimberly Brawner, Assistant City Manager
Date: November 14, 2023
Re: Emergency Operations/Dispatch Feasibility Study

Action Requested:
Consider and act to authorize an agreement for consulting services with Mission Critical Partners to provide a feasibility study for Dispatch Services for an amount not to exceed $87,819.00. (Brawner)

Background Information:
Mission Critical Partners (MCP) will include a feasibility study to determine if there is a need to establish the City's own regional public safety answering point (PSAP)/dispatch services. The study will include data discovery/benchmarking, analysis, report presentation, and oversight of plan execution, if any. MCP's approach will ensure future decisions regarding emergency operations will mitigate risk and minimize costs.

Services are available through an interlocal agreement with the Houston Galveston Area Council (HGAC).

The City maintains an executed Interlocal Agreement with the above cooperative agency. Chapter 271 of the Local Government Code authorizes cooperative purchases. Use of the contracts satisfies the competitive bidding requirement while saving time and funding in the development of specifications and duplication of work during the process.

Legal Review:
The contract has been previously reviewed and approved.

Supporting Documents:
1. Agreement - Emergency Operations-Dispatch Feasibilty Study
2. Exhibit A-Celina TX_Feasibility Study_Proposal_11SEPT2023_Final
3. Dispatch Feasability Study Council Presentation

Financial Consideration:
Funding is available through bond funds. Expenditures will not exceed funds appropriated, and funds will be committed at the issuance of a purchase order.

Staff Recommendation:
Staff recommends authorizing the agreement as presented.

City of Celina, Texas
Standard Contract for Services

This Agreement is made by and between the City of Celina, Texas, a Texas home-rule municipality (hereinafter referred to as the "City") and **Mission Critical Partners** (hereinafter referred to as the "Provider") for **Feasibility Study-Emergency Operation/Dispatch Services**, (hereinafter referred to as the "Project"). In consideration of the premises, covenants and mutual promises contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and the Provider hereby agree as follows:

1. **EMPLOYMENT OF THE PROVIDER.** The City agrees to retain the Provider for, and the Provider agrees to provide services relative to, the following Project: **Feasibility Study for Emergency Operations/Dispatch Services** (hereinafter also referred to as "Services") in accordance with the terms and conditions as set forth in this Agreement and in Exhibit A, attached hereto and incorporated herein by reference.

2. **SCOPE OF SERVICES.** The Services to be performed are specified in **Exhibit A-Scope of Service.** Deviations from the agreed-upon scope of work of such Services may be authorized from time to time by the City in writing.

3. **SCHEDULE OF WORK.** The Provider agrees to begin work upon receipt of written authorization from the City. Time is of the essence for this Agreement and work is to commence immediately.

4. **CONTRACT PERIOD.** The term of this Agreement shall begin on the date of its execution by all Parties. This Agreement shall continue until Consultant completes the services required herein to the satisfaction of the City, unless sooner terminated as provided herein.

5. **COMPENSATION.** The Provider's total compensation for services to be performed and expenses to be incurred is specified in **Exhibit A-Scope of Service**, attached hereto and incorporated herein by reference.

6. **PAYMENTS.** Payments will be processed monthly with payment available within thirty (30) days after the City's receipt of the invoice for the previous month's Services or as set forth in **Exhibit A.**

7. **INVOICING.** Invoices should be prepared and submitted to the City for payment in accordance with Exhibit A. Invoices should be mailed to Accounts Payable, City of Celina, 142 N. Ohio, Celina, TX 75068, or emailed to accountspayable@celina.gov.

8. **RIGHTS OF WITHHOLDING.** The City may withhold any payment or partial payment otherwise due the Provider on account of unsatisfactory performance by the Provider. The amount to be withheld will be calculated based on the work not performed and the impact to the City. Any payment or partial payment that may be withheld for unsatisfactory performance can be used to remedy the lack of performance and, if so used, will not be paid to the Provider.

9. **INFORMATION PROVIDED BY THE CITY**. Although every effort has been or will be made to furnish accurate information, the City does not guarantee the accuracy of information it furnishes to the Provider.

10. **INSURANCE.** The Provider shall provide proof that it has obtained and will continue to maintain throughout the duration of this Agreement the insurance requirements set forth in **Exhibit A.** Failure to maintain the required insurance may result in immediate termination of this Agreement.

11. **INDEMNIFICATION. THE PROVIDER AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICERS, AGENTS, SERVANTS AND EMPLOYEES (HEREINAFTER COLLECTIVELY REFERRED TO AS "INDEMNITEES") FROM AND AGAINST SUITS, ACTIONS, CLAIMS, LOSSES, ANY DAMAGE, LIABILITY, AND FROM AND AGAINST ANY COSTS AND EXPENSES, INCLUDING, IN PART, ATTORNEY'S FEES INCIDENTAL TO THE DEFENSE OF SUCH SUITS,**

ACTIONS CLAIMS, LOSSES, DAMAGES OR LIABILITY ON ACCOUNT OF INJURY, DISEASE, SICKNESS, INCLUDING DEATH, TO ANY PERSON OR DAMAGE TO PROPERTY INCLUDING, IN PART, THE LOSS OF USE RESULTING THEREFROM, ARISING FROM ANY NEGLIGENT ACT, ERROR OR OMISSION OF THE PROVIDER, ITS OFFICERS, EMPLOYEES, SERVANTS, AGENTS OR SUBCONTRACTORS, OR ANYONE ELSE UNDER THE PROVIDER'S DIRECTION AND CONTROL, AND ARISING OUT OF, RESULTING FROM, OR CAUSED BY THE PERFORMANCE OR FAILURE OF PERFORMANCE OF ANY WORK OR SERVICES UNDER THIS AGREEMENT, OR FROM CONDITIONS CREATED BY THE PERFORMANCE OR NON-PERFORMANCE OF SAID WORK OR SERVICES. IN THE EVENT ONE OR MORE OF THE INDEMNITEES IS DETERMINED BY A COURT OF LAW TO BE JOINTLY OR DERIVATIVELY NEGLIGENT OR LIABLE FOR SUCH DAMAGE OR INJURY, THE PROVIDER SHALL BE OBLIGATED TO INDEMNIFY INDEMNITEES AS PROVIDED HEREIN ON A PROPORTIONATE BASIS IN ACCORDANCE WITH THE FINAL JUDGMENT, AFTER ALL APPEALS ARE EXHAUSTED, DETERMINING SUCH JOINT OR DERIVATIVE NEGLIGENCE OR LIABILITY. THIS INDEMNIFICATION IS SUBJECT TO THE LIMITATIONS IN TEXAS LOCAL GOVERNMENT CODE, § 271.904(A) AND TEXAS CIVIL PRACTICE AND REMEDIES CODE, § 130.002(B), AS SAME MAY BE APPLICABLE TO PROVIDER AS A MATTER OF LAW.

12. **TRANSFER OF INTEREST.** Neither the City nor the Provider may assign or transfer their interests in this Agreement without the prior written consent of the other Party. Such consent shall not be unreasonably withheld. This Agreement is binding on the City, the Provider, and their successors and assigns. Nothing herein is to be construed as creating a personal liability on the part of any City officer, employee or agent.

13. **AUDITS AND RECORDS.** At any time during normal business hours and as often as the City may deem necessary, the Provider shall make available to the City for examination all of its records with respect to all matters covered by this Agreement, and will permit the City to audit, examine and make copies, excerpts, or transcripts from such records. The City may also audit all contracts, invoices, payroll records of personnel, conditions of employment and other data relating to this Agreement.

14. **EQUAL EMPLOYMENT OPPORTUNITY.** The Provider shall not discriminate against any employee or applicant for employment because of age, race, color, religion, sex, national origin, disability, or any other protected characteristic. The Provider shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their age, race, color, religion, sex, national origin, disability, or any other protected characteristic. Such actions shall include, but not be limited to the following: employment, promotions, demotion, transfers, recruitment or recruitment advertising, layoffs, terminations, selection for training (including apprenticeships), and participation in recreational activities.

    The Provider agrees to post in conspicuous places, accessible to employees and applicants for employment, notices setting forth the provisions of the nondiscrimination clause. The Provider will, in all solicitations or advertisements for employees placed by or on behalf of the Provider, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex or national origin.

    The Provider will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Agreement so that such provisions will be binding upon each sub-Provider, except that the foregoing provisions shall not apply to contracts or subcontracts for customary office supplies.

    The Provider shall keep records and submit reports concerning the racial and ethnic origin(s) of applicant employment and employees as the law may require.

15. **TERMINATION OF CONTRACT.** The City may terminate this Agreement upon thirty (30) days written notice to the Provider, except in the event (i) the Provider is in breach of this Agreement, or (ii) the Provider fails to comply with the terms of Exhibit A. If either of the foregoing conditions exists, the City shall notify the Provider and the Provider shall be given seven (7) days to cure

such breach or failure to comply. Should the Provider fail to cure to the satisfaction of the City, the City may terminate this Agreement upon written notice as provided herein.

Furthermore, the City retains the right to terminate this Agreement at the expiration of each City budget period (September 30) during the term of this Agreement, even without prior notice as described in the preceding sentence.

In the event of any termination hereunder, the Provider consents to the City's selection of another Provider to assist the City in any way in completing the Services. The Provider further agrees to cooperate and provide any information requested by the City in connection with the completion of the Services.

The Provider shall be compensated for Services performed and expenses incurred for satisfactory work up to the termination date in that the Provider shall receive a portion of fees and expenses permitted under this Agreement in direct proportion to percentage of work actually completed up to the termination date. This provision shall not deprive the City of any remedies against the Provider that may be available under applicable law.

16. **PROVIDER'S REPRESENTATIONS.** The Provider hereby represents to the City that the Provider is financially solvent and possesses sufficient experience, licenses, authority, personnel, and working capital to complete the Services required under this Agreement.

17. **CITY APPROVAL FOR ADDITIONAL WORK.** No payment, of any nature whatsoever, will be made to the Provider for additional work without the City's written approval before such work begins.

1. **PERFORMANCE BY PROVIDER.** All Services provided by the Provider hereunder shall be performed in accordance with the highest professional standards and in accordance with Exhibit A, and the Provider shall be responsible for all Services provided hereunder whether such services are provided directly by the Provider or by any sub-Providers hired by the Provider. The Provider shall perform all duties and Services and make all decisions called for hereunder promptly and without unreasonable delay. The Provider shall not utilize sub-Providers to perform Services without the City's prior written consent.

19. **DAMAGE.** In all instances where City property and/or equipment is damaged by the Provider's employees, a full report of the facts, extent of the damage and estimated impact on the Provider's schedule shall be submitted to the City by 8:00 a.m. of the following City business day after the incident. If damage may result in further damages to the City or loss of City property, the Provider must notify Police Dispatch immediately. The Provider shall be fully liable for all damage to City property or equipment caused by the Provider's officers, employees, agents or sub-Providers.

20. **CITY OBJECTION TO PERSONNEL.** If at any time after entering into this Agreement, the City has any reasonable objection to any of the Provider's personnel, or any personnel retained by the Provider, then the Provider shall promptly propose substitutes to whom the City has no reasonable objection, and the Provider's compensation shall be equitably adjusted to reflect any difference in the Provider's costs occasioned by such substitution.

21. **COMPLIANCE WITH LAWS.** The Provider warrants and covenants to the City that all Services will be performed in compliance with all applicable federal, state, county and City laws, rules, and regulations including, but not limited to, the Texas Industrial Safety and Health Act and the Workers Right-to-Know Law. All necessary precautions shall be taken to assure that safety regulations prescribed by OSHA and the City are followed.

22. **NON-BINDING MEDIATION.** In the event of any disagreement or conflict concerning the interpretation of this Agreement, and such disagreement cannot be resolved informally by the City and the Provider, the City and the Provider agree to submit such disagreement to non-binding mediation before pursuing any other legal remedy.

23. **ENTIRE CONTRACT.** This Agreement together with Exhibit A and B, attached hereto and any other exhibit attached hereto contains the entire contract between the City and the Provider concerning the Services for the Project. There will be no understandings or contracts other than those incorporated herein. This Agreement may not be modified except by an instrument in writing signed by the Parties hereto. In the event of a conflict between an attachment to this Agreement and this Agreement, this Agreement shall control.

24. **MAILING ADDRESSES.** All notices and communications concerning this Agreement are to be mailed or delivered to the addresses shown below unless and until the other Party is otherwise notified in writing of a different address:

City of Celina	**Provider**
Attn: Contracts	_____
142 N. Ohio	_____
Celina, TX 75009	_____
contracts@celina-tx.gov	_____

Any notices and communications required to be given in writing by one Party or the other shall be considered as having been given to the addressee on the date in the notice or communication is placed in the United States Mail or hand delivered.

25. **LEGAL CONSTRUCTION.** If any one or more of the provisions contained in this Agreement for any reason is held invalid, illegal, or unenforceable in any respect by a court of competent jurisdiction, such invalidity, illegality or unenforceability shall not affect any other provision hereof and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been included.

26. **CONFLICT.** If a conflict exists between this Agreement, and an Exhibit, the Solicitation and/or the Response, then such conflicts shall be resolved as follows:

(a) If a conflict exists between this Agreement and an Exhibit, the Solicitation, or the Response, then this Agreement shall control.

(b) If a conflict exists between the Response and an Exhibit, the Exhibit shall control.

(c) If a conflict exists between the Response and the Solicitation, the Solicitation shall control.

27. **GOVERNING LAW.** The validity of this Agreement and any of its terms or provisions as well as the rights and duties of the Parties hereunder, shall be governed by and construed in accordance with Texas law. Exclusive venue for any legal action concerning this Agreement shall be located in Denton County, Texas.

28. **COUNTERPARTS.** This Agreement may be signed in multiple counterparts, each of which shall be deemed to be an original.

29. **EFFECTIVE DATE.** This Agreement shall be effective once it is signed by the City and the Provider, as indicated below.

EXECUTED in single or multiple originals.

CITY OF CELINA	**PROVIDER**
_____	_____
Dawn M. Berry, Purchasing Director	_____
	Type/Print Name and Title
_____	_____
Date	Date



Proposal

Feasibility Study

September 11, 2023

City of Celina, Texas

MissionCriticalPartners

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Introduction Letter

September 11, 2023

Dawn Berry
Purchasing Director
City of Celina
142 N Ohio St
Celina, TX 75009

Re: Proposal for Feasibility Study

Dear Ms. Berry:

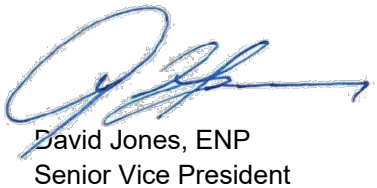
Mission Critical Partners, LLC (MCP) appreciates the opportunity to provide this proposal to the City of Celina to provide a feasibility study.

MCP is prepared to serve the City of Celina by assisting you with achieving optimal delivery of emergency communications services—**because the mission matters.** If you have any questions regarding the information submitted, please contact me at 864.809.9911 or DavidJones@MissionCriticalPartners.com.

On behalf of our entire team, we stand behind the City of Celina to serve as your partner and your advocate.

Sincerely,

Mission Critical Partners, LLC



David Jones, ENP
Senior Vice President



Mission Critical Partners

Putting Our Clients' Missions First

A Firm Unlike Any Other

At Mission Critical Partners, our mission is simple: to improve public safety and justice outcomes. Our client commitment is to act as a trusted, independent advisor, always striving to solve problems, deliver value, efficiency, and fresh ideas – all while mitigating risk.

We stand behind the significance of the work our clients do and how critical their missions truly are – not just for their organization, but for their entire community. Our greatest pride is partnering with clients to implement the best solutions that drive their mission, building upon our expertise and experience – because their mission is what matters.

We bring highly specialized expertise in public safety, justice and in other critical infrastructure sectors. Many of our professionals have been in our clients' shoes and are well attuned to their unique needs. Our vision is to transform mission-critical and public-sector networks and operations into integrated ecosystems.

A **Halo Effect** Over the Critical Communications Ecosystem

MCP provides its clients with a holistic approach to enhance and evolve critical communications systems and operations across the entire ecosystem. The "MCP Halo Effect" is our comprehensive integrated series of products and solutions to dramatically effect collaboration and situational awareness, improve decision-making, and ultimately influence outcomes.

3,200+ projects
supporting 1,300+ public-sector and critical communications agencies since 2009

We serve clients in
48 states
and 95% of the nation's largest metropolitan areas

200+
subject-matter experts on staff with an average of 25 years of experience

90%
of our clients remain with us from project to project

15%
average project cost savings for our clients—sometimes more

SecureHalo™
Family of Cybersecurity and IT Solutions

We're designing and monitoring highly reliable, secure and easy-to-manage integrated public safety networks.

Consulting
Consultive & Advisory Solutions

We're providing expertise across all areas of the constantly evolving public safety, justice, and broader public sector ecosystem.

DataHalo™
Family of Data Solutions

We provide data analytics and software solutions that improve collaboration, productivity, and decision-making.

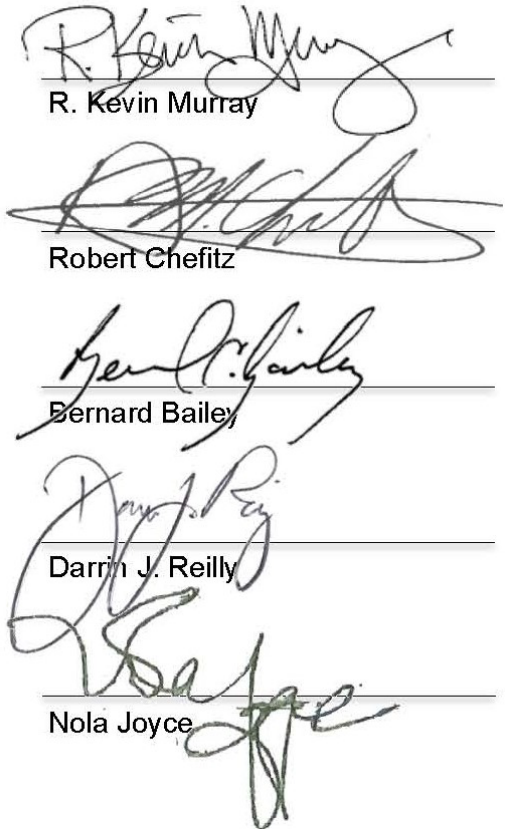
Our Commitment to Our Clients

Partnering with a firm that brings an independent, objective perspective to every engagement is our clients' top priority. We stand behind our commitment to always put the fundamental interests of our clients first.

From our inception, vendor-neutrality is a value that underpins every aspect of what we do. Our goal is to determine the most favorable solution for our clients based on their unique requirements, budget, governance structure, operations, and existing technologies. We provide a holistic perspective regarding the entire mission-critical communications ecosystem, free of bias or favoritism to any specific product or service provider. Our recommendations are always based solely on the value and the benefit provided to the client.

For clients, this approach means more control and greater visibility into the systems they ultimately are responsible for operating and maintaining, and—more importantly—a successful project that improves outcomes.

Board of Directors



Statement of Services

Project Understanding

Mission Critical Partners understands that the City of Celina (City) contracts with the Collin County Sheriff's Office (CCSO) for dispatch services, which they are dissatisfied with, particularly the fire dispatch services. As such, the City has identified the need to obtain a professional services consulting firm to assist the City in the assessment of the CCSO communications services against industry performance standards and benchmarks. The results of the evaluation will subsequently be used to evaluate the CCSO's continued ability to meet the specific dispatching services needs and expectations of the City. The City is focused on obtaining recommendations on alternative public safety dispatch options that leverage existing and future innovative technology and practices that will meet the needs of your community and local government partners well into the future.

The City is among the fastest growing cities in the state and country, with a projected population increase of 300,000 by 2050 – 275,000 more than they have today. The main factor in this predictor is that the City has approximately 60 square miles of undeveloped land, which is a draw for economic development and housing for the Dallas Fort Worth (DFW) metropolitan area.

MCP understands that the City seeks to determine if it could improve its service levels by establishing its own regional public safety answering point (PSAP). The City recognizes that there may be opportunities to provide regional dispatch services to other agencies in the district. MCP also understands that the City must achieve certain thresholds (i.e., call handling) before the North Central Texas (NCT) 911 District would a) approve the addition of another PSAP into its system and b) provide funding for 911 call-handling equipment (CHE) and other peripheral equipment services (voice /data logging, 911 database management, training, etc.).

To achieve success, it is essential that the risks associated with such transformational change and the impacts on staff and the community be included in your solutions. Maintaining the integrity of the desired outcomes warrants an approach that is not only reasonable and responsive to the City's needs but also results in practical and actionable recommendations that promote optimal outcomes for key initiatives and the desire for continual improvement.

Project Approach

Community access, requests for service, call prioritization and classification, and realignment of field responses have challenged public safety communications leaders and the industry to rethink legacy practices. Changing service delivery and field emergency response requires an end-to-end process that meets community and agency expectations.

To accomplish this, MCP will examine the current state of service delivery by leveraging data in supplied documents and reports to gain a working knowledge of workflows in the public safety ecosystem. Analysis of this material will facilitate the development of today's operation's strengths and weaknesses, which later will assist in developing alternative dispatch service delivery options to improve the caller experience and emergency response outcomes.

Once the current state of operations is affirmed, MCP will analyze available financial documents. Materials such as annual budgets, strategic plans, cost formulas and service level agreements will be reviewed to assist in articulating future needs. MCP will also discuss the possibility of collaborations and partnerships for funding opportunities and technical infrastructure continuity, sustainability, and support. This data will be presented in a needs report. The needs report will include fixed and ongoing staffing technology and systems support costs associated with any recommendations.

Data collected and reviewed in an assessment of the PSAP's effectiveness in the current state focuses on seven factors with specific attention to the relationship between the areas in the following diagram. These factors are then used to develop a high-level road map for a regional-based PSAP hosted by the City of Celina through a holistic approach.



The intent is to measure each factor's impact on operational excellence, determine the feasibility of creating a regional PSAP, and then identify recommendations to lay the foundation for a strategy focused on optimizing operational efficiencies that support improved emergency response outcomes.

As a team composed of former public safety officials and consultants who have supported similar initiatives, MCP understands the challenges stakeholders often face regarding the potential change. We recognize that recommendations must be thorough and flexible enough to meet the current and future needs of the City and any future participating agencies while, most importantly, improving emergency response outcomes.

MCP's approach will well-position the City of Celina and other potential participating agencies to make future decisions that mitigate risk and minimize costs while maintaining the highest level of service delivery for field responders and the citizens they serve.



On the following pages, MCP has outlined our five-phased approach and solution for the City of Celina to support the enhancement of its public safety communications services—**because your mission matters.** Optional services are conditional and are only to be executed upon receiving written approval of notice to proceed from the City.

Scope of Work

Phase 1: Project Initiation



The MCP team will initiate this project by conducting a facilitated ***virtual project introduction*** meeting with the City of Celina's core team to conduct introductions. The meeting will set the overall foundation for the outlined tasks, allow the teams to review the scope of work (SOW) and high-level project schedule, and confirm the dates for the onsite kickoff, data gathering and discovery meetings. The meeting is typically recorded so that those who are germane to the project but unable to be present can view the meeting at their convenience.

The ***onsite kickoff meeting*** with the City's core project team typically occurs two to three weeks after the project's initiation. This will allow time for several key actions, including time for initial data to be uploaded (see information compilation below) and MCP an opportunity to review this preliminary data before being on site, and most importantly, allow for alignment with the City and stakeholder schedules to promote attendance and participation.

Our project manager (PM) and staff will meet with the City's project core team and key stakeholders to introduce project team members, clarify roles, and reach a mutual understanding of the tasks at hand. MCP's PM will facilitate the meeting and review:

- Establish mutual acquaintance
- Clarify roles
- Review and align project and task milestones, schedules, and deliverables
- Gain a mutual understanding of your future vision and what success looks like



Deliverables:

- Project introduction meeting
- Updated project schedule
- Coordinate bi-weekly remote project progress calls

Phase 2: Data Discovery to Benchmark Current Conditions



To gather the data needed to accomplish your project, we propose that in conjunction with planning for the onsite project kickoff meeting and data gathering, the MCP team will work with the City to finalize the information-gathering strategy and schedule. Under the current understanding, MCP's PM and select subject

matter experts (SMEs) anticipate spending up to ***three days*** onsite conducting interviews, focus groups, and listening sessions.

> *This time on-site will be used to gain a comprehensive understanding of issues, problem areas and needs unique to the City of Celina, develop a clear vision of the evolving prospective public safety dispatch across the country today and collect information unique to the City specifically needed to develop your strategy.*

We understand that information gathering and stakeholder engagement can be overwhelming and that a well-conceived plan to gather this amount of information is imperative to success. Therefore, the MCP team will leverage our extensive nationwide stakeholder outreach and facilitator experience to make the process as efficient as possible for all participants.

The MCP team will interact with various stakeholders to gain the most information and best perspective to develop a clear vision of how MCP can support and/or enable the City to achieve its goals and objectives as defined in the project understanding and others as they may arise during this project including for the communities to receive the right resources as close to the point of occurrence as possible.

Data Required

The data to be collected and reviewed will focus on assessing operational effectiveness. The intent will be to measure the impact of several factors on operations and then prioritize actions for both short- and long-term effects. Data gathering and observation efforts will be aimed at collecting information and insights related to the required elements of the study effort.

MCP may include the following information collection activities and community engagement services that will contribute to developing the desired model for the City.

Information and Data Gathering Activities
• Review prior local government public safety dispatch studies.
• Review the various services provided by the CCSO.
• Assess the existing dispatch models, procedures, performance standards, and technology (equipment and systems) in place today.
• Conduct operations and technology needs reviews to determine capabilities and requirements to service as a regional PSAP, including fault tolerance and redundancy in the event of a 911 failure.
• Conduct interviews and listening sessions with staff, field responders, and other stakeholders.
• Evaluate the CCSO alignment with industry best practices and emerging technologies.

Information collected and reviewed in studies**,** such as requested by the City, not only focuses on assessing the areas requested by the City but always seeks to uncover hidden challenges and bring creative solutions to historically persistent issues that continue to impact the effectiveness of 911 centers, field responders and communities nationwide. The intent is to measure each factor's overall impact and lay the foundation for long-

term operational and strategic planning efforts, including potential regionalization opportunities with external partners.

MCP will gather information as appropriate for the service delivery structure, including:

Service Delivery Structure Information Gathering
• Governance and organizational structure • Technologies in use • Facilities considerations • Budget and financials • Funding and cost-sharing • Call volume and processing workflow • Human resource considerations and compensation • Non-dispatch tasks • PSAP standard operating procedures (SOP) and service performance standards • Workforce staffing and scheduling • Training • Service delivery model structure(s) • Stakeholder perspectives

MCP acknowledges that data gathering must include CCSO to access the emergency communications center (ECC) and related data and information germane to this study.

Successful information gathering across the various stakeholder communities will require differing methods. As such, the MCP team may deploy a combination of the following methods to achieve the necessary outcomes. Finalizing the information gathering and engagement timeline will be affirmed during the virtual project initiation meeting.

Interviews and Focus Groups

The primary source of information gathering necessary for benchmarking current conditions is face-to-face interviews, focus groups, listening sessions, and observation with the appropriate parties and respective organizations. MCP endeavors not to overburden the representatives with onerous surveys and spreadsheets but rather to conduct in-person interviews where the information is discussed, explained, and, as feasible, immediately collected.

MCP's PM and SMEs will spend up to ***three*** days onsite conducting interviews, focus groups, and PSAP observations to gain an in-depth understanding of key issues. Stakeholders may include but are not limited to:

- Communications executive leadership
- Law enforcement, fire, and emergency medical services (EMS) department chiefs
- Managerial and supervisory personnel
- Technical staff
- Select staff working on workforce initiatives
- Training personnel
- Elected officials
- Citizens
- Front-line staff

MCP works to prepare the involved parties for the interview so that the time together is spent productively.

> *MCP controls the meeting flow and uses proven facilitation principles to help stakeholders clarify where they stand today and where they want to go. We begin clearly with the meeting's purpose and desired outcomes, helping participants gain understanding, achieve strategic alignment and, if necessary, reach consensus. From the time the invitation and agenda are issued, to the start of the meeting, stakeholders understand their role and level of involvement.*

Interviews with additional stakeholders may take place if deemed necessary by the MCP and the City project team.

Information Compilation

It is important to note that the level of detail that MCP can provide in a study such as this is highly contingent upon the quality of the data the City can provide and the CCSO's cooperation. To mitigate this to the best of everyone's ability, MCP will provide the City with a data-gathering checklist and an upload link to MCP's secure file-sharing system. MCP will facilitate a remote data-gathering review call. The call will answer questions the City may have about the requested data, troubleshoot known issues with acquiring the requested data, and discuss alternatives should particular data be understood to be inaccessible or too cumbersome to obtain. This information will help establish a frame of reference upon which customized strategies can be developed.

Collective Agency Support

To prepare the involved City stakeholders for interviews and spend time productively, MCP asks the City to:

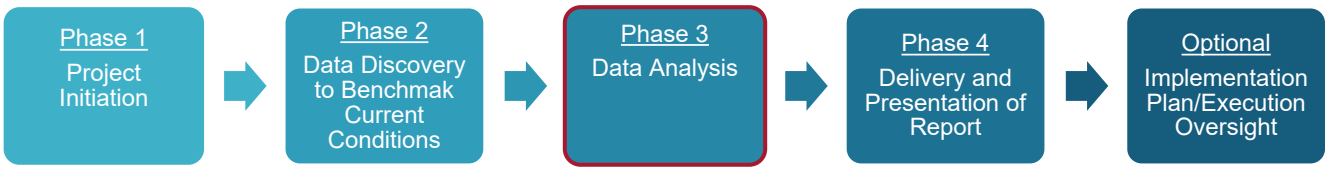
- Provide a list of stakeholder agencies to be interviewed
  - Representation of system users who can articulate communications needs and requirements
  - Contact information for each agency
- Schedule the stakeholder interviews
  - Secure an appropriate venue
  - Disseminate the meeting invitations



Deliverables:

- Data gathering checklist
- Data-gathering review call
- Completion of the data discovery schedule

Phase 3: Data Analysis



MCP will review and assess the collected data to assess current conditions and lay the foundation for developing practical, executable recommendations and strategies that can serve the City well into the future.

Using the data collected, MCP will have a significant amount of ***qualitative and quantitative*** information regarding the City's current public safety environment and desired future state. To distill this information into an actionable report for stakeholders, MCP will analyze all pertinent information and evaluate each item.

MCP's diverse public-sector experience gives us the ability to understand the questions stakeholders often have regarding potential change from multiple perspectives. MCP has a proven track record of using the "gameboard" approach to help leaders tackle complex issues. This simple yet powerful framework focuses on five central components of any strategy:

Approach

- Current State
  - Where the organization stands today
- Future State
  - Where the organization wants to go and what it is called to do.
- Case for Change
  - What is the compelling reason to change?
  - What will happen if the organization doesn't change?
- Barriers to Success
  - What will make change difficult?
  - What can be controlled/influenced?
  - What must be worked around?
- Strategy (or Way Forward)
  - What three to five initiatives will help reach the desired future state?

Sharing public safety communications services is often a sensitive topic because each community typically has a sense of ownership regarding its organization. Potential negative impacts can arise, such as personnel and financial management issues, operations and training issues, unified technology considerations, and overall delivery impacts. All of this must be balanced with the potential cost efficiencies that can be achieved. ***The ultimate goal must be driven by a shared commitment to providing improved service and response outcomes to the community and field responders***.

MCP has found that the right balance between operational efficiencies can be achieved through system(s) interoperability, the establishment of practical SOPs that create uniformity between the agencies served, and the development of appropriate definitions regarding the role of the PSAP.

MCP's analysis will create a baseline that allows leadership and stakeholders involved with the City to have a clear vision, goals to attain that vision, and metrics by which success can be measured.

Governance

Governance is often a top concern for project stakeholders. MCP's experience indicates that governance modeling is important so that all involved parties understand their level of influence and input into the new organization. This may include policy considerations at the political level, technology and operational practices and protocols—such as SOPs. MCP will incorporate the unique characteristics of the stakeholder agencies in a governance analysis and recommend appropriate structures for sustained PSAP oversight and performance.

- Organizational and reporting structures
  - Employees, supervisors, administrators, and elected officials all seek an appropriate opportunity to be engaged in the governance of the PSAP

- Stakeholders need to know that:
  - Their concerns will be heard and addressed
  - The new organization will answer their questions

MCP will review the current agreements in place and make recommendations applicable to future contracts:

Governance
• Governance board makeup and structure • Members' buy-in provisions and withdrawal provisions • Service level benchmarks • Recommended subcommittees • Evaluation of current cost-sharing methodology and recommendations for others

Organizational Structure

MCP understands and recognizes the need for specific skill sets to create an organizational structure providing a fully functioning and progressive PSAP that focuses on delivering superior services through high-quality operational and support functions and state-of-the-art technology (where fiscally possible). Organizational structure is one aspect of PSAP operations where benefits often are demonstrated. Areas of review include:

- Leadership
- Supervision
- Operations floor
- Training personnel
- Human Resources and administrative services
- Quality assurance
- Information Technology (IT) and technology services
- Field services liaisons
- Public Education

To fully understand the City's operational, emergency, non-emergency, and administrative service levels desired by the participating agencies, MCP uses its expertise in 911 and emergency communications operations and management to assess the organization, including:

Organization Assessment
• Service area population and demographics • History of 911 and dispatch within the current public safety communications structure • Regulation and authority for oversight of the 911 systems

Organization Assessment
• Structure • Finances/budget • Stakeholder involvement and responsibilities • Stakeholder perspectives/expectations

Cost Sharing and Funding Models

Another top concern for stakeholders is a fair and equitable cost-sharing and funding plan across member jurisdictions. MCP staff members have experience as senior managers within PSAP organizations and, as such, are familiar with aspects of PSAP funding.

Many different factors can be considered when developing cost-sharing and funding plans. MCP will:

- Determine current costs for each participating PSAP
- Total cost for a host regional 911 call-taking/dispatch PSAP including:
  - The proportionate share for each partner
  - Both one-time and reoccurring costs are associated with the best alignment of the following:
    - Equipment
    - Systems
    - Staffing
    - Scheduling
    - Supervision
    - Management
    - Operation configuration
    - Governance
    - Legal factors involved in consolidating dispatch communications
    - Thorough discussion and cost impacts of the site and physical plant development, including all related infrastructure, shall be included
- Explore human resource costs, including the impacts on:
  - Organizational structure
  - Salaries and benefits
  - Seniority
  - Collective bargaining

Capital impact costs are vital to informed planning and decision-making during planning. MCP will:

- Capture transitional and impact costs, review those costs, and make cost-sharing recommendations
- Identify high-level costs to include considerations for:
  - 911 system
  - Radio
  - Computer-aided dispatch (CAD)
  - Other systems

The need for a cost-sharing model that is recognized and mutually accepted to cover these costs is critical. Interviews with additional stakeholders may occur if the MCP/project team deems it necessary.

Identifying a funding method for a regional communication center is a complicated issue. MCP will provide:

- Educational material to the client on various funding and cost-sharing models that MCP has observed being successful in other regional environments. Up to three models can be selected that are deemed feasible for analysis.
  - Additional cost-sharing and funding models can be assessed for an additional fee.
- Recommendations that develop new or enhance current cost-sharing models that may be in place.
- Rough order of magnitude (ROM) values one-time impact and recurring costs, including overhead and capital improvement costs, based on current knowledge of the economy and operating environment.

The level of detail that MCP can provide is highly contingent upon the quality of the financial and operational data the City and any other participating agencies can provide. Values provided are for budgetary purposes only and will likely change based on final decisions made by the City and participating agencies during the development of an implementation plan.

Human Resources and Personnel Management

It is MCP's experience that integrating human resources is often one of the most challenging aspects to address from the perspective of affirming that potential participants and users are satisfied with the outcome. MCP will assess the current environment and provide a suggested path for human resource integration and compensation.

Operations

PSAP Standard Operating Procedures

Based on industry standards and best practices, MCP will guide the development of effective SOPs for call-taking (emergency, non-emergency, administrative), law enforcement, fire/rescue, and EMS dispatch, and coordination with tertiary services, e.g., animal control and emergency management. MCP will then make recommendations to promote opportunities for consistency and standardization in incident management.

MCP agrees with the management philosophy of "what gets measured gets done." Establishing performance metrics is key to successfully measuring service levels and PSAP operations. This is vitally important post-operational change. MCP will work with the City to set metrics based on industry best practices and call-processing objectives. Some metrics may be incorporated into job performance measurements and even employee job descriptions.

Non-Dispatch Tasks

Non-dispatch-specific tasks are often overlooked in these initiatives—and yet often create roadblocks to success. MCP will assess the agencies' involved expectations and determine options, as applicable, for identified non-dispatch tasks. It is recognized that the functions are important to the respective agency, but incorporating certain tasks into the new operational model may not be the most appropriate decision. MCP will identify any non-dispatch functions currently performed and their impact on service-level models.

Workforce Staffing and Scheduling

Analysis of workforce staffing and scheduling is important to promote proper projection of future staffing needs of the organization. MCP uses an industry-accepted staffing formula configured based on industry standards to generate these projections. MCP applies a significant knowledge of industry best practices for PSAPs to form a

robust operations perspective—including support personnel such as training, quality assurance, and technologists.

MCP understands that many public safety agencies struggle to:

Workload and Staffing Concerns

• Maintain adequate staffing levels
  – Shifts are spread over a 24-hour operations window
  – Sometimes resulting in overtime being used to augment staffing
• Operate within budget
• Support employee retention, training, and cross-training

MCP gathers workforce data, analyzes historical trends, and compares these against current data to determine future needs. MCP will project the workload for the PSAP to establish staffing levels using the following data:

- Processing of incoming 911 calls
- Incoming and outgoing administrative calls
- Events dispatched to participating agencies
- Shift relief and other factors that are known to impact staffing

Generally, operational cost benefits are achieved by maximizing staff efficiency in a shared services environment, especially in back-office operations such as administrative support and human resource management services.

MCP will strive to help the City improve its decision-making by investigating predictable call loads by the time of day and the day of the week and then comparing them with acceptable variances in regional dispatch scenarios. Staffing options are recommended after applying a relief-factor formula to provide effective, efficient service delivery to the constituents of jurisdictions served by the City.

MCP uses nationally recognized, formal staffing assessment tools to calculate baseline staffing needs. The approach considers the following:

- Call/incident volume and PSAP-specific data
  - Fixed versus flexible position requirements
  - Shift relief
  - Personnel planned and unplanned leave
  - Attrition
  - State and local mandates

In addition to leveraging the Texas Police Chief Association, Texas Fire Chief Association and other such organizations as resources and references, the recommendation will be compared against operational standards and best practices that are most often used in 911 communications, such as those developed by:

Standards Development Organizations
• National Emergency Number Association (NENA) • Association of Public-Safety Communications Officials (APCO)

Standards Development Organizations
• National Fire Protection Association (NFPA) • Commission on Accreditation for Law Enforcement Agencies (CALEA) • Commission on Fire Accreditation International (CFAI) • Commission on Accreditation of Ambulance Services (CAAS)

If the findings support a change in the service delivery model, MCP will propose various staffing models for consideration and make recommendations that:

- Assist in projecting the number of PSAP telecommunicators (call-takers, dispatchers, and supervisors) required to answer and dispatch emergency and non-emergency incidents efficiently
- Provide an estimate of the number of:
  - Line, supervisory, administrative, and support staff needed to operate adequately given the:
    - Realities of current and anticipated call volumes
    - Demands on PSAPs in an environment of rapidly evolving technology, standards, and best practices
- Provide recommendations as to whether the best solution would be to use a combination of call-takers and dispatchers or to utilize fully cross-trained dispatchers
- Provide recommendations for staffing based on projected growth – 5, 10, and 15 years out

Identify organizational roles to be considered:

Organizational Roles	
• Administrative • Management • Supervisory • Technical support • Quality assurance	• Training • Clerical/secretarial needs • Facility support needs • Organizational staffing chart • Number of employees to staff the center

Quality Assurance

MCP understands that the quality assurance (QA) and quality improvement (QI) processes for 911 communications, EMS, fire/rescue, law enforcement, and the system are important to the agencies' success and the care their personnel provide. As it would impact service delivery metrics, MCP will:

- Evaluate the current incident-complaint resolution process
  - How the complaints are received and evaluated
  - How the results are communicated back to the citizens or field units who filed them

Call Processing

The call-taking and dispatching methods utilized are key to determining the efficiency and effectiveness of 911 operations. The goal is to increase efficiency while maintaining a high level of service; this will be paramount

when making recommendations regarding pursuing an independent PSAP operation, especially a regional operation. MCP will:

- Evaluate the current operational processes
- Provide recommendations regarding changes that will result in greater effectiveness and efficiency

Projections shall consider population trends and other known factors that affect 911 call volumes and public safety radio traffic.

Call Processing
• Abandonment • Non-emergency line call wait time • 911-line call wait time • Pick-up to queue • Queue to dispatch   – Total call processing times

Technology and Systems in Use

While technology is not often a significant roadblock, it is certainly MCP's experience that technology and its related infrastructure and applications are important factors to be assessed and considered during the benchmarking process. No entity wants to strand an investment, particularly a significant capital investment, so appropriate planning is required.

MCP anticipates reviewing existing technology and facilities in the PSAP and discussing with the project team the current upgrade and replacement plan to gain an understanding of the current projects started and future projects planned.

The audit inventory and assessment will focus on operations, hardware/software, maintenance, expected upgrades, redundancy, ownership, and financing for the systems in operation, including but not limited to the following:

Technology and Systems in Use
• CAD • Records management system (RMS) • RMS/mobile data interfaces • Mobile data field reporting • Voice and data radio infrastructure • Call-handling equipment (i.e., NG911, E911[1]) • Geographic information system (GIS) • Logging recorders • Links to local, state, and federal computer systems and crime-information databases

[1] Next Generation 911, Enhanced 911

Technology and Systems in Use
• Interoperability with stakeholders and other agencies • Telephonic and network infrastructure to include capacity for incoming and outgoing communication • Cybersecurity

MCP will determine technology impacts, including high-level costs. MCP will also analyze regional interoperability to determine how mission-critical systems and technology integrate with existing systems, software, and technologies.

Once the stakeholders have agreed on the support systems' operational requirements, MCP's technical experts will review the existing infrastructure and determine whether some parts can be adapted to fulfill the mission.

Future Projections

MCP analyzes the region's population against the total number of incoming calls and incidents to derive an average number of calls and incidents per person. Identifying the averages per person enables MCP to predict future workload and staffing requirements for the potential service delivery structures. Estimates will be calculated for current operations and five years after the change.

The level of detail that MCP can provide is highly contingent upon the quality of the data that the City can provide and participating agencies.

Future Projections/Recommendations for a Minimum of Five Years

• Projected incremental workload volumes
• Immediate or future:
  – Staffing changes
  – Future technology/equipment changes
• Funding

Analysis Summary

By leveraging MCP's assessment tools combined with the game board approach to focus on operational, technology, and cost efficiencies, recommendations will be made to improve emergency response outcomes.

MCP's recommendations and analysis will bring industry standards to bear and will be based on MCP's knowledge of best practices.

As a result of the benchmarking completed through the data-gathering process, MCP expects to have sufficient information to formulate a ***public safety communications service delivery evaluation***.

MCP will take the results of the qualitative and quantitative analysis, develop a draft report outline, and review it remotely to promote continued alignment of expected items and sections of the report to be covered. Also, any remedial data collection will be scheduled/completed as the outline is reviewed and revised.

MCP will take the approved outline and highlight preliminary findings and initial recommendations. MCP will review preliminary findings with the City. A conceptual public safety communications service delivery evaluation

outline that will provide a baseline of the current operations and actionable recommendations to drive the agencies collectively forward is as follows.

- Executive Summary
- Introduction
- Methodology
- Case for Change
- Service delivery evaluation
  - Conceptual Governance and Organizational Structure
  - Personnel and Workforce Forecast
  - Facilities
  - Technology
  - Funding and Cost-Sharing Models
  - Timeline
- Conclusion
- Appendices
  - Priority Recommendations

Deliverables:

- Client preliminary findings briefing via video conference platform
- Review of draft report outline via video conference platform

Phase 4: Delivery and Presentation of Report



MCP will compile the qualitative and quantitative data collected during the data collection, discovery, and information-gathering activities into a high-level road map, with emphasis on governance, funding, technologies, and operations, and provide a final report that addresses the feasibility of creating an independent PSAP that will provide call handling (emergency and non-emergency) and dispatch services to the City of Celina police department and fire department, and potentially other internal (city) and external partners in the region.

Considering the current governance structures and understanding the desired outcome from the City's officials will enable MCP to provide recommendations regarding the feasibility of operational models that will be financially sustainable and support successful migration to newer technologies, which, most importantly, improve emergency response outcomes.

The evaluated data and requirements identified by stakeholders will be incorporated into MCP's report development process as highlighted in the table below:

Table 1: Report Development and Delivery Process

Item	Description
Interim Findings Briefing	• Compile preliminary findings and brief the City's project team • Obtain answers to decision points that will impact final recommendations • Reaffirm alignment with the City's expectations for the final public safety communications service delivery evaluation
Draft Report	• Compile and review the draft service delivery evaluation • Answer questions and clarify recommendations and findings in the service delivery evaluation • Provide a draft public safety communications service delivery evaluation to the City for feedback
Final Report	• Incorporate the City's changes or clarifications into the service delivery evaluation • Provide the City with the final version of the public safety communications service delivery evaluation
Presentation	• Make one onsite presentation to the City • Address any final questions or clarifications

The final report will provide a ***baseline*** of current operations and recommendations for a future operational state.



Deliverables:

- Draft Public Safety Communications Service Delivery Evaluation
- Final Public Safety Communications Service Delivery Evaluation
- One in-person presentation to key stakeholders

Expectations and Assumptions

The following information the agency project lead will provide fosters MCP's understanding of scope expectations. Project data assisted in developing the tasking, estimating the level of effort, and creating the project schedule for the scope of work SOW. As a result, MCP anticipates the project will require the level of effort outlined below.

- A step-by-step review of the SOW will be conducted during the project initiation meeting. Any updates or changes from the initial SOW described in this proposal will be documented for mutual agreement and to allow for clarification of expectations to be addressed in the deliverables. In the event the requested changes increase the level of effort originally agreed upon and, if the parties agree the changes cannot be absorbed in the original pricing, MCP will provide the pricing for those changes.
- The MCP team proposes to be onsite for up to **three days** to initiate the project, collect data, and conduct interviews, focus groups, and observations.

- The City will provide a list of stakeholder agencies to be interviewed and assist with scheduling interviews.
- Bi-weekly, remote, 30-minute project progress calls with MCP's PM will occur through the original project schedule end date.
- Up to three funding and cost-sharing models deemed feasible for analysis will be assessed, with additional cost-sharing and funding models being accommodated for an additional fee.
- The compensation review is limited to the participating agencies, PSAP(s), and MCP's current industry knowledge.
- The facilities assessment is a high-level targeted assessment based on staffing projections and future growth. A more comprehensive programming study would require additional tasking.
- MCP will submit an initial draft report in electronic (PDF) format to be delivered to the project core team for review and feedback.
- Two 2-hour remote report review sessions will be held with the stakeholders participating in the review, MCP's PM, and applicable SMEs.
- The MCP PM will provide one onsite presentation to the key stakeholders as applicable during a regularly scheduled or special meeting.

MCP uses a risk management matrix to identify and monitor risks impacting scope, schedule, budget, and quality of deliverables. If risks to the project are identified, MCP will initiate discussions with the City to establish whether a change order is required and, if so, develop the content. Extension of the level of effort beyond these assumptions not resulting from the actions of MCP will result in a conversation between MCP and the City to evaluate the level of effort and cost to the project.

Optional Services



Initiation of optional services Phases 5 and 6 are conditional and will only be executed upon receipt of written approval of notice to proceed. If implementation plan development and/or execution oversight is desired, before initiation of each phase, a scope of work based on the Public Safety Communications Service Delivery Evaluation content and, subsequently, the implementation plan content will be developed and presented to the City, along with pricing for approval.

Similar to the initial kickoff, MCP will conduct a phase kickoff to align the previous work with the objectives and expectations.

If, upon review of the Public Safety Communications Service Delivery Evaluation, the City commits to moving forward.

Phase 5: Implementation Plan

MCP will continue to work with the City stakeholders to create an implementation plan based on the new desired operating model. MCP's expertise spans the entire emergency communications ecosystem, thus enabling us to

provide a 360-degree perspective of each PSAP's capabilities and how the independent entities might work together to deliver life-safety communications services in the future. We expect to have sufficient information to support the development of a practical, executable plan. MCP approaches the service delivery structure process to achieve a successful and seamless integration of multiple organizations.

As such, MCP will support the project leaders in developing a plan specifically designed to meet the City's and participating agencies' needs. To promote project success, MCP suggests the plan:

- Addresses the elements researched during the benchmarking phase and documented in the future state of the service delivery evaluation
- Outlines the tasks and subtasks required
  - Include a project schedule and resources needed to achieve a successful operating model

No one element stands alone in defining a path forward. Every system or subsystem is influenced and impacted by operational processes, management approaches, other systems and subsystems' performance, policy, governance, and fiscal factors. MCP will work with staff to prioritize the operational elements during the plan's development.

The plan will be developed to mitigate, to the extent possible, potential risks to public safety services during the final migration. The goal is to achieve a smooth and effective migration. The details will layout a general schedule, as applicable, for:

- Facility migration
- Operations migration
- Systems implementation
- Training

Responsibilities are developed using a migration matrix, and assignments are made for the migration team and the stakeholders required to participate, including:

- Elected officials
- PSAP staff
- Emergency responders
- Vendors/contractors
- Systems support providers
- IT staff
- GIS/CAD/RMS administrators
- Radio services



Deliverables:

- Draft Celina Regional Communications Implementation Plan
- Final Celina Regional Communications Implementation Plan
- One in-person presentation to key stakeholders

Phase 6: Plan Execution Oversight

The final phase is the execution of the implementation plan.

During implementation, MCP will work with the agencies' stakeholders to perform tasks as specified and manage timelines and budgets appropriately.

Similar to the initial kickoff, MCP will conduct a phase kickoff to align the previous work with the objectives and expectations.

During implementation support, MCP will provide our expertise as requested to coordinate the successful execution of the implementation plan to create an independent organization. This effort may include implementation management, technical support, and vendor oversight, if applicable, of related tasks to support the timely and effective integration.

Below are some of the specific tasks and areas of support MCP may provide during this phase:

- General operational implementation consultation
  - Governance development support
  - Policy and procedure review support
  - Staffing and compensation
  - Training and QA support
  - Operational components development
  - Non-core functions considerations development
  - Collective bargaining agreement (CBA) navigation
  - Decision support for workflow process for warrant and validations process
  - Continuity of operations (COOP) plan update support
  - Follow-up on operational component decisions (protocol usage, training, etc.)
  - Operational transition planning and cutover to the new center support

- Project management oversight of:
  - Schedule monitoring and updating; providing and maintaining the risk matrix
  - Participate in project update meetings for users throughout the project, participating in regular project meetings and reviewing monthly status reports for stakeholders
  - Action item tracking
  - Schedule coordination, installation, and integration support between vendors and the participating agencies, if applicable
  - Evaluating operational demarcation points regarding any discrepancies
  - Reviewing final punch list and providing open-item resolution support

Once independently operational, several administrative tasks are required to close the project officially. MCP will conduct a final project closeout with the City. The closeout validates that final documentation is captured and provided to the City and any external agencies with relevant technical considerations. If completed, deliverables for this scope of work would be the successful execution of an implementation plan and final closeout documents.



Deliverables:

- To be determined

Project Team

This engagement will be supported by MCP's more than 200 staff members focused on public safety. MCP's specialized professionals are integral members of our team:

MCP's Specialized Professionals	
• Former public safety communications operations staff, managers, directors, and executives • PSAP operations and sustainability specialists • Facility and staffing experts • Technology, forensic, and policy specialists • Finance and budgeting specialists • Crisis communications experts • Marketing professionals	• Operations and training specialists • Project Management Professionals (PMP) • Emergency Number Professionals (ENP) • Former law enforcement, fire, and EMS • Programming, design, and construction specialists • Recruiting and hiring specialists

MCP will support this project with 100% internal staff to protect the City from the risk of 1099 staff or subcontractors that could delay project initiation and delivery or create contractual issues over responsibilities. MCP has identified in the figure below the key team members from our staff that we plan to assign to this important project.

Each team member brings a unique skill set and depth of experience. Additional resources and subject-matter experts are also available, as we are a full-service firm focused on all aspects of public safety communications.

Organizational Chart

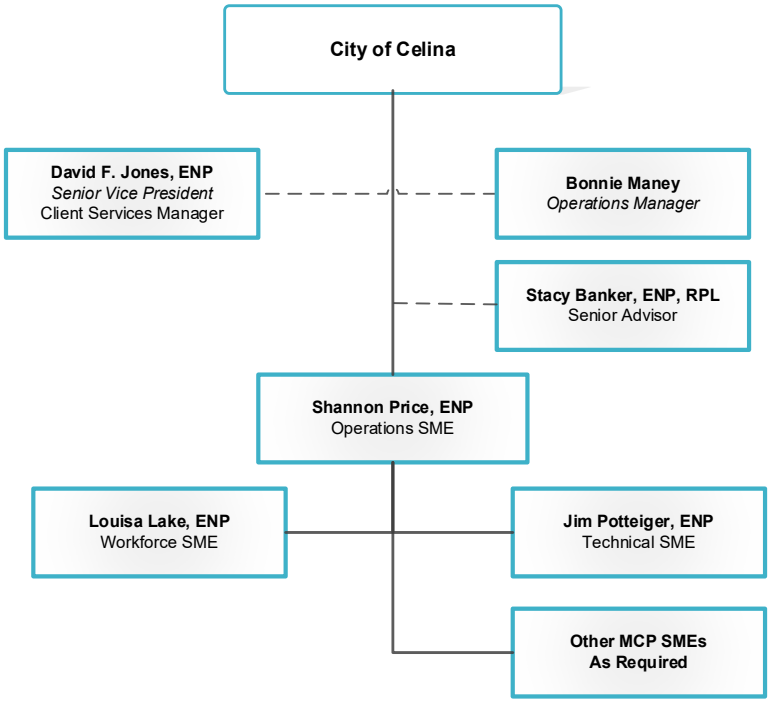


Figure 1: Project Team

Each team member brings a unique skill set and depth of experience in public safety communications service delivery evaluations and regionalization studies. Additional resources and subject-matter experts are also available, as we are a full-service firm focused on all aspects of public safety communications.

Resumes

Resumes highlighting our qualifications and experience performing service delivery evaluations and regionalization studies are included on the following pages.

David F. Jones, ENP

Co-Founder, Senior Vice President of Strategic Accounts, Mission Critical Partners

David provides executive-level consultative services and expertise on matters related to NG911, government affairs, public policy and legislation. He is an internationally known subject-matter expert on 911, NG911 and emergency services. He has advocated for emergency services-related issues throughout North America, as well as in Asia, South America, and Europe. While serving as president of NENA, he testified before the United States Senate Commerce Committee on issues on 911 and next-generation telecommunications networks. David was among the first in the nation to be certified as an ENP and has more than 25 years of experience in the public sector, having administered, directed, managed and operated emergency service agencies and 911 departments. Areas of specialization include:

- Client management ensuring client expectations are met for success
- Program management support and executive-level consultative services

Representative Experience

State/Regional Experience

- Arizona—FirstNet-related support, NG911 planning and implementation, executive-level support
- 9-1-1 Association of Central Oklahoma Governments (9-1-1 ACOG)—NG911 design, acquisition and deployment
- California—Leadership development/NG911 training
- Colorado—911 Resource Center NG911 system review
- Kansas—NG911 support
- Michigan—Public safety broadband
- Minnesota—Statewide 911 implementation, technology support and procurement support
- Nebraska—Public Safety Commission NG911 study, professional general consulting
- New Mexico—NG911 planning and implementation support
- Oklahoma—NG911 support
- Tennessee—Emergency Communications Board technology consulting
- Texas—Commission on State Emergency Communications (CSEC)—ESInet facilitation
- North Central Texas Council of Governments (NCTCOG)—911 master planning, executive mentoring, GIS assessment, NG911 implementation and PSAP feasibility study
- Lower Rio Grande Valley Development Council, TX—NG911 migration support

City/County Experience

- Horry County, SC—911, NG911 and radio support
- Shelby County, TN—911 District
  - Memphis Police Department—CAD consulting, automatic vehicle location (AVL) procurement assistance and radio procurement
- Charleston County, SC—Public safety system review and ESInet
- Calhoun and Talladega counties, AL—Radio system governance and related legislation
- Tarrant County, TX—911 District customer premises equipment (CPE) review and implementation and Regional Interoperability Communications Committee (RICC) study
- Dallas, TX—NG911 system planning/911 CPE replacement
- San Francisco, CA—911 system replacement
- Spartanburg County, SC—Director, Emergency Services – 911, Emergency Management Agency, Fire Marshal, and Emergency Services Training Academy



Industry Experience

39 years

Education

B.A., Political Science, Wichita State University, KS

Certifications

Emergency Number Professional (ENP)

Associations

National Emergency Number Association (NENA)

NENA, President, 2005-2006; Executive Board, 2001-2007

Association of Public-Safety Communications Officials (APCO)

Industry Council for Emergency Response Technologies (iCERT) Executive and Policy Committee

Awards

"Order of the Palmetto," by South Carolina Governor, October 2005. Highest civilian award in the State for "efforts to improve emergency services and communications"

Bonnie B. Maney

Operations Manager, Mission Critical Partners

Bonnie is a leader that understands and represents clients to ensure that services are pertinent to their exact needs. She is a public safety communications SME with extensive experience in PSAP operations, emergency management, project management, regionalization planning and training for federal, state and local public safety agencies. Bonnie is skilled in organizing and facilitating diverse workgroups to define user needs and requirements, as well as in conducting planning and investment justifications.



Industry Experience

32 years

Education

M.S., Emergency Management, Jacksonville State University, AL

B.S., Business Administration, Northwood University, FL

Associations

National Public Safety Telecommunications Council (NPSTC)

National Emergency Number Association (NENA)

Association of Public-Safety Communications Officials (APCO)

NENA—Agency Systems Committee; NG911 PSAP Systems Workgroup

NENA—PSAP Logistics Committee; 911-988 Interactions Workgroup

IJIS Institute – Emergency Communications and Response Advisory Committee (ECR-AC)

Representative Experience

Federal Experience

- U.S. Department of Homeland Security Emergency Communications Division (formerly Office of Emergency Communications) Interoperable Communications Technical Assistance Program (ICTAP)—Developed and managed delivery of contracted services
- National Emergency Communications Institute (NECI)—Developed and delivered public safety communications courses

State/Regional Experience

- Downriver Mutual Aid, MI—Served as senior project manager on a 12 PSAP regionalization study
- Maine Public Utilities Commission, Emergency Services Communication Bureau—Serves as senior project manager to research and report on crisis response services protocols
- Florida Department of Management Services—Serves as senior advisor on PSAP training in cybersecurity, stress management, continuity of operations planning, crisis management and quality assurance/quality improvement
- 9-1-1 Association of Central Oklahoma Governments (ACOG)—Conducted a workforce optimization study of 23 PSAPs
- Arizona—FirstNet planning: coordinated stakeholder workgroups, developed state/tribal education/outreach plan, completed PSAP data collection and helped execute Homeland Security Exercise and Evaluation Program-compliant long-term evolution exercise
- Virginia Department of Emergency Management (VDEM)—Assessed technology requirements to develop a strategic road map and report

City/County Experience

- Portland, OR, Community Safety Division—Serves as senior advisor on an alternative response call allocation and provider staffing study
- Tarrant County, TX, 911 District—Serves as senior project manager on a 32 PSAP regionalization study
- Charlottesville-UVA-Albemarle, VA—Served as senior project manager for strategic planning
- Boston, MA—Serves as project manager for an operational audit of the Boston Police Department's Emergency 9-1-1 Center
- Clay County, FL—Developed implementation plan to consolidate police and fire/EMS PSAPs
- El Paso-Teller County 9-1-1 Authority, CO—Served as operations SME for PSAP consolidation and ESInet study
- San Jose Fire Department, CA—Conducted workforce optimization assessment
- Charlotte, NC—Operationalized and virtualized the Tactical Interoperability Communications Plan (TICP) and developed training to achieve goals

Stacy Banker, ENP, RPL

Operations Domain Leader, Mission Critical Partners

Stacy is a public safety professional with broad project management and subject-matter expertise in public safety emergency communications. She has extensive experience in all facets of PSAP operations, technologies and facilities. Stacy's focus areas include: operations, facilities, technologies, standards and best practices, training, staffing and workforce, standard operating procedures and policies, protocols and call guides, key performance indicators and benchmarking, continuity of operations (COOP) planning, shared services and consolidation.

Representative Experience

Federal Experience

- Department of Homeland Security/Federal Emergency Management Agency (DHS/FEMA) Chemical Stockpile Emergency Preparedness Program (CSEPP)—SME support for facilities, technology, infrastructure, operations and sustainability

State/Regional Experience

- 9-1-1 Association of Central Oklahoma Governments—Supports an operational efficiency study involving 21 PSAPs in the region
- Nebraska Public Service Commission, Operations Working Group—Supports the working group in various public safety initiatives, including COOP planning
- Nebraska Public Service Commission, Training Working Group—Supports the working group in developing statewide minimum training requirements
- North Carolina—Served as project manager of 126 PSAP assessments
- Illinois—Served as executive leader in several consolidated PSAPs that all involved significant redevelopment initiatives related to technologies, facilities and operations

City/County Experience

- Pitkin County, CO—Served as project manager for PSAP assessment and strategic visioning session
- Rockwall, TX—Supported and managed a resiliency study for the city's multi-jurisdictional consolidated PSAP and infrastructure
- Charlotte, NC—Supported a consolidation feasibility study and comprehensive financial analysis
- Adair, Carter and Delaware counties, OK—Served as project manager and supported multiple consolidation feasibility studies
- Boone County, MO—Served as project manager for a workforce optimization study
- Perry County, MO—Served as project manager of a consolidation implementation plan to consolidate county and city PSAPs and supported new facility programming
- Nez Perce County, ID —Served as project manager for a consolidation implementation plan
- El Paso-Teller County 9-1-1 Authority, CO—Supported a multi-jurisdictional consolidation feasibility study
- Tarrant County 9-1-1 District, TX —Supports a regional consolidation feasibility study
- Jasper County, MO—Served as project manager for a staffing and compensation study

Additional Experience

- Managed national standards and best practices initiatives for APCO International
- Authored and contributed to numerous publications related to emergency communications



Industry Experience

35 years

Education

MBA with focus in Public Administration, Keller Graduate School of Management, IL

MPA, Columbia Southern University, AL

Certifications

Registered Public Safety Leader (RPL)

Emergency Number Professional (ENP)

Center Management Certification Program (CMCP)

National Incident Management System (NIMS)

Associations

Association of Public-Safety Communications Officials (APCO)

National Emergency Number Association (NENA)

Shannon Price, ENP

Communications Consultant, Mission Critical Partners

Shannon has extensive experience and skills in public safety communications and uses them to make a positive impact. Her professional background includes years of experience in emergency communications, including nine years as an emergency telecommunicator and 15 years as a public safety dispatch director. Shannon is equipped with a successful record in developing and implementing programs and hardware/software solutions to support operations and enhance service delivery. She is a highly effective administrator with a proven ability to lead high-performing teams. Shannon's skills include:

- System and Operational Assessments
- Strategic Planning and Implementation
- Budgeting/Financial Management
- Policy and Procedure Development

Representative Experience

Public Safety Communications Experience

- Provided management and leadership to the public safety dispatch department to ensure the team provides superior service to citizens and field responders
- Analyzed data to drive staffing, process and technological improvements
- Planned and facilitated innovative projects, including hardware and software implementations, working within the timelines and allocated budgets
- Collaborated across departments and with stakeholders to solve problems and ensure that shared priorities are achieved
- Directed departmental activities and response during emergency operations activations and liaised with the emergency operations center
- Drove change management and gain buy-in on department initiatives using strong leadership and interpersonal skills
- Developed and implemented policies and procedures
- Evaluated performance and promoted continuous improvement and growth



Industry Experience

25 years

Education

B.S., Criminal Justice, Texas A&M Corpus Christi

Certifications

Emergency Number Professional (ENP)

Texas Commission on Law Enforcement (TCOLE) Master Telecommunicator

Associations

Association of Public-Safety Communications Officials (APCO)

National Emergency Number Association (NENA)

Louisa Rand Lake, ENP

Public Safety Consultant, Mission Critical Partners

Louisa is a public safety consultant and technical editor, having transitioned after many years and multiple roles in a PSAP. She has extensive experience in communications center operations, policies and procedures, staffing, quality assurance/quality control, protocol usage and training. Louisa is a NENA instructor for communications center staffing and policy development. Her areas of specialization include:

- PSAP operational assessments to assure standards and best practices alignment
- Staffing studies
- Assessment of policies and procedures to determine any deficiencies
- PSAP accreditation through the Commission on Accreditation for Law Enforcement Agencies (CALEA)
- Grant application writing

Representative Experience

Consultant Experience

Completed operational analyses of 911 communications centers, including staffing and policies and procedures, quality assurance/quality control, training, supervision, call take and dispatch procedures, protocol usage, hiring and retention practices, salary reviews and consolidation initiatives.

State/City/County Experience

- Maryland—Statewide Staffing Study
- North Carolina—Franklin, Mitchell, Richmond, Yancey, Wayne and Martin counties, and Charlotte
- Delaware County, OK
- Contra Costa County, CA
- Horry County, SC
- Boston, MA
- Frederick County, VA
- Prince George's County, MD
- St. Mary's County, MD
- Harford County, MD
- Alexandria, VA
- Pueblo County, CO
- Williamson County, TX

Technical Editor

Edited reports, documents, correspondence, and presentations; performed quality assurance/quality control on reports and projects

Federal/State/City/County Experience

- Federal Emergency Management Agency (FEMA), Chemical Stockpile Emergency Preparedness Program (CSEPP)
- National Highway Traffic Safety Administration (NHTSA) National 911 Program
- National Association of State 911 Administrators
- Nebraska
- Arizona
- Tennessee Emergency Communications Board



Industry Experience

33 years

Education

B.A., Biology,
St. Andrew's
Presbyterian College, NC

Certifications

Emergency Number Professional (ENP)

Incident Command System (ICS) 100, 200, 300, 400, 700, 800

International Academies of Emergency Dispatch (IAED)

- Emergency Fire Dispatch (EFD)
- Emergency Police Dispatch (EPD)
- Emergency Medical Dispatch (EMD)

Associations

National Emergency Number Association (NENA)

NENA Instructor

James R. Potteiger, ENP

Senior Technical Consultant, Mission Critical Partners

James is a detailed-oriented and results-driven management professional with extensive experience working with and supporting top management positions in departments managing emergency operations and strategic plans and overseeing all data gathering and statistical analysis. He possesses a unique combination of education, expert knowledge, skills and experience in the areas of emergency operations management, technology management and information systems management. James is an energetic team player and has acted as a subject-matter expert (SME) in an advisory capacity. As a project manager, he has successfully implemented several large-scale, agency-specific and multiagency projects, promoting cooperation and collaboration to the mutual benefit of all parties.



Industry Experience

35 years

Certifications

Maryland Fire and Rescue, Fire Officer III, Fire Service Instructor II

Maryland Instructor Certification Board – Fire/EMS/Rescue Instructor

Motorola Radio Manager

Motorola Radio Central and Command Central

CAD System Administrator

Geographic Information Systems Technician

Emergency Number Professional (ENP)

CJIS Level 4

Lean Basic

Associations

Association of Public-Safety Communications Officials (APCO)

National Emergency Numbers Association (NENA)

Motorola – Maryland Trunked Users Group

Representative Experience

State/Regional Experience

- District of Columbia Homeland Security and Emergency Management Agency (HSEMA)—Project management and technology/communications consultant on an EOC construction project
- Maine Public Utilities Commission, Emergency Services Communications Bureau—Project team member researching and reporting on protocols for crisis response services

City/County Experience

- Frederick County, MD—Project manager and fire/EMS SME for CAD, law records management system (RMS) and jail RMS procurement and implementation
- Philadelphia, PA—CAD procurement and implementation
- Gahanna, OH—CAD and law RMS procurement
- Perry County, MO—Technology assessment and consolidation plan development for a multiple PSAP consolidation project
- Baltimore City, MD—Project manager for multiagency CAD system procurement and implementation
- Talbot County, MD—Project manager for a CAD system procurement
- Modesto, CA—Technical advisor for a technical assessment and implementation plan development of a police PSAP relocation
- Houston, TX—Fire/EMS SME for CAD system procurement
- Clark Regional Emergency Services Agency (CRESA), Clark County, WA—Technology and facilities SME for service, staffing and infrastructure assessment
- Coweta County, GA—Project manager for CAD system procurement
- City and County of Denver, Department of Public Safety—Fire/EMS SME for public safety technology assessment and strategic planning report and CAD procurement
- Portland, OR—Fire/EMS SME for call allocation and staffing study

Additional Experience

- Deputy Chief of Information Technology and Communications for a large city fire department
  - Handled multiple fire department roles and led the agency during:
    - Response and recovery efforts because of a citywide cyberattack
    - COVID-19 crisis required the implementation of multiple technologies to support a new work environment
    - 2016 civil unrest
    - Multiple major incidents, such as train derailments, blizzards and hurricanes

Experience

Mission Critical Partners is the largest independent services provider in the public safety sector, capable of providing a vendor-neutral, third-party view into clients' technology and operations. MCP brings the qualifications, experience and depth of a nationwide firm with the customer service and responsibility of a local company. MCP is uniquely positioned to support the City of Celina (City) on this engagement:

- ***State of Texas Experience:*** We have completed more than ***175 projects in the State of Texas,*** giving us a strong understanding of state policies and regulations.
- **Track Record of Success:** MCP has executed over ***3,200 public safety and information technology projects*** across the United States for similar agencies.
- ***Expertise and Qualifications:*** MCP has more than ***157 subject matter experts*** with experience covering public safety, dispatch services, information technology, data integration, lifecycle management and criminal justice.
- ***Proposed Project Team:*** MCP's proposed project team collectively brings more than ***200 years*** of consulting experience to this engagement. Additional information on our team is included in the Resume section of our response.

Texas Experience

MCP has supported more than 175 projects in the State of Texas. As a result of work within the State, MCP brings a strong understanding of local and state regulations, standards, and procedures. Listed below are clients we have served for those projects.

Texas Clients		
• Allen, City of • Aransas County • Amarillo, City of • Ark-Tex Council of Governments • Arlington, City of • Austin, City of • Baylor Scott & White Health • Bell County • Bexar County • Bexar Metro 9-1-1 Network District • Brazos County 911 District • Brazos Valley Council of Governments (BVCOG) • Burleson, City of • Cameron County • Capital Area Council of Governments (CAPCOG) • Central Texas Council of Governments (CTCOG)	• Collin County • Fort Bend District Court • Fort Worth, City of • Garland, City of • Golden Crescent Planning Committee • Grand Prairie, City of • Greenville, City of • Harris County • Harris Fort Bend Emergency Services District #100 • Hays County • Highland Park, City of • Highland Village, City of • Heart of Texas Council of Governments (HOTCOG) • Houston-Galveston Area Council (H-GAC) • Houston Public Works • Jackson County • Jim Wells County	• Midland, City of • Montgomery County • Montgomery County Emergency Communications District • Montgomery County Hospital District • New Braunfels, City of • North Central Texas Emergency Communications District (NCT9-1-1) • North Central Texas Trauma Regional Advisory Council • North Texas Emergency Communications Center (NTECC) • North Texas Tollway Authority • Parker County • Plano, City of • Potter Randall County • Rockwall, City of

Texas Clients		
• Commission on State Emergency Communications (CSEC) • Cooke County • CPS Energy • Dallas, City of • Deep East Texas Council of Governments (DETCOG) • Denco Area 9-1-1 District • Denton, City of • East Harris County Emergency Services • East Texas Council of Governments	• Kaufman County • Klein Independent School District • Lake County • Lancaster, City of • Laredo, City of • Leander, City of • Leon County • Liberty, City of • Lower Rio Grande Valley Development Council • Lubbock County • Mesquite, City of	• San Antonio, City of • Southern Methodist University • Tarrant County • Taylor, City of • TriCOG (BVCOG/CTCOG/HOTCOG) • Texas Department of Public Safety (DPS) • Terrell, City of • Travis County • University of Texas, Austin • West Texas Regional Consortium • Williamson County

Representative Project Experience

MCP's proven success record with key service delivery elements is detailed on the following pages.

North Central Texas Emergency Communications District (NCT9-1-1)

Comprehensive Next Generation 911 Services

Challenge: In August 2009, the 911 Program of the 16-county North Central Texas Emergency Communications District (NCT9-1-1) embarked on a long-term strategic initiative to plan, fund and manage NG911 services. During the initial phases, Mission Critical Partners worked closely with the team to provide thorough due diligence, a conceptual IP NG911 network design, and the development, distribution and evaluation of i3 Functionality and IP Network Facilities Request for Proposals.

The Council is currently engaged in the third phase of the project. This phase focuses on improving network/Customer Premise Equipment redundancy, supporting state-level NG911 projects, strategic planning, and leading the industry to advance functionality development and deployment of NG911 functionality to serve NCT9-1-1's jurisdiction.

Solution: To help NCT9-1-1 achieve Phase III objectives, the Council has again retained MCP and is working with them to:

- Develop and manage a multi-year strategic plan encompassing all 911 Program departments
- Document and contract manage the implementation of new 911 call-handling equipment
- Create a transition plan to guide the transition to an IP-selective router
- Manage the implementation of i3 Features and Functions of NG911
- Document and manage pilot projects for advanced location and additional data sources
- Create a project plan for key GIS and Data Team program initiative
- Provide leadership development for the Council management team

Key Result: Since the project's inception, MCP managed the design and implementation of the local IP network, including all related procurement efforts; completed the initial regional consortium by-laws and management documents; and developed a process to guide ongoing support of the multi-year 911 Program Master Plan to guide long-term efforts. The team continues to work closely with NCT9-1-1 to help them meet additional project objectives in the transition to full NG911.

Project Length: 12 Years

Project Dates: August 2009 to Present

Population: 1.7 Million (2021)

Nearest MSA: Dallas-Fort Worth-Arlington, TX

Contact:

Christy Williams, ENP
Chief 911 Program Manager
817.695.9204
cwilliams@nctcog.org

"More than a consultant, I consider MCP my partner in public safety. I value the contribution they make to my team and appreciate the wide variety of experiences that I get from their staff. MCP understands the needs and goals of my agency, and they provide us with tools to help achieve excellence. They are making the transition to new technology and operations a bit easier to forge as we move into the Next Generation of 911."

- Christy Williams, 911 Program Manager, NCT9-1-1

Tarrant County 9-1-1 District, Texas

911 Customer Premises Equipment Procurement and Consulting

Challenge: The Tarrant County 9-1-1 District (District) planned to migrate to new 911 customer premises equipment (CPE) that would meet current needs, support the migration to next-generation network methodologies and leverage state-of-the-art technology to achieve cost-effective deployment, maximum sustainability and improved functionality for each PSAP in the District. To accomplish this, the District needed a qualified firm to oversee a vendor's qualifications, acquisition and contract negotiations that will perform the service within budgetary timelines.

Solution: The District retained Mission Critical Partners to develop a request for proposal (RFP) for the acquisition and contract negotiations for 911 CPE and services. MCP's support included:

- Technical assistance in developing and drafting an RFP for the procurement of an optimal NG911 system, including all required components
- Conducted "Due Diligence" – a fact-finding through vendor meetings data gathering and assisted in developing a conceptual solution design to support the procurement requirements
- Ensured specifications included all legally mandated scopes of service, such as provisions for special needs populations
- Provided management support during the bid solicitation
- Supported the District in contract negotiations, ensuring the proposed vendor solution met the technical requirements of the RFP and acted as a technical resource to the District

Key Result: MCP utilized the information gathered during Due Diligence to define all technical (CPE and network) requirements and develop a conceptual solution design to support the requirements for procurement.

The Tarrant County 9-1-1 District issued an RFP to solicit bids for the 911 CPE and services in September 2012. MCP worked closely with the District to review the bid responses and to select a qualified vendor. MCP worked closely with the District to develop and execute tests on the vendor's solution, which ultimately failed to meet performance requirements. MCP assisted the District with contract and performance modifications to allow the vendor to substitute an equivalent solution and conducted similar tests on the vendor's replacement solution.

MCP provided oversight and implementation support to the District to conclude the project successfully.

Project Length: 7.5 Years

Project Dates: June 2012 to January 2019

Population: 1.7 Million (2021)

Nearest MSA: Dallas-Fort Worth-Arlington, TX

Contact:

Sherri Decker
Executive Director
817.223.7745
sdecker@tc911.org

City and County of Dallas, Texas

Radio Assessment, Procurement and Implementation

Challenge: The City of Dallas (City) and Dallas County (County) had previously embarked upon two separate radio system replacement projects. They selected Mission Critical Partners to provide consulting and engineering support for their projects.

MCP conducted separate radio needs assessment projects for the City and County and developed conceptual system alternatives with cost estimates. MCP recommended that the City and County consider creating a shared P25 trunked simulcast radio system to eliminate duplication of effort, provide a wider radio coverage area and reduce project costs.

Solution: With the agreement of the City/County (initially under a company acquired by MCP), MCP began developing a competitive system RFP for procuring a new, shared 700/800 MHz P25 Phase 2 time-division multiple access (TDMA), trunked simulcast radio system. MCP's support included a needs assessment, development of system alternatives and cost estimates (completed):

- Assessed the City/County's current needs, requirements and an existing communication system environment
- Developed several different system alternative configurations for a shared City/County, County-owned P25 trunked radio system
- Delivered a final assessment report outlining findings, recommendations and next steps in the system replacement process

In addition, MCP assisted the City/County with the development of a competitive system RFP, evaluation of proposals and contract negotiations (completed):

- Developed a comprehensive, competitive system specification (RFP) with the City/County
- Prepared, discussed and finalized the draft RFP, which the City's Purchasing Department released
- Prepared a proposal evaluation matrix to facilitate a proper independent evaluation of each vendor's proposal
- Completed an evaluation matrix approved by the City/County team before the receipt of vendor proposals

Key Result: The City/County elected to utilize a competitive system procurement process to achieve significantly better pricing and a better system offering overall.

Upon receiving vendor proposals, the City/County Evaluation Committee, which included MCP personnel, evaluated proposals from two vendors. The vendors were subsequently invited to make oral presentations to the City/County Evaluation Committee, and a structured best and final offer process was utilized to allow the two vendors to submit their best pricing and incentives. The Dallas City Council and Dallas County Commissioners Court presented and approved a recommendation for the award.

The vendor contract was successfully negotiated, and MCP provided consulting support for system implementation, acceptance testing and cutover.

Project Length: 16 Years

Project Dates: January 2007 to December 2022

Population: 2.61 million (2020)

Nearest MSA: Dallas-Fort Worth-Arlington, TX

Contact:

CJ Holt
Manager, Radio Network, Communications and Information Services
214.670.797
Cj.holt@dallascityhall.com

Collin County, Texas

New Shared Nine-Site 800MHz P25 2TDMA Simulcast Trunked Radio System

Challenge: Collin County (County) and 30 other public safety agencies within the County sought to develop and fund a new shared countywide trunked radio system to support all County agencies and their project partners.

Solution: Mission Critical Partners was selected to support the County. MCP's support included:

- Needs Assessment, Development of System Alternatives Cost Estimates
  - Conducted a needs assessment to identify needs and requirements
  - Developed several conceptual system replacement alternatives and budgetary cost estimates
  - Prepared assessment report with findings and recommendations
- Development of System RFP, Evaluation of Proposals, and Contract Negotiations
  - Developed a competitive system RFP for release to the vendor community with the County and its partners
  - Assisted the County and partners in assembling a Proposal Evaluation Committee
  - Assisted the Proposal Evaluation Committee in evaluating both Motorola and Harris proposals
- System Implementation, Acceptance Testing, and Cutover
- Provided project implementation support
  - Supported System Acceptance Testing program and final system cutover

Key Result: MCP provided contract negotiation assistance, and the Commissioners' Court approved the contract for a radio vendor in December 2016, with a system cost of $10,000,000. MCP assisted the County in developing all of the Inter-Local Agreements for using the different tower sites in municipalities across the County. This also included negotiating the shared use of an existing master switch. MCP provided implementation support, including site installation inspection, punch list item resolution, and vendor contract monitoring. We supported functional system acceptance testing and coverage acceptance testing. The County successfully transitioned from its 800 MHz analog Motorola system to its new P25 2TDMA Simulcast Trunked Radio System in February 2021, and MCP continues to provide vendor management support.

Project Length: 7 Years

Project Dates: July 2015 to Present

Population: 1.01 million (2020))

Nearest MSA: Dallas-Plano-Irving, TX

Contact:

Pam Palmisano,
Collin County Sheriff's Office
972.547.5110
ppalmisano@co.collin.tx.us

City of University Park and Town of Highland Park, Texas

Radio Assessment, Procurement and Implementation



Challenge: The City of University Park and the Town of Highland Park (Park Cities) sought professional consulting support to explore developing and implementing a new land mobile radio communications system to support current and future needs. Given the proximity of the two communities and the high level of radio interoperability required between their public safety agencies, the Park Cities also identified the need to consider the possibility of a shared system.

Solution: Mission Critical Partners was selected by the Park Cities to provide a three-phase approach (assessment, procurement and implementation) to support achieving the project's objectives. MCP's support included:

- Radio Assessment
  - Reviewed the existing radio infrastructure, tower sites and other existing facilities that could be possibly considered in future system configurations to help reduce system costs
  - Reviewed potential partnering opportunities available to the Park Cities by neighboring agencies such as the City of Dallas; Dallas Area Rapid Transit (DART); Garland, Mesquite, Rowlett, and Sachse (GMRS); and others to determine whether would be better for the Park Cities to build their system
- System Procurement
  - Developed a competitive RFP based on the needs and requirements identified in the needs assessment
  - Reviewed vendor proposal evaluations, vendor selection and contract negotiation support with the selected vendor
  - Worked with the Park Cities to develop a "system requirements" document to be provided to the incumbent system provider and will help obtain the most economical solution that meets the Park Cities' identified needs
- System Implementation
  - Currently providing system implementation and system acceptance testing support, including:
    - Participating in the detailed design review process
    - Overseeing the system implementation
    - Working with the Park Cities to complete final acceptance of the new system

Key Result: MCP conducted the initial assessment report and provided procurement support to the Park Cities. MCP's recommendations identified options for a system capable of supporting long-term interoperability with its neighboring agencies now and in the future. The report also took into consideration new systems being deployed in the area. System aspects reviewed included radio system RF coverage and the solution's ability to meet the interoperability requirements of the different departments and the functional operating requirements of the Park Cities.

MCP continues providing implementation support for the new 700 MHz trunked simulcast system.

Project Length: 6 Years

Project Dates: June 2017 to Present

Solutions Provided:

Radio Assessment

System Procurement

System Implementation

Population: 34,142 (2020)

Nearest MSA: Dallas-Fort Worth-Arlington, TX

Contact:

Paul Sandman
Director of Public Safety - Town of Highland Park
214.559.9357
psandman@hpdps.org

City of Garland, Mesquite, Rowlett and Sachse, Texas

Simulcast Trunked P25 Radio System Assessment, Procurement, and Implementation

Challenge: Mission Critical Partners has supported the City of Mesquite in the planning, development, procurement, and implementation of its first 800 MHz trunked radio system for all City departments. Several MCP personnel have provided consultative support to the City's radio operations for over 30 years. When the City recognized the need to upgrade and replace its aging LMR system, it turned to Mission Critical Partners to support the project.

The neighboring City of Garland also retained MCP to conduct a radio system replacement study for their aging LMR system.

Solution: Mission Critical Partners was retained to support assessing and procuring the City/Coalition's new system. MCP executed the following tasks over two phases of the project:

- Needs Assessment, Development of System Replacement
  - Alternatives and Budgetary Cost Estimates
- Development of a Competitive Request for Proposals, Evaluation of
  - Vendor Proposals
  - Vendor Selection
  - Contract Negotiations
- System Implementation
  - System Acceptance Testing
  - System Cutover

Key Result: Upon completing the assessments and preparing system replacement alternatives, MCP recommended that the two cities develop and implement a single new shared radio system to reduce system costs and duplication of efforts and improve radio communications interoperability between the cities. Both cities agreed, and the project entered the procurement phase.

MCP development a P25 trunked radio system RFP for the new $25 million system. The existing Garland system supported the neighboring cities of Rowlett and Sachse and was included in the planning and procurement of the new system. MCP worked closely with all four cities to ensure their interests were addressed throughout the system procurement and implementation process.

Garland served as the contracting city for the new system. Once the system proposals were evaluated, a vendor was selected, and the contract was negotiated and executed. MCP supported system implementation and acceptance testing.

The new nine-site radio system supports 14 dispatch centers with 53 operator positions and was completed and placed into operation in March 2019. Today, it supports 3,000 public safety and local government radio system users daily

Project Length: 5.5 Years

Project Dates: August 2013 to March 2019

Population: 472,907 (2019)

Nearest MSA: Dallas-Fort Worth-Arlington, TX

Contact:

Jonathan Morgan
IT Operations Manager
City of Garland
972.781.7291
JMorgan@garlandtx.gov

Pricing

Professional services for Phases 1-4, as outlined in the above scope of work, will be provided for a **total fee of $87,819**, including expenses.

Mission Critical Partners proposes to deliver services based on Houston Galveston Area Council (H-GAC) Purchase Contract #HP08-21. An invoice shall be submitted each month and include the percentage of work completed relevant to the fee and shall be reviewed and paid within 30 days of receipt.

MCP recognizes that it is responsible for costs related to travel, housing, transportation, communications devices, and computer equipment. Any additional services contracted in subsequent years will be performed at MCP's then-current fee schedule. Prior to initiating any such additional work, MCP would require a formal letter of authorization from the City of Celina.

Based on the current MCP understanding of what is to be accomplished, the pricing identified above represents an estimate of the work anticipated to achieve project success. MCP's priority is for this project to be successful for the City of Celina.

Pricing Assumptions

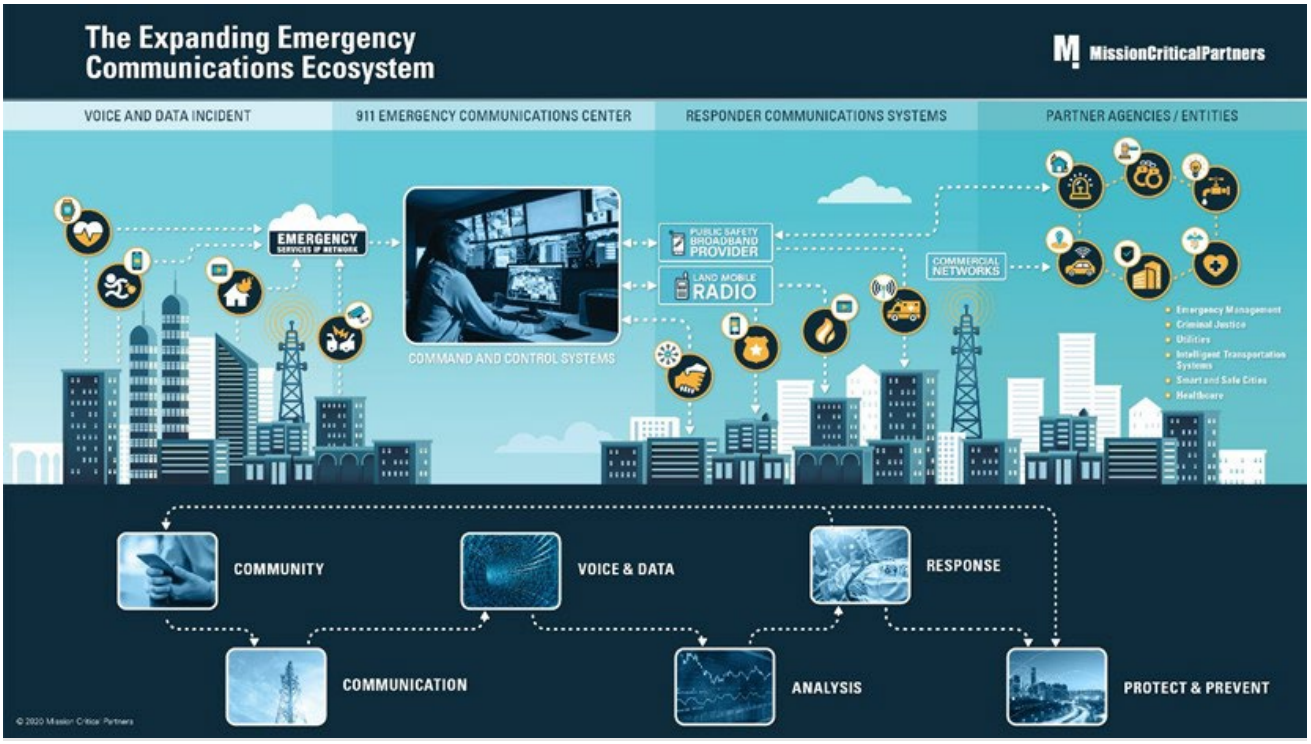
- After 120 days from the submittal date, MCP reserves the right to revisit the scope and pricing with the City to address any potential changes that may have occurred since the submittal that could impact project delivery.

Appendix A: The Public Safety Ecosystem and MCP Service Offerings

Since 911's inception in 1968, public safety officials have continued to leverage technology advancements to make emergency response even more efficient and effective. The counterbalance is these advancements occurred in distinct silos that developed within the emergency communications ecosystem (enhanced 911 service, digital land mobile radio networks, and computer-aided dispatch systems).

Today, we stand on the precipice of another technology transformation like the advent of 911 service. As public safety moves through this transformation over the next several years and beyond, it is critical that the agencies begin thinking of the ecosystem as a holistic network, i.e., a network of networks.

The new public safety ecosystem will interconnect on many levels to enable the smooth flow of critical and relevant data to provide emergency responders with the best information to perform their duties.



MCP can provide the public safety, criminal justice, data integration, network and information technology services required to help agencies start thinking of the ecosystem as a single entity, taking into consideration how each piece will interconnect and interact with the others. With MCP's support, agencies will transition from siloed communication environments to realizing significant improvements in emergency-response outcomes.

MissionCriticalPartners

Service Offerings

MCP specializes in transforming mission-critical networks and operations into integrated ecosystems that improve outcomes in the public safety, courts and corrections, healthcare, transportation, and utility markets.

Consulting

Consultive & Advisory Solutions

Network and 911 Services

Specialties: Next Generation 911, Emergency Services IP Networks, text-to-911, call-handling equipment, cloud applications

- Assessments, procurement and implementation
- Program and project management
- Geographic information systems planning, design, implementation and administrative services

Wireless Communications Services

Specialties: land mobile radio, broadband, microwave alert and warning systems, fire station alerting systems, FirstNet, bidirectional amplifiers

- Master planning
- Project management
- Technical and operational needs assessments and design
- System procurement and negotiations
- Implementation and construction management
- Testing and validation

Operations and Facilities Services

Specialties: computer-aided dispatch, records management, mobile data systems, mission-critical facilities

- Facility planning and construction
- Consolidation and shared services
- Strategic and operations consulting
- Training and professional development
- Technology procurement and implementation
- Continuity of operations planning
- Recruiting and hiring support

Justice, Management, and Technology Services

Specialties: integrated justice, courts, case management, corrections, repositories, and biometric identification systems

- Assessments and data collection
- Strategic planning and governance support
- Business process transformation and systems architecture design
- Financial planning
- Information systems acquisition and procurement
- Implementation and change management support

Cybersecurity & IT

SecureHalo™

Family of Cybersecurity and IT Solutions

- IT and managed security solutions
- Third-party compliance
- Mission-Critical **NetInform®** security and network assessments
- Mission-Critical **NetPulse®** security and network monitoring
- Security training and awareness
- Virtual chief information security officer solutions

Data & Application Integration

DataHalo™

Family of Data Solutions

- **DataLink™** interface solution: business process mapping and design
- **DataSphere™** integration solution: planning, governance and architecture of data-sharing initiatives
- **DataScape™** analytics solution: powered by machine learning and artificial intelligence
- Alternatives to traditional data migration
- Database management
- Software and application development

Emergency Services Dispatch

November 14, 2023
Kim Brawner



MISSION CRITICAL PARTNERS

Texas Clients		
• Allen, City of • Aransas County • Amarillo, City of • Ark-Tex Council of Governments • Arlington, City of • Austin, City of • Baylor Scott & White Health • Bell County • Bexar County • Bexar Metro 9-1-1 Network District • Brazos County 911 District • Brazos Valley Council of Governments (BVCOG) • Burleson, City of • Cameron County • Capital Area Council of Governments (CAPCOG) • Central Texas Council of Governments (CTCOG)	• Collin County • Fort Bend District Court • Fort Worth, City of • Garland, City of • Golden Crescent Planning Committee • Grand Prairie, City of • Greenville, City of • Harris County • Harris Fort Bend Emergency Services District #100 • Hays County • Highland Park, City of • Highland Village, City of • Heart of Texas Council of Governments (HOTCOG) • Houston-Galveston Area Council (H-GAC) • Houston Public Works • Jackson County • Jim Wells County	• Midland, City of • Montgomery County • Montgomery County Emergency Communications District • Montgomery County Hospital District • New Braunfels, City of • North Central Texas Emergency Communications District (NCT9-1-1) • North Central Texas Trauma Regional Advisory Council • North Texas Emergency Communications Center (NTECC) • North Texas Tollway Authority • Parker County • Plano, City of • Potter Randall County • Rockwall, City of

Recent Experience	
NCTC 9-1-1	Comprehensive Next Generation 911 Services
Tarrant County 9-1-1	911 Customer Premises Equipment, Procurement, and Consulting
City of Dallas	Radio Assessment, Procurement, and Implementation
Collin County	New Shared Nine-Site 800 MHz Radio System
City of University Park	Radio Assessment, Procurement & Implementation

PROJECT APPROACH



PHASE 1

- **Introduction**
- **Set schedule**

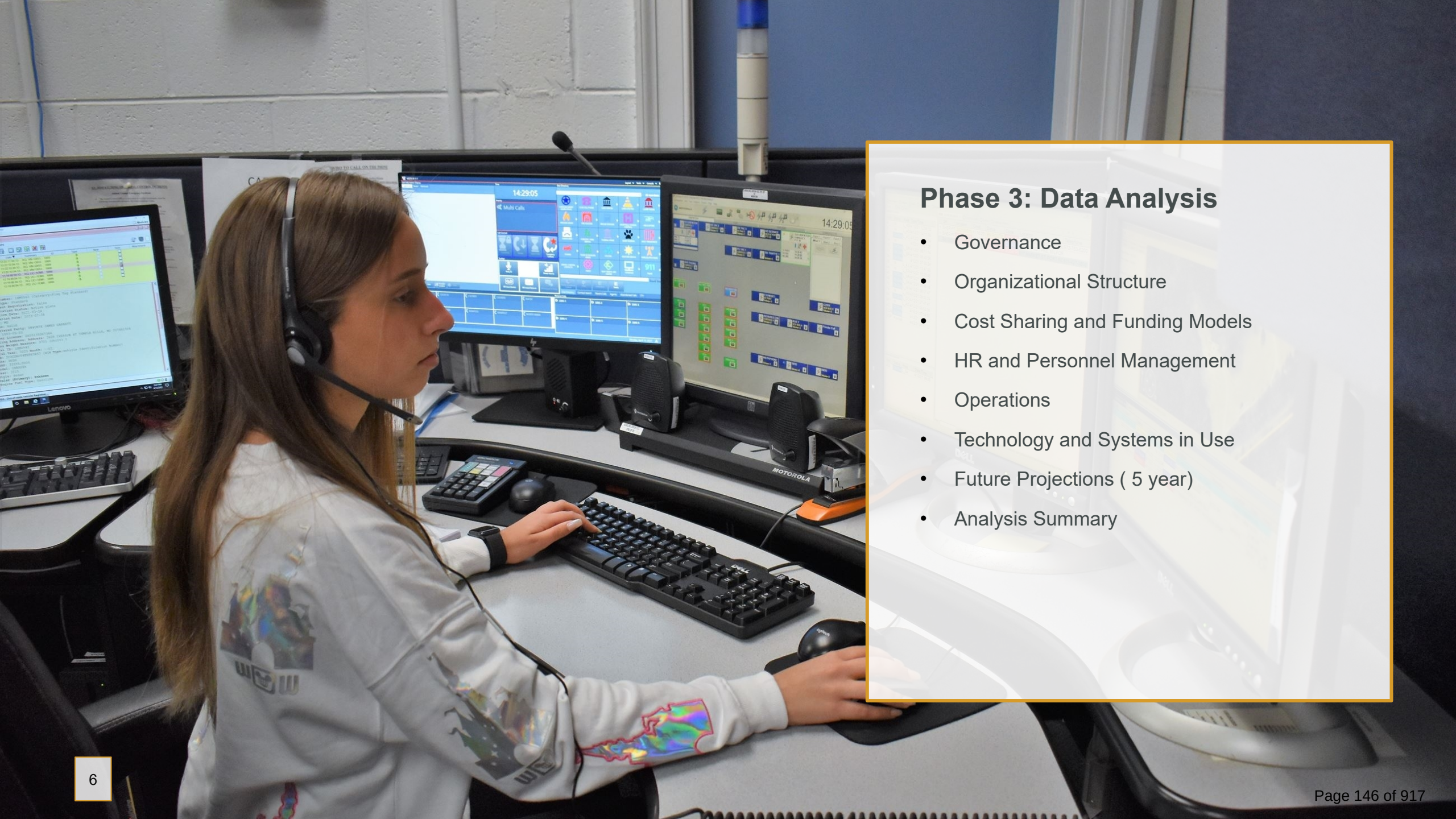


PHASE 2



Phase 2:

- Data Collection
- Interviews & Focus Groups
- Information Compilation
- Collective Agency Support



Phase 3: Data Analysis

- Governance
- Organizational Structure
- Cost Sharing and Funding Models
- HR and Personnel Management
- Operations
- Technology and Systems in Use
- Future Projections (5 year)
- Analysis Summary



PHASE 4

- Council Presentation of Findings

PROJECT PHASES & TIMELINE

Phase	Element	Timeline
1	Project initiation	1 month
2	Data Discovery	3 month
3	Data Analysis	6 month
4	Delivery and Presentation of Report	1 month
5	Implementation Plan (future)	~2 year
7	Plan Execution Oversight (future)	~2 year

COST: $87,819

QUESTIONS?

Life Connected.

Purchasing
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Ryan Quigley, Purchasing Agent
CC: Brent Brown, Assistant Police Chief
Date: November 14, 2023
Re: Duty weapons with optics for the Police Department

Action Requested:
Consider and act to purchase duty weapons with optics for the Police Department from GT Distributors Inc., through a cooperative contract with Buyboard for an amount not to exceed $53,478.50. (Quigley)

Background Information:
The Police Department requests to purchase duty weapons with optics from GT Distributors Inc. through a cooperative agreement with Buyboard, contract# 698-23.

The City maintains an executed Interlocal Agreement with the above cooperative agency. Chapter 271 of the Local Government Code authorizes cooperative purchases. Use of the contracts satisfies the competitive bidding requirement while saving time and funding in the development of specifications and duplication of work during the process.

Legal Review:
N/A

Supporting Documents:
1. GT DIST GLOCK WITH PISTOL OPTICS

Financial Consideration:
Funding is available in the current budget. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:
Staff recommends approval.

Quote	QTE0178829
Date	9/14/2023
Page:	1

GT Distributors - Austin
1124 New Meister Ln., Ste 100
Pflugerville TX 78660
(512) 451-8298 Ext. 0000

Bill To:

Celina Police Dept (TX)
Attn: Accounts Payable
142 North Ohio Street
Celina TX 75009

Ship To:

Celina Police Dept (TX)
110 N. Colorado St.
Attn: Alex Jones
PO #:
Celina TX 75009

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
BIG ORDER RDS+	004914	MPH	FACTORY DIRECT	NET 15	0/0/0000	2,807,563

Quantity	Item Number	Description	UOM	Unit Price	Ext. Price
1	NOTES:	Notes: Quotation reflects BuyBoard Contract 698-23. Contract period 4/1/23-3/31/24. Email BuyBoard PO's to info@buyboard.com	EA	$0.00	$0.00
30	GLOCK-PA455S702MO	Glock G45 Gen 5 MOS w FS 3 MAGS GNS	EA	$481.00	$14,430.00
50	CH-GL-RSH	C&H Red Dot Adapter Plate Glock MOS to RMR 2023 MSRP $76.95 -5% DISCOUNT	EA	$73.10	$3,655.00
50	TRI-SRO2-C-2500002*	Trijicon SRO2 Sight Adjustable LED 2.5 MOA R 2023 MSRP $771.00 -30% DISCOUNT	Each	$539.70	$26,985.00
50	AG-GL-452*	Ameriglo Tall Suppressor Set of (17-41) Spartan 2023 MSRP $110.00 -29% DISCOUNT	EA	$78.10	$3,905.00
30	SAF-7360RDS-8325-41	Model 7360RDS - 7TS ALS®/SLS Mid Ride Dut 2023 MSRP $208.50 -30% DISCOUNT	EA	$145.95	$4,378.50
1	NOTES:	GLOCK 90-120 DAY LEAD-TIME Quotation reflects BuyBoard Contract 698-23. Contract period 4/1/23-3/31/24. Email BuyBoard PO's to info@buyboard.com	EA	$0.00	$0.00

QUOTE IS GOOD FOR 30 DAYS. IN ORDER TO RECEIVE QUOTED PRICE PLEASE PRESENT A COPY OF QUOTE AT POINT OF SALE IN STORES OR REFERENCE QUOTE NUMBER ON PO OR REQUISITION

Your salesperson is Michael Hunter. Thank You.

Subtotal	$53,353.50
Misc	$0.00
Tax	$0.00
Freight	$125.00
Total	$53,478.50

Life Connected.

Engineering
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Kimberly Brawner, Assistant City Manager
CC: Karla Stovall, Interim City Manager
Date: November 14, 2023
Re: Glendenning Ranch License Agreement for access to the public right-of-way

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Action Requested:
Consider and act to authorize the Interim City Manager to execute a License Agreement between the City of Celina and G-Man Development, LLC., for the occupation and usage of the City right-of-way adjacent to the property. (Brawner)

Background Information:
This agreement allows G-Man Development, LLC., to occupy and use the City's right-of-way adjacent to the property in a beneficial manner, provided that such use complies with the City's Ordinances and Policy for use of the public right-of-way.

This right-of-way license agreement stipulates that improvements within the public right-of-way shall be maintained in safe, neat, and good physical conditions. Any improvements to the license area shall be maintained by the licensee.

Legal Review:
The City Attorney has reviewed this agreement

Supporting Documents:
1. G-Man - Celina - ROW License Agmt v7 FINAL 11.07.23

Financial Consideration:
N/A

Staff Recommendation:
Staff recommend approval.

STATE OF TEXAS §
§ **LICENSE AGREEMENT**
COUNTY OF COLLIN §

This License Agreement (this "Agreement") is entered into effective as of the Effective Date (defined below) by and between the **CITY OF CELINA, TEXAS** (the "City") and **G-MAN DEVELOPMENT, LLC** (the "Licensee").

RECITALS:

WHEREAS, Licensee and the City are sometimes collectively referenced in this Agreement as "Parties" or, each individually, as a "Party"; and

WHEREAS, the City is a home rule city possessing the full power of local self-government pursuant to Article 11, Section 5 of the Texas Constitution, Section 51.072, Tex. Loc. Gov. Code, and its Home Rule Charter; and

WHEREAS, the City is authorized to control and regulate an encroachment or obstruction on a public street within the City pursuant to §§ 311.001, 316.021, Tex. Transp. Code; and

WHEREAS, the State of Texas has delegated to each city the fiduciary duty, as a trustee, to manage the public right-of-way for the health, safety, and welfare of the public, subject to state law; and

WHEREAS, the Parties hereto recognize and agree that the City's authority with respect to the public rights-of-way within the Property goes to the full width of the rights-of-way and extends indefinitely upward or downward; and

WHEREAS, Licensee desires to install and maintain certain improvements within certain rights-of-way owned by the City described on Exhibit A attached hereto, located in Celina, Collin County, Texas (the "Property") for Cattle King Road, The Ranch Road, and West Sunset Boulevard within the development known as the King Place Development, located at the northeast corner of FM 428 (Glendenning Parkway) and Dallas North Tollway, including landscaping, irrigation, landscaping lighting, entry monuments, project branding on the City street signs, wastewater/storm manhole covers/lids and handrails, if any, located within the landscaping to be located on, under or above the Property (the "Improvements"), more thoroughly described in **Exhibit B**, attached hereto and incorporated herein for all purposes; and

WHEREAS, the City and Licensee desire to enter into this Agreement to permit Licensee to enter the Property to construct, maintain, and repair the Improvements, provided that such usages comply with the City's ordinances and policy for use of public rights-of-way (provided that the City acknowledges that to the best of its current actual knowledge and without duty of inquiry the uses anticipated by and described in this Agreement are compliant); and

WHEREAS, Licensee agrees that it will install the Improvements, and that after the Improvements are installed, Licensee will own and maintain the Improvements or cause the Improvements to be maintained by a property owner's association (the "POA") or Old Celina Municipal Management District No. 1 (the "District") in compliance with the terms of this Agreement.

NOW, THEREFORE, for and in consideration of the Ten and No/100 Dollars ($10.00), the mutual covenants and obligations set forth herein, and other good and valuable consideration, the City and Licensee do hereby agree as follows:

AGREEMENT:

1. Incorporation of premises. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

2. Grant of license. The City does hereby grant to Licensee a revocable (on the terms set forth below), nonexclusive license to access, occupy, maintain, and utilize the Property for the installation, maintenance, repair, and removal of the Improvements, subject to the following conditions:

(a) The rights granted to Licensee by this Agreement shall not be construed to extend to any portions of rights-of-way located outside of the Property;

(b) Within the Property, Licensee may place only the Improvements as permitted by City ordinances (provided the City agrees that to the best of its current actual knowledge and without duty of inquiry the Improvements anticipated by and described in this Agreement are permissible under such ordinances) and this Agreement;

(c) The Improvements on the Property shall be maintained in safe, neat, and good physical condition, good repair, and working order; provided, however, City shall be responsible for electricity to all City streetlights within the Property;

(d) Licensee shall provide written notice, in accordance with Section 13(d) of this Agreement, within twenty-four (24) hours of Licensee's observation of a defect in the Improvements being maintained or any other condition on the Property that might reasonably pose a danger or harm to the public or persons occupying or passing through the Property. Licensee shall repair such defect with notification of repair to the City, or allow the City to repair such defect and reimburse the City for the cost of repair; provided that if such defect results from the gross negligence or willful misconduct of the City or parties operating under its control, the City will promptly repair (or pay to repair) at no cost to Licensee;

(e) Licensee has the option to provide irrigation water from either properly permitted and metered city supply or privately owned irrigation wells pursuant to separate agreements with the owners thereof;

(f) Licensee shall comply with any and all applicable local, state, or federal laws governing the use of the right-of-way, and any trails, sidewalks, or other public improvements required by law, including the Americans with Disabilities Act; and

(g) There shall be no further material additions to, enlargement and/or encroachments in, under, on or above the Property, except as described herein and shown on the hereinabove referred to **Exhibit B**. If any such changes are made to the Improvements in contravention of this Agreement, this Agreement shall automatically terminate in accordance with the termination provisions herein. Notwithstanding the foregoing, any plans and specifications modifying the Improvements shall be subject to the prior written approval of an amendment to this Agreement by the City Manager, or their duly authorized representative, but such approval shall not relieve Licensee of responsibility and liability for concept, design, and computation in preparation of such plans and specifications.

3. Installation, Ownership and Maintenance of Improvements. The City does hereby agree that Licensee may install and maintain at Licensee's sole cost and expense the Improvements on the Property. Once the Improvements are constructed, ownership of the Improvements shall vest in Licensee, and Licensee shall be required, at its sole cost, to maintain or cause to be maintained the Improvements to ensure that the Improvements remain in safe, neat and good physical condition. In connection with the foregoing, the City specifically grants to Licensee the revocable, non-exclusive right to access and use the Property to install, maintain, replace and remove such Improvements at Licensee's sole cost and in Licensee's sole discretion (subject to the terms of this Agreement); provided, however, the City shall be obligated to reimburse Licensee for the cost of repairs or replacements of any Improvements damaged due to the grossly negligent or willful acts of the City, its agents or contractors. Licensee specifically acknowledges that this Agreement does not provide exclusive rights to use, maintain, or improve the Property, provided that the City will neither grant any rights nor undertake any actions that unreasonably interfere with the rights provided Licensee under this Agreement. The City shall not be permitted to relocate or remove the Improvements within the Property unless approved in advance in writing by Licensee or as expressly provided to the contrary in Section 9. Notwithstanding the foregoing, it is further understood and agreed upon between the Parties hereto that the Property is held by City as trustee for the public; that City exercises such powers over the Property as have been delegated to it by the Constitution of the State of Texas or by the Legislature; and the City cannot contract away its duty and its legislative power to control the Property for the use and benefit of the public. It is accordingly agreed that if the City Council of City, after providing reasonable prior notice and opportunity for discussion to Licensee, may at any time during the term hereof determine in its reasonable discretion to use or cause or permit the Property to be used for any other identified public purpose that conflicts with the Improvements, whether presently contemplated or not, that this Agreement shall automatically terminate to the extent necessary to permit that conflicting public purpose.

4. Term/Consideration. This Agreement and the revocable license granted herein shall automatically renew annually, subject to termination as set forth in Section 12 hereof. The consideration to be paid by Licensee to the City for the License and privilege granted by this Agreement shall be Ten Dollars ($10.00), receipt of which is hereby acknowledged by the City, and other good and valuable consideration as herein provided, the sufficiency of which is hereby acknowledged.

5. Non-exclusive license. This revocable license is not exclusive, and is subject and subordinate to: (a) the right of the City to use the Property for any purpose that does not unreasonably interfere with the rights provided Licensee under this Agreement; (b) any existing street utility, drainage or communication facility located in, on, under or upon the Property; (c) all vested rights presently owned by any utility or communication company; (d) any existing license, lease, easement, or other interest heretofore granted by the City and (e) the terms and conditions of this Agreement.

6. Environmental Protection. To the extent such regulations are applicable, Licensee shall not use, or permit its agents or invitees to use, the Property in violation of any laws pertaining to the health of the environment, including without limitation, the comprehensive environmental response, compensation and liability act of 1980 ("CERCLA"), the resource conservation and recovery act of 1976 ("RCRA"), the Texas Water Code and the Texas Solid Waste Disposal Act. Licensee warrants that its permitted use of the Property will not result in the disposal or other release of any hazardous substance or solid waste on or to the Property, and that it will take all steps necessary to ensure that no such hazardous substance or solid waste will ever be discharged onto the Property or real property adjoining the Property by Licensee. The terms "hazardous substance and waste" shall have the meaning specified in CERCLA and the terms "solid waste" and "disposal" (or "dispose") shall have the meanings specified in the RCRA; provided, however, that in the event either CERCLA or RCRA is amended so as to broaden the meaning of any term defined thereby, such broader meaning shall apply subsequent to the effective date of such amendment; and provided further, to the extent that the laws of the State of Texas establish a meaning for hazardous substance, release, solid waste, or disposal which is broader than that specified in the CERCLA or RCRA, such broader meaning shall apply. Licensee shall indemnify and hold City harmless against all costs of all environmental cleanup to the Property and surrounding the Property resulting from Licensee's violation of the terms of this Section.

7. Mechanic's liens not permitted. Licensee shall fully pay for all labor and materials used for the installation and maintenance of the Improvements in, on or about the Property and will not permit or suffer any mechanic's or materialman's liens of any nature to be affixed against the Property by reason of any work done or materials furnished to the Property at Licensee's instance or request. Licensee shall promptly cause the removal of any such lien upon receiving written notice from the City of any such lien.

8. Duration of License. This License shall terminate and be of no further force and effect in the event Licensee shall discontinue or abandon the use of the Improvements or in the event Licensee shall remove all of the Improvements from the Property or upon termination by the City in compliance with the terms of this Agreement, whichever event first occurs; or, in the event that the City abandons the Property, then this Agreement shall be of no further effect.

9. Relocation or Removal. In the event the City reasonably determines in good faith and after (a) providing reasonable prior notice and opportunity for discussion to Licensee and (b) reasonable consideration of reasonable alternatives (including the modification of the Improvements as minimally necessary to avoid conflicts), that any of the Improvements must be removed or relocated from the Property to allow the City to satisfy an identified and incompatible public purpose, the Licensee agrees that, in the absence of an emergency related to the health, safety, and welfare of

the public, the City will provide Licensee written notice of the need to relocate or remove such portion of the Improvements as are required to satisfy such identified and incompatible public purpose from the Property. Licensee shall have sixty (60) days from the date of the written notice to relocate or remove the Improvements from the Property. If the Improvements are not relocated or removed after such sixty (60) day period, the Licensee will allow the Improvements to be relocated or removed by the City (at Licensee's sole cost and expense) if reasonably practicable and necessary for the identified and incompatible public use to the extent only that such relocation or removal strictly conforms with all provisions of the City's Code of Ordinances. Licensee agrees to hold the City harmless from and against (a) any financial responsibility for removing or relocating the Improvements pursuant to this section, and (b) any damage to the Improvements resulting therefrom.

Notwithstanding the above, if an emergency related to the health, safety, and welfare of the public, which necessitates the immediate relocation or removal of all or any portion of the Improvements for access to the Property or properties abutting the Property, the City shall have the right to relocate or remove such Improvements and shall not be responsible for any damages incurred to such Improvements. Licensee shall reimburse City for any costs associated with the relocation or removal of the Improvements.

10. Insurance. Licensee shall purchase and maintain during the term of this Agreement commercial general liability insurance including personal injury liability, premises operations liability, and contractual liability, covering, but not limited to, the liability assumed under the indemnification provisions of this Agreement, with limits of liability for bodily injury, death and property damage of not less than $1,000,000. Coverage must be on an "occurrence" basis.

Such insurance shall: (i) be issued by a carrier which is rated "A-1" or better by A.M. Best's Key Rating Guide and licensed to do business in the State of Texas, and (ii) name the City as an additional insured and contain a waiver of subrogation endorsement in favor of the City. Certified copies of all of such policies shall be delivered to the City upon the execution of this Agreement; provided, however, that the City, in its sole discretion and in lieu of certified copies of such policies, may permit the delivery of certificates of insurance together with the declaration page of such policies, along with the endorsement naming the City as an additional insured. Each such policy shall provide that, at least thirty (30) days prior to the cancellation, non-renewal or modification of the same, the City shall receive written notice of such cancellation, non-renewal or modification.

The City reserves the right to review the insurance requirements contained herein and to adjust coverages and limits when reasonably deemed necessary and prudent by the City.

11. INDEMNITY. LICENSEE SHALL INDEMNIFY THE CITY, ITS OFFICIALS, OFFICERS, EMPLOYEES AND AGENTS AGAINST, AND HOLD THE CITY, ITS OFFICIALS, OFFICERS, EMPLOYEES AND AGENTS HARMLESS FROM, ANY AND ALL LIABILITY, ACTIONS, CAUSES OF ACTION, LAWSUITS, JUDGMENTS, CLAIMS, DAMAGES, COSTS OR FEES, INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS OF DEFENSE, FOR ANY INJURY TO OR THE DEATH OF ANY PERSON OR DAMAGE TO OR DESTRUCTION OF ANY PROPERTY RESULTING FROM OR BASED UPON, IN WHOLE OR IN PART, ANY ACT OR OMISSION OF LICENSEE, ITS OFFICERS, EMPLOYEES AND AGENTS UNDER THIS AGREEMENT AND ANY ACT OR OMISSION OF THE CITY, EXCEPT FOR ANY LOSS, DAMAGE, INJURY, ACCIDENT OR

OTHER LIABILITY, CLAIM, COST OR EXPENSE ARISING OUT OF, OR IN CONNECTION WITH CITY'S WILLFUL OR GROSSLY NEGLIGENT ACTS OR OMISSIONS.

THE PROVISIONS OF THIS SECTION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

12. Termination. This License may be terminated in accordance with any other termination provision provided in this Agreement, or:

(a) By the City:

(i) in the event Licensee fails to comply with any of the terms of this Agreement within ten (10) days after receipt of written notice by Licensee from the City of such failure to comply;

(ii) in the event Licensee discontinues or abandons the use of the Property for the purposes set forth herein;

(iii) upon the fifth (5^{th}) anniversary date of the Effective Date or upon any five (5) year interval thereafter, upon sixty (60) days' prior written notice by the City to Licensee; or

(iv) at such time as Licensee no longer maintains the Improvements within ten (10) days after receipt of written notice by Licensee from the City of such failure to maintain the Improvements.

(b) By Licensee upon the fifth (5th) anniversary date of the Effective Date or upon any five (5) year interval thereafter, upon sixty (60) days' prior written notice by Licensee to the City.

At such time as this Agreement may be terminated for any reason whatsoever, Licensee, may cause those removable Improvements, including those that contain special branding of the Licensee (e.g., manholes and branded signage) to be removed, and the City will therefore take ownership of the remaining permanently installed Improvements (e.g., irrigation, lighting, landscaping), and maintain such Improvements. Licensee shall restore the Property to substantially the condition (but without removing the permanently installed Improvements) of the Property prior to Licensee's installation of the Improvements at Licensee's sole expense.

13. Miscellaneous.

(a) Compliance with Laws. Licensee agrees to abide by and be governed by all laws, ordinances and regulations of any and all governmental entities having jurisdiction over Licensee and the Improvements.

(b) Assignment. The rights, duties and responsibilities hereunder shall not be assigned, conveyed or otherwise transferred by Licensee to any entity other than the POA or the District without

the prior written consent of the City. Licensee shall provide written notice to the City of assignment of this Agreement to the POA or the District.

(c) Force Majeure. In the event either the City or Licensee shall be delayed or hindered in or prevented from the performance of any act required hereunder by reason of fire, casualty, strikes, lockouts, labor trouble, inability to procure materials or supplies, failure of power, governmental authority, riots, insurrections, war or other reason of like nature, where such delay, hindrance or prevention of performance shall not be within the reasonable control of the Party obligated to perform and not be avoidable by diligence, the Party so delayed shall promptly give notice to the other Party, and thereupon performance of such act shall be excused for such period of delay.

(d) Notices. Any notice provided for herein shall be given by written instrument, personally delivered, sent by certified mail, return receipt requested, or sent by reputable overnight delivery service, and addressed to:

To the City:	To Licensee:
City of Celina, Texas 142 N. Ohio Street Celina, Texas 75009	G-Man Development, LLC 12400 Preston Road, Suite 100 Frisco, Texas 75033
Attn: City Manager	Attn: Rex Glendenning

(e) Governing Law; Venue. This Agreement shall be construed under, and in accordance with, the laws of the State of Texas, and all obligations of the Parties created by this Agreement are performable in Collin County, Texas. Venue for any action under this Agreement shall be in Collin County, Texas.

(f) Severability. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision of the Agreement, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been included in this Agreement.

(g) Entire Agreement. This Agreement represents the entire and integrated agreement between the City and Licensee relative to the Property and the License as described herein and supersedes all prior negotiations, representations and/or agreements, either written or oral.

(h) Exhibits. The exhibits attached to this Agreement is incorporated herein by reference.

(i) Amendment. This License may not be altered, waived, amended or extended except by an instrument in writing signed by the City and Licensee and recorded in the Real Property Records of Collin County, Texas.

(j) Authority to Execute. The undersigned officers and/or agents of the Parties hereto are the properly authorized individuals and have the necessary authority to execute this Agreement on behalf of the Parties hereto, and each Party hereby certifies to the other that any necessary resolutions or other act extending such authority have been duly passed and are now in full force and effect.

(k) Covenant Running with the Land. The provisions of this Agreement are hereby declared covenants running with the Property and are fully binding on the Parties, and each and every subsequent owner of all or any portion of the Property but only during the term of such party's ownership thereof (except with respect to defaults that occur during the term of such person's ownership) and shall be binding on all successors, heirs, and assigns of the City which acquire any right, title, or interest in or to the Property, or any part thereof. Any person who acquires any right, title, or interest in or to the Property, or any part hereof, thereby agrees and covenants to abide by and fully perform the provisions of this Agreement with respect to the right, title or interest in such Property. Licensee shall record a fully executed copy of this Agreement in the Real Property Records of Collin County, Texas.

(l) Independent Contractor. Licensee covenants and agrees that it shall operate hereunder as an independent contractor as to all rights and privileges granted hereunder and not as an officer, agent, servant or employee of City and Licensee shall have exclusive control of and the exclusive right to control the details of its operations, and all persons performing same, and shall be solely responsible for the acts and omissions of its officers, agents, servants, employees, contractors, subcontractors, licensees, and invitees. The doctrine of respondeat superior shall not apply as between City and Licensee, its officers, agents, servants, employees, contractors, and subcontractors, and nothing herein shall be construed as creating a partnership or joint enterprise between City and Licensee.

(m) Effective Date. The "Effective Date" of this Agreement shall be the date that the Property is dedicated or otherwise conveyed to the City, provided that both Parties have duly executed this Agreement.

[Signature pages to follow]

EXECUTED by the Parties to be effective on the Effective Date.

THE CITY: **CITY OF CELINA, TEXAS**	**LICENSEE:** **G-MAN DEVELOPMENT, LLC**
By: _____ Karla Stovall, Interim City Manager	By: _____ Rex Glendenning, Manager
ATTEST:	ATTEST:
By:_____ Lauren Vaughns, City Secretary	By:_____ Name: Title:

Acknowledgement Page Follows

ACKNOWLEDGEMENTS

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on this _____ day of _____, 2023, by **Karla Stovall**, **Interim City Manager** of the City of Celina, Texas, on behalf of said City.

(SEAL)

_____
Notary Public in and for the State of Texas

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on this _____ day of _____, 2023, by **Rex Glendenning, Manager** of G-Man Development, LLC, on behalf of said entity.

(SEAL)

_____
Notary Public in and for the State of Texas

After recording, return to:
Lauren Vaughns, City Secretary
City of Celina
142 North Ohio Street
Celina, TX 75009

EXHIBIT A
Property

BEING all that certain 17.646 acre tract of land situated in the S. McCullough Survey, Abstract No. 593, George Wiley Survey, Abstract No. 988, H. Bentley Survey, Abstract No. 124, and B.B.B. & C.R.R. Survey, Abstract No. 132, in the City of Celina, Collin County, Texas, being a portion of a called 3.660 acre tract of land conveyed to Old Celina, LTD. by Instrument No. 20210310000479710 of the Official Public Records of Collin County, Texas, being a portion of a remainder of a called 93.523 acre tract of land conveyed to Old Celina, LTD. by Deed of record in Volume 5208, Page 3387 of the Official Public Records of Collin County, Texas, being a portion of a remainder of a called 99.028 acre tract conveyed to Old Celina, LTD by Deed of record in Volume 5208, Page 3408 of the Official Public Records of Collin County, Texas, being a portion of a called 72.9923 acre tract conveyed to Old Celina, LTD by Deed of record in Volume 5208, Page 3376 of the Official Public Records of Collin County, Texas, being a portion of a called 40.233 acre tract of land conveyed to Old Celina, LTD by Instrument of record in Instrument No. 20081203001382730 of the Official Public Records of Collin County, Texas, and being a portion of a called 73.558 acre tract of land conveyed to Old Celina, LTD. by Deed of record in Volume 5208, Page 3382 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the East right-of-way line of Dallas North Tollway (Variable width Right-of-way), same being the East line of Parcel 42-3 NBSR-1 (County Road Parcel), recorded in Instrument No. 20200720001126900, O.P.R.C.C.T., same being a West line of said called 3.660 acre tract, said point being the beginning of a curve to the left, from which a Aluminum disk stamped "North Texas Tollway Authority Dallas North Tollway ROW" found in the East line of said Dallas North Tollway (Variable width Right-of-way) bears along a curve to the right, with an arc length of 44.84 feet, a central angle of 00° 49' 43", a radius of 3100.00 feet and a chord that bears South 37° 16' 47" East, a distance of 44.84 feet;

Along said curve to the left, with an arc length of 65.00 feet, a central angle of 01° 12' 05", a radius of 3100.00 feet and a chord that bears North 38° 17' 44" West, a distance of 65.00 feet to the beginning of a tangential curve to the left;

Along said curve to the left, with an arc length of 65.01 feet, a central angle of 01° 12' 05", a radius of 3100.00 feet and a chord that bears North 39° 29' 49" West, a distance of 65.01 feet to a point at the end of said curve;

THENCE South 84° 19' 26" East, a distance of 49.89 feet to a point for corner;

THENCE North 51° 07' 24" East, a distance of 259.52 feet to the beginning of a curve to the right;

Along said curve to the right, with an arc length of 268.05 feet, a central angle of 40° 24' 58", a radius of 380.00 feet and a chord that bears North 71° 19' 53" East, a distance of 262.53 feet;

THENCE South 88° 27' 38" East, a distance of 914.24 feet to a point for corner;

THENCE North 47° 28' 25" East, a distance of 21.56 feet to the beginning of a non-tangential curve to the right;

Along said curve to the right, with an arc length of 66.27 feet, a central angle of 03° 18' 07", a radius of 1150.00 feet and a chord that bears North 05° 25' 57" East, a distance of 66.26 feet;

THENCE North 07° 05' 02" East, a distance of 540.60 feet to the beginning of a curve to the left;

Along said curve to the left, with an arc length of 180.76 feet, a central angle of 92° 28' 08", a radius of 112.00 feet and a chord that bears North 39° 09' 03" West, a distance of 161.77 feet to a point at the end of said curve;

THENCE North 04° 14' 53" East, a distance of 100.29 feet to the beginning of a non-tangential curve to the left;

Along said curve to the left, with an arc length of 180.18 feet, a central angle of 75° 21' 23", a radius of 137.00 feet and a chord that bears North 53° 44' 13" East, a distance of 167.48 feet to a point at the end of said curve;

THENCE South 82° 55' 02" East, a distance of 100.39 feet to the beginning of a non-tangential curve to the left;

Along said curve to the left, with an arc length of 148.15 feet, a central angle of 92° 15' 53", a radius of 92.00 feet and a chord that bears South 43° 52' 04" East, a distance of 132.65 feet;

THENCE South 90° 00' 00" East, a distance of 377.00 feet to the beginning of a curve to the right;

Along said curve to the right, with an arc length of 376.46 feet, a central angle of 18° 45' 22", a radius of 1150.00 feet and a chord that bears South 80° 37' 19" East, a distance of 374.78 feet;

THENCE South 71° 14' 38" East, a distance of 120.49 feet to the beginning of a non-tangential curve to the left;

Along said curve to the left, with an arc length of 615.34 feet, a central angle of 14° 07' 51", a radius of 2495.00 feet and a chord that bears South 77° 13' 29" East, a distance of 613.78 feet to the beginning of a non-tangential curve to the left;

Along said curve to the left, with an arc length of 676.58 feet, a central angle of 36° 55' 08", a radius of 1050.00 feet and a chord that bears North 77° 15' 01" East, a distance of 664.93 feet;

THENCE N 58° 47' 28" E, a distance of 285.47 feet to a point for corner;

THENCE N 56° 53' 37" E, a distance of 151.03 feet to a point for corner;

THENCE N 58° 47' 27" E, a distance of 110.97 feet to a point for corner;

THENCE N 09° 43' 59" E, a distance of 52.95 feet to the beginning of a non-tangential curve to the right;

Along said curve to the right, with an arc length of 95.64 feet, a central angle of 05° 05' 34", a radius of 1076.03 feet and a chord that bears South 37° 42' 38" East, a distance of 95.61 feet to the beginning of a non-tangential curve to the right;

Along said curve to the right, with an arc length of 95.12 feet, a central angle of 05° 03' 54", a radius of 1076.03 feet and a chord that bears South 32° 37' 54" East, a distance of 95.09 feet to a point at the end of said curve;

THENCE North 76° 08' 32" West, a distance of 56.59 feet to a point for corner;

THENCE South 58° 47' 27" West, a distance of 110.02 feet to a point for corner;

THENCE South 60° 42' 04" West, a distance of 149.98 feet to a point for corner;

THENCE South 58° 47' 28" West, a distance of 295.38 feet to the beginning of a curve to the right;

Along said curve to the right, with an arc length of 741.01 feet, a central angle of 36° 55' 08", a radius of 1150.00 feet and a chord that bears South 77° 15' 01" West, a distance of 728.26 feet to the beginning of a non-tangential curve to the right;

Along said curve to the right, with an arc length of 639.04 feet, a central angle of 14° 06' 35", a radius of 2595.00 feet and a chord that bears North 77° 14' 07" West, a distance of 637.43 feet to a point at the end of said curve;

THENCE North 71° 14' 38" West, a distance of 119.55 feet to the beginning of a curve to the left;

Along said curve to the left, with an arc length of 343.72 feet, a central angle of 18° 45' 22", a radius of 1050.00 feet and a chord that bears North 80° 37' 19" West, a distance of 342.19 feet to a point at the end of said curve;

THENCE North 89° 58' 25" West, a distance of 351.63 feet to the beginning of a non-tangential curve to the left;

Along said curve to the left, with an arc length of 240.98 feet, a central angle of 85° 13' 46", a radius of 162.00 feet and a chord that bears South 47° 27' 55" West, a distance of 219.37 feet to the beginning of a non-tangential curve to the right;

Along said curve to the right, with an arc length of 33.41 feet, a central angle of 03° 46' 28", a radius of 507.13 feet and a chord that bears South 05° 21' 47" West, a distance of 33.40 feet to the beginning of a non-tangential curve to the left;

Along said curve to the left, with an arc length of 23.25 feet, a central angle of 01° 24' 00", a radius of 951.39 feet and a chord that bears South 06° 33' 01" West, a distance of 23.25 feet to a point at the end of said curve;

THENCE South 07° 05' 02" West, a distance of 464.37 feet to the beginning of a curve to the left;

Along said curve to the left, with an arc length of 1062.06 feet, a central angle of 57° 57' 15", a radius of 1050.00 feet and a chord that bears South 21° 53' 37" East, a distance of 1017.36 feet;

THENCE South 50° 52' 14" East, a distance of 176.14 feet to the beginning of a curve to the right;

Along said curve to the right, with an arc length of 1007.72 feet, a central angle of 50° 12' 26", a radius of 1150.00 feet and a chord that bears South 25° 46' 01" East, a distance of 975.79 feet;

THENCE South 00° 39' 53" East, a distance of 149.66 feet to a point for corner;

THENCE South 02° 34' 19" East, a distance of 150.14 feet to a point for corner;

THENCE South 00° 39' 48" East, a distance of 110.01 feet to a point for corner;

THENCE South 45° 22' 43" East, a distance of 56.85 feet to a point for corner;

THENCE South 89° 54' 32" West, a distance of 94.65 feet to a point for corner;

THENCE South 89° 20' 32" West, a distance of 95.35 feet to a point for corner;

THENCE North 44° 20' 22" East, a distance of 56.57 feet to a point for corner;

EXHIBIT A
Property

THENCE North 00° 39' 48" West, a distance of 109.83 feet to a point for corner;

THENCE North 01° 14' 37" East, a distance of 150.25 feet to a point for corner;

THENCE North 00° 39' 48" West, a distance of 149.18 feet to the beginning of a curve to the left;

Along said curve to the left, with an arc length of 920.09 feet, a central angle of 50° 12' 26", a radius of 1050.00 feet and a chord that bears North 25° 46' 01" West, a distance of 890.94 feet;

THENCE North 50° 52' 14" West, a distance of 176.14 feet to the beginning of a curve to the right;

Along said curve to the right, with an arc length of 1006.93 feet, a central angle of 50° 10' 04", a radius of 1150.00 feet and a chord that bears North 25° 47' 12" West, a distance of 975.07 feet to a point at the end of said curve;

THENCE North 44° 23' 42" West, a distance of 21.56 feet to a point for corner;

THENCE North 88° 27' 38" West, a distance of 914.24 feet to the beginning of a curve to the left;

Along said curve to the left, with an arc length of 225.73 feet, a central angle of 40° 24' 58", a radius of 320.00 feet and a chord that bears South 71° 19' 53" West, a distance of 221.08 feet;

THENCE South 51° 07' 24" West, a distance of 259.50 feet to a point for corner;

THENCE South 06° 33' 02" West, a distance of 49.86 feet to the POINT OF BEGINNING and containing 17.646 acres of land, more or less.

The herein referenced tract is referenced to State Plane Coordinates, Texas North Central Zone, 4202.

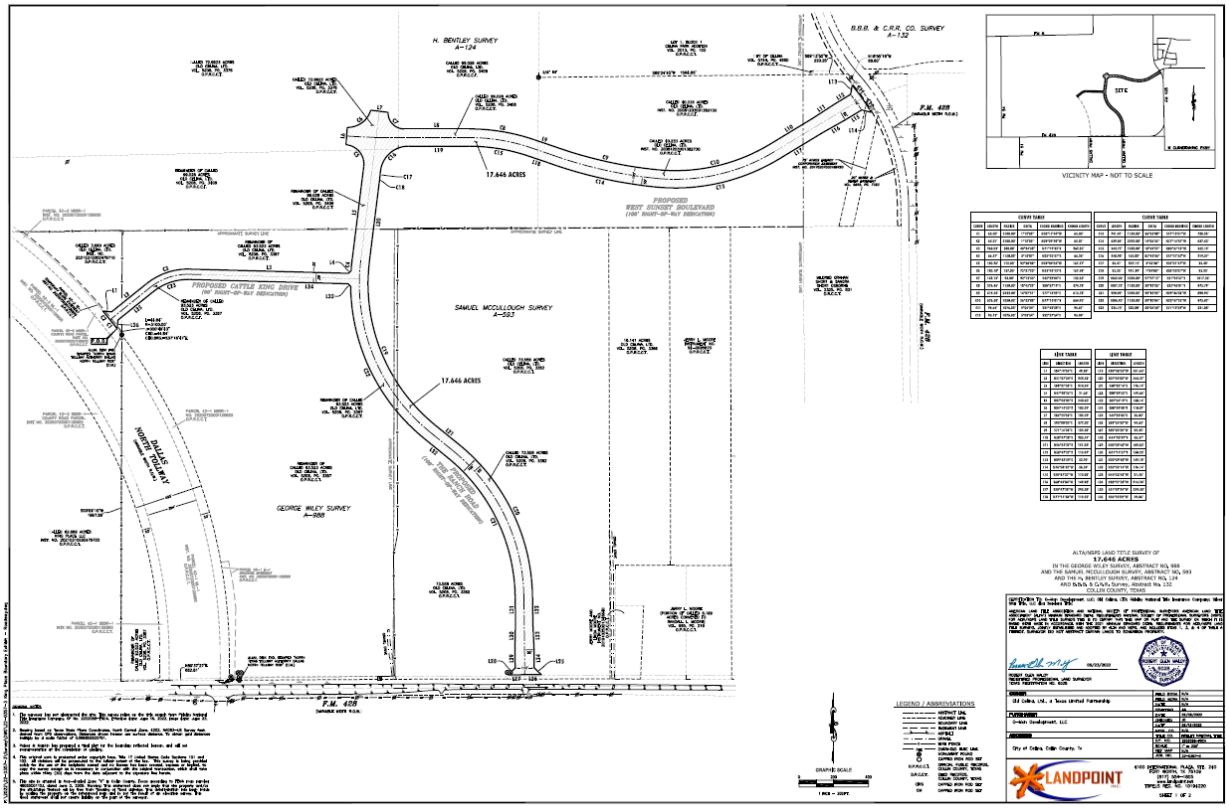
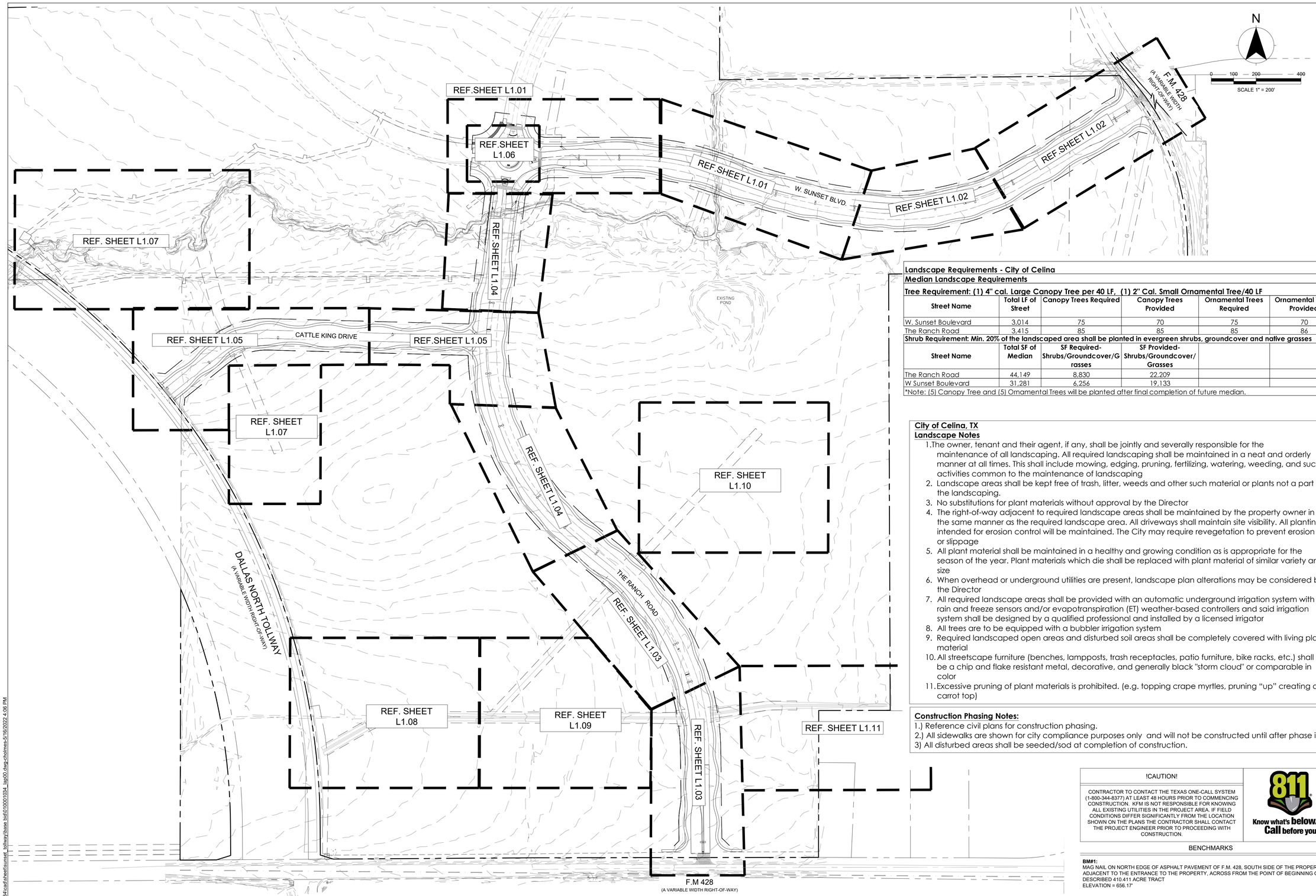

H. BENTLEY SURVEY
A-134
B.B.B. & C.R.R. CO. SURVEY
A-132
SAMUEL MCCULLOUGH SURVEY
A-593
GEORGE WILEY SURVEY
A-568
17.646 ACRES
PROPOSED
WEST SUNSET BOULEVARD
(100' RIGHT-OF-WAY DEDICATION)
PROPOSED CATTLE KING DRIVE
(80' RIGHT-OF-WAY DEDICATION)
DALLAS
NORTH TOLLWAY
F.M. 428
VICINITY MAP - NOT TO SCALE
LANDPOINT

Exhibit B
Improvements



Landscape Requirements - City of Celina

Median Landscape Requirements

Tree Requirement: (1) 4" cal. Large Canopy Tree per 40 LF, (1) 2" Cal. Small Ornamental Tree/40 LF

Street Name	Total LF of Street	Canopy Trees Required	Canopy Trees Provided	Ornamental Trees Required	Ornamental Trees Provided
W. Sunset Boulevard	3,014	75	70	75	70
The Ranch Road	3,415	85	85	85	86

Shrub Requirement: Min. 20% of the landscaped area shall be planted in evergreen shrubs, groundcover and native grasses

Street Name	Total SF of Median	SF Required-Shrubs/Groundcover/Grasses	SF Provided-Shrubs/Groundcover/Grasses		
The Ranch Road	44,149	8,830	22,209		
W Sunset Boulevard	31,281	6,256	19,133		

*Note: (5) Canopy Tree and (5) Ornamental Trees will be planted after final completion of future median.

City of Celina, TX
Landscape Notes

1. The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding, and such activities common to the maintenance of landscaping
2. Landscape areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping.
3. No substitutions for plant materials without approval by the Director
4. The right-of-way adjacent to required landscape areas shall be maintained by the property owner in the same manner as the required landscape area. All driveways shall maintain site visibility. All plantings intended for erosion control will be maintained. The City may require revegetation to prevent erosion or slippage
5. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials which die shall be replaced with plant material of similar variety and size
6. When overhead or underground utilities are present, landscape plan alterations may be considered by the Director
7. All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors and/or evapotranspiration (ET) weather-based controllers and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator
8. All trees are to be equipped with a bubbler irrigation system
9. Required landscaped open areas and disturbed soil areas shall be completely covered with living plant material
10. All streetscape furniture (benches, lampposts, trash receptacles, patio furniture, bike racks, etc.) shall be a chip and flake resistant metal, decorative, and generally black "storm cloud" or comparable in color
11. Excessive pruning of plant materials is prohibited. (e.g. topping crape myrtles, pruning "up" creating a carrot top)

Construction Phasing Notes:

1.) Reference civil plans for construction phasing.
2.) All sidewalks are shown for city compliance purposes only and will not be constructed until after phase i
3) All disturbed areas shall be seeded/sod at completion of construction.

!CAUTION!

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DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

ISSUE: DESCRIPTION: DATE:
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PROJECT: W. SUNSET BOULEVARD, THE RANCH RD. AND CATTLE KING DR.

SHEET TITLE: OVERALL LANDSCAPE PLAN

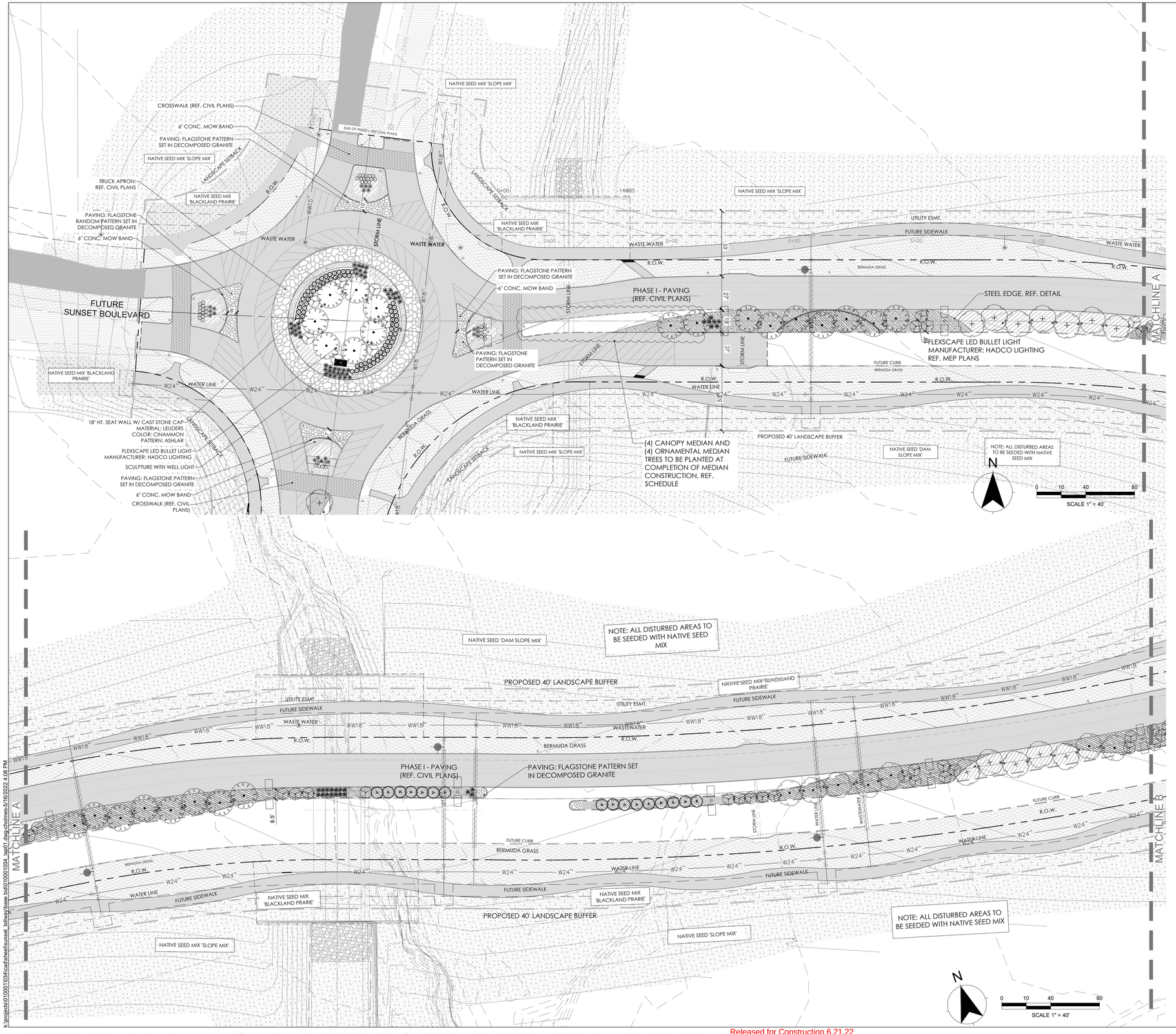
REGISTERED LANDSCAPE ARCHITECT NATHAN R. PAUL 3237 STATE OF TEXAS
05/13/2022

PROJECT NUMBER: 010001034
DRAWN BY: KFM | DESIGNED BY: MRP | CHECKED BY: CEF
DATE: 2021/08/04
SHEET: L0.00

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Released for Construction 6.21.22

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PLANT KEY

MEDIAN CANOPY TREES	COMMON NAME	SIZE
	CHINKAPIN OAK	4" CAL.
	SHUMARD RED OAK	4" CAL.
	SKY CLIMBER SOUTHERN LIVE OAK	4" CAL.
	CEDAR ELM	4" CAL.

MEDIAN ORNAMENTAL TREES	COMMON NAME	SIZE
	OKLAHOMA TEXAS REDBUD	2" CAL.
	PRIDE OF HOUSTON YAUPON HOLLY	2" CAL.

SHRUBS	COMMON NAME	SIZE
	LINDHEIMER'S MUHLY	7 GAL.

NATIVE SHRUBS	COMMON NAME	SIZE
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	SEEP MUHLY	5 GAL.
	MEXICAN FEATHERGRASS	1 GAL.

GROUND COVERS	COMMON NAME	SIZE
	PONY TAILS MEXICAN FEATHER GRASS	1 GAL.
	CORAL AUTUMN SAGE	1 GAL.

SOD/SEED	COMMON NAME	SIZE
	BERMUDA GRASS	SEED
	BERMUDA GRASS	SOD
	NATIVE AMERICAN SEED 'BLACKLAND PRAIRIE	SEED
	NATIVE AMERICAN SEED 'DAM SLOPE MIX'	SEED

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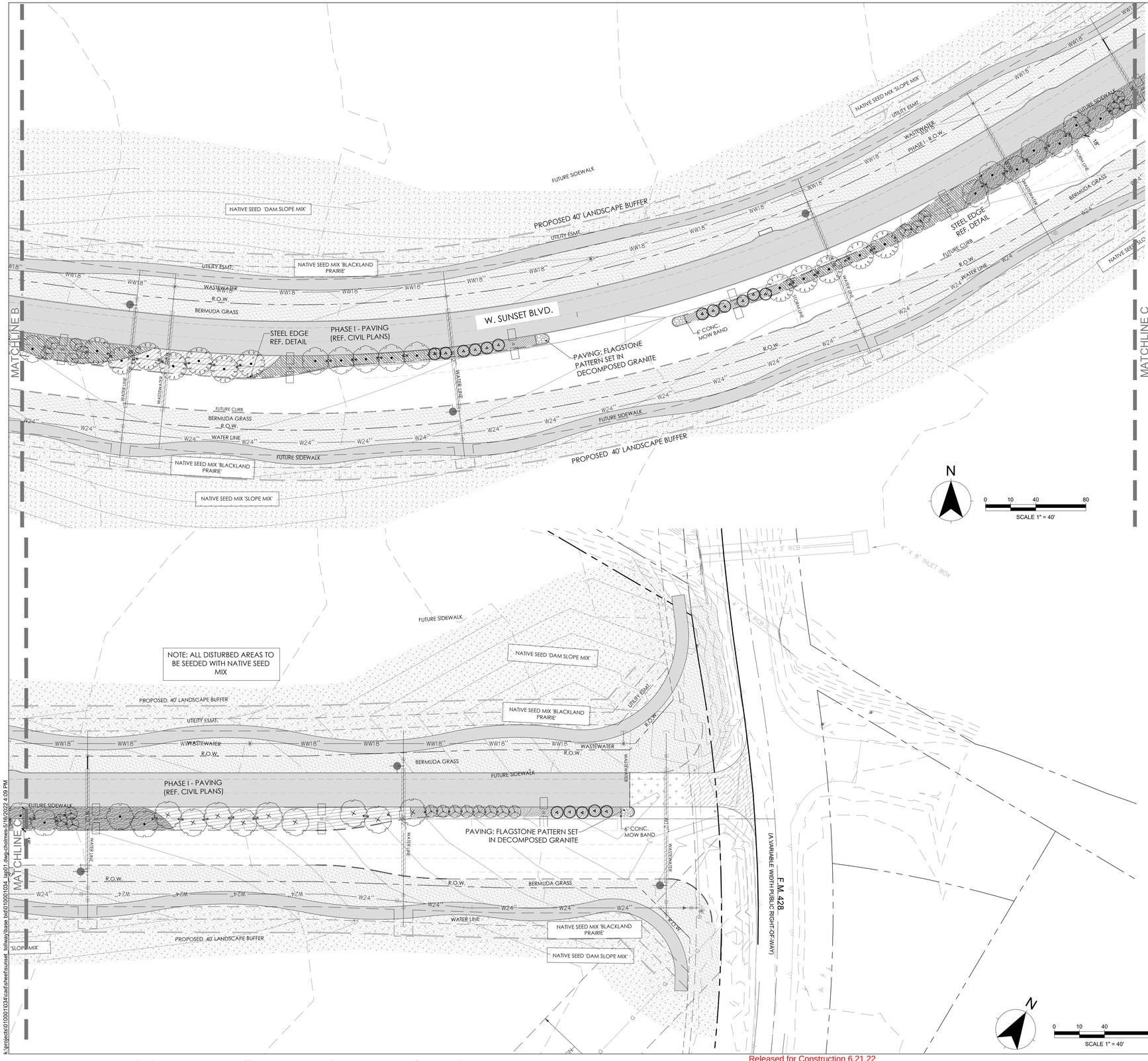
CLIENT: OLD CELINA, LTD.

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SHEET TITLE: LANDSCAPE PLAN

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05/13/2022

PROJECT NUMBER: 010001034
DRAWN BY: KFM | DESIGNED BY: MRP | CHECKED BY: CEF
DATE: 2021/08/04
SHEET: L1.01



PLANT KEY

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	BERMUDA GRASS	SOD
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	NATIVE AMERICAN SEED 'DAM SLOPE MIX'	SEED

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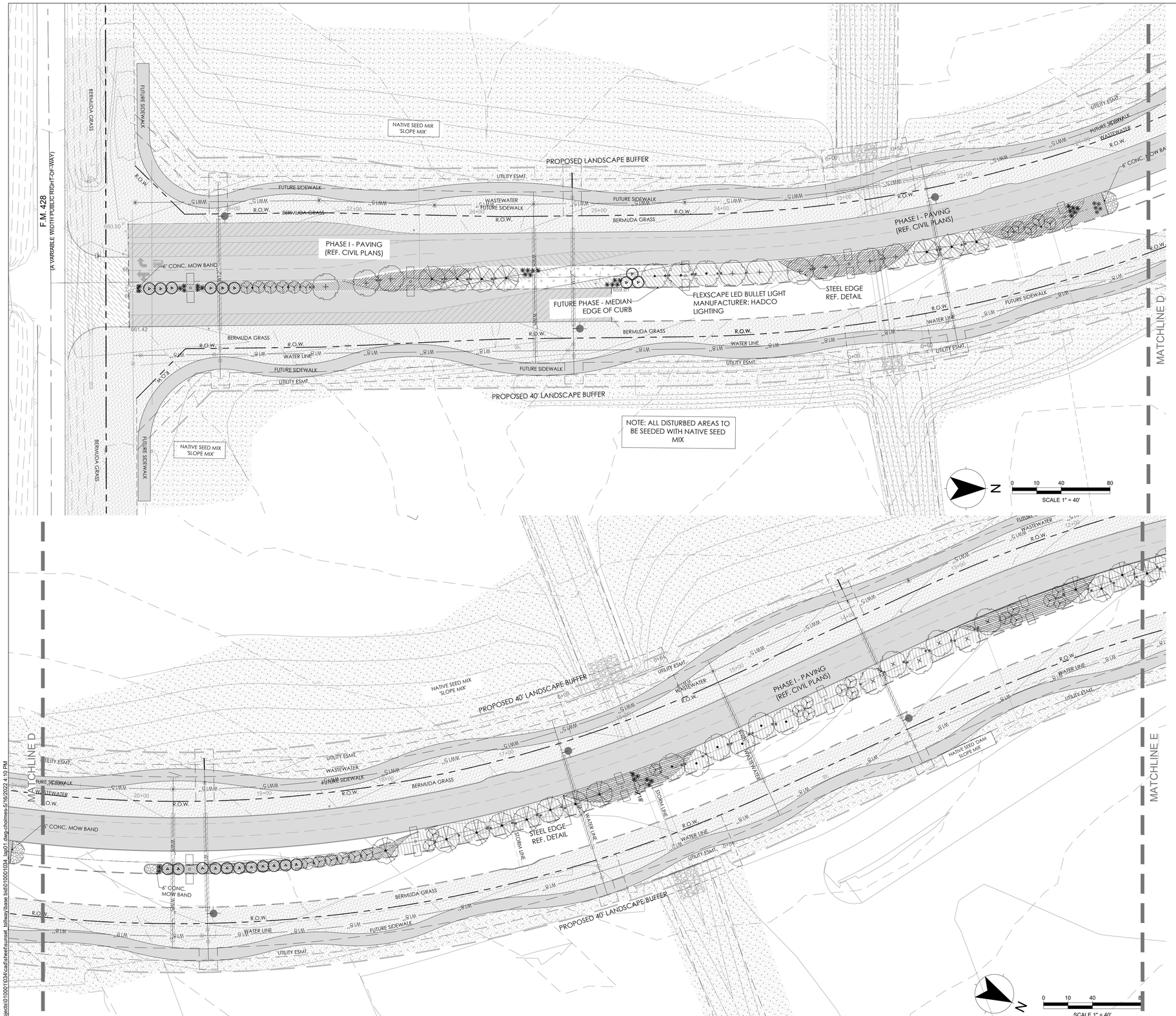
CLIENT
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PROJECT
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SHEET TITLE
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
NATHAN R. PARROTT
3237
STATE OF TEXAS
05/13/2022

PROJECT NUMBER: 010001034
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CHECKED BY: CEF
DATE: 2021/08/04
SHEET: L1.02



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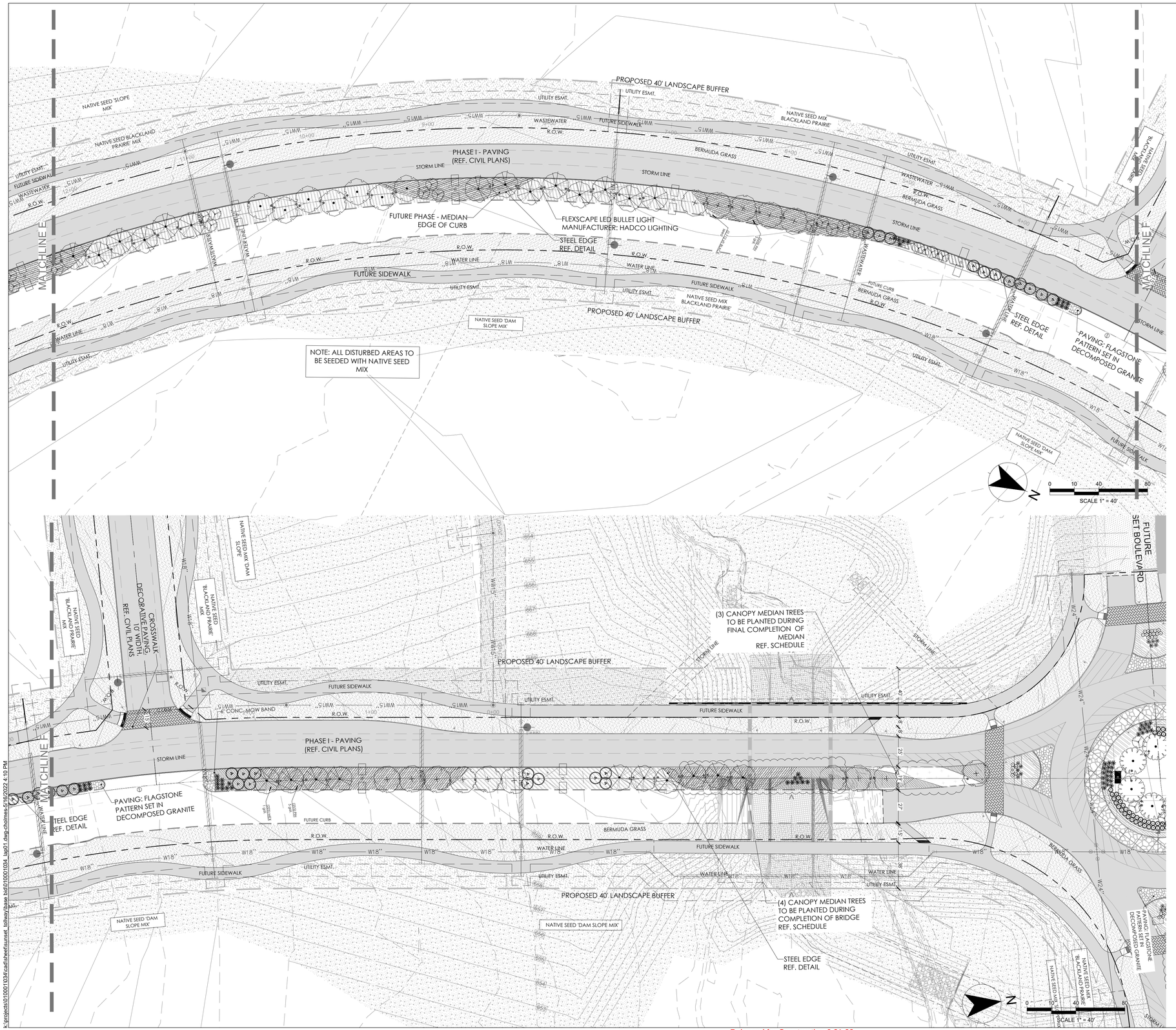
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REGISTERED LANDSCAPE ARCHITECT
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STATE OF TEXAS
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PROJECT NUMBER: 010001034

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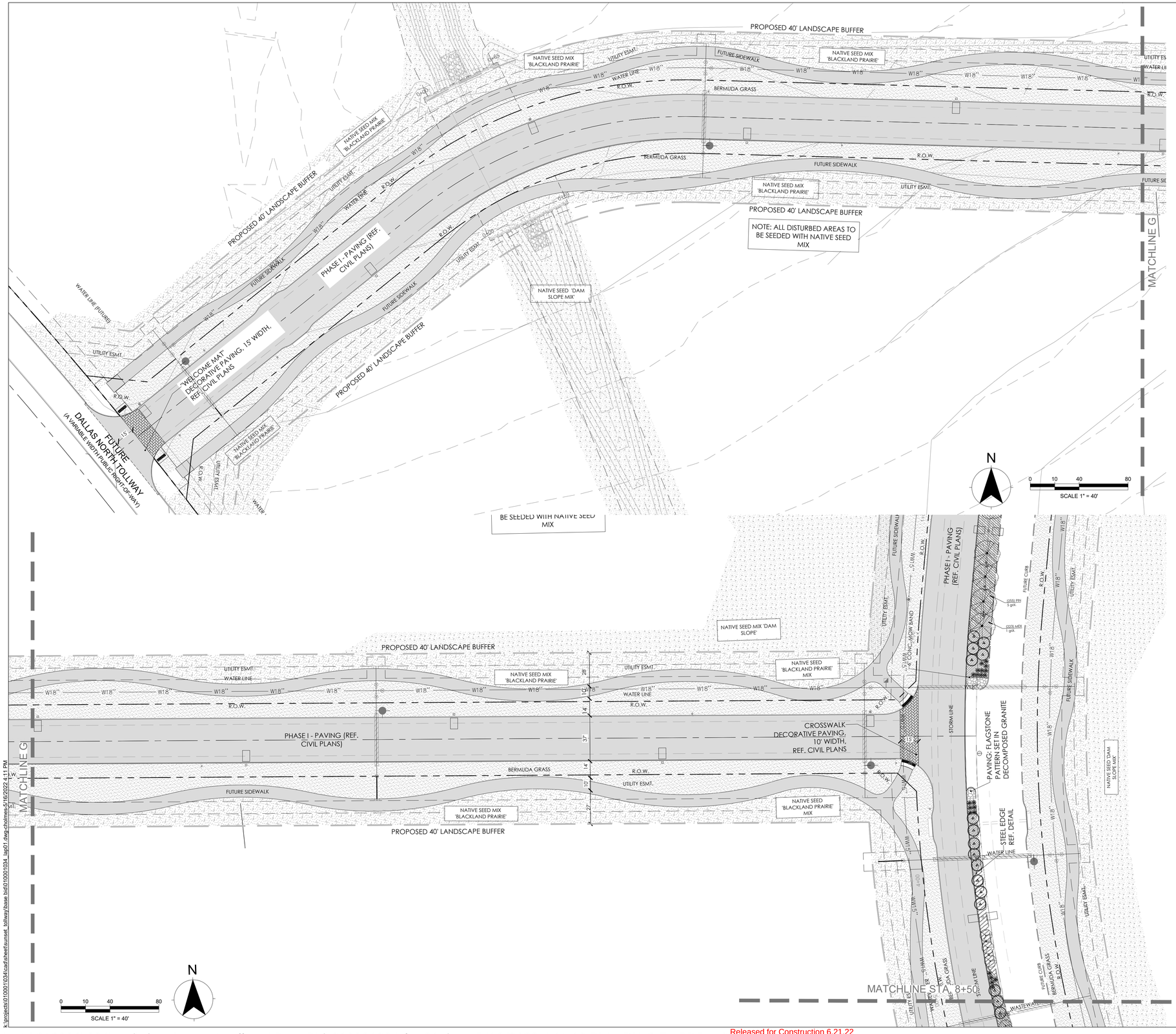
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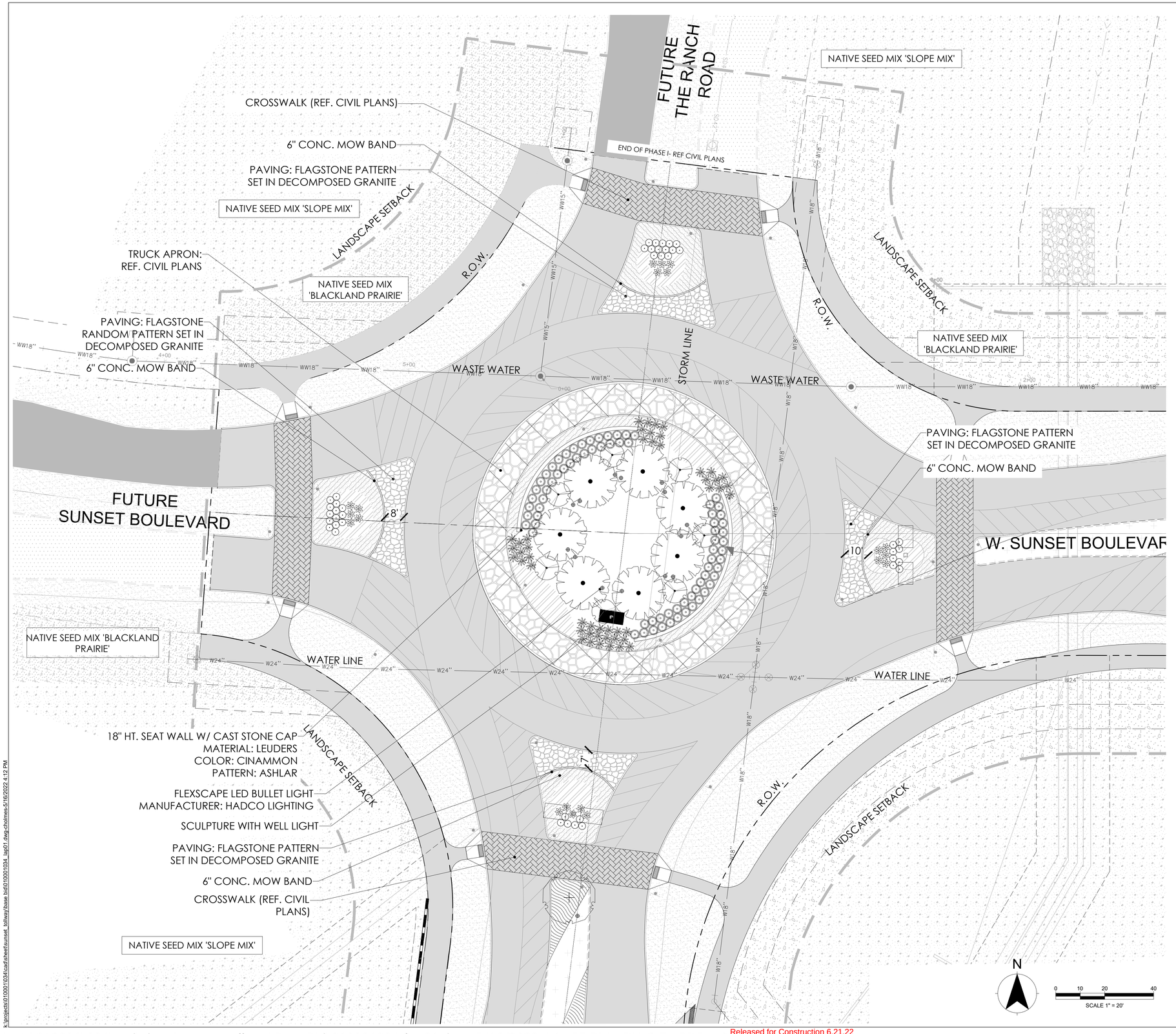
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05/13/2022

PROJECT NUMBER: 010001034
DRAWN BY: KFM | DESIGNED BY: MRP | CHECKED BY: CEF
DATE: 2021/08/04
SHEET: L1.05



PLANT KEY

MEDIAN CANOPY TREES	COMMON NAME	SIZE
	CHINKAPIN OAK	4" CAL.
	SHUMARD RED OAK	4" CAL.
	SKY CLIMBER SOUTHERN LIVE OAK	4" CAL.
	CEDAR ELM	4" CAL.
MEDIAN ORNAMENTAL TREES	**COMMON NAME**	**SIZE**
	OKLAHOMA TEXAS REDBUD	2" CAL.
	PRIDE OF HOUSTON YAUPON HOLLY	2" CAL.
SHRUBS	**COMMON NAME**	**SIZE**
	LINDHEIMER'S MUHLY	7 GAL.
NATIVE SHRUBS	**COMMON NAME**	**SIZE**
	WHALE'S TONGUE AGAVE	30 GAL.
	BRAKELIGHTS RED YUCCA	5 GAL.
	UPRIGHT BLUE ROSEMARY	5 GAL.
LARGE PERENNIAL GRASSES	**COMMON NAME**	**SIZE**
	BLUE GRAMA GRASS	5 GAL.
	PINK CLOUD PINK MUHLY GRASS	5 GAL.
	SEEP MUHLY	5 GAL.
	MEXICAN FEATHERGRASS	1 GAL.
GROUND COVERS	**COMMON NAME**	**SIZE**
	PONY TAILS MEXICAN FEATHER GRASS	1 GAL.
	CORAL AUTUMN SAGE	1 GAL.
SOD/SEED	**COMMON NAME**	**SIZE**
	BERMUDA GRASS	SEED
	BERMUDA GRASS	SOD
	NATIVE AMERICAN SEED 'BLACKLAND PRAIRIE	SEED
	NATIVE AMERICAN SEED 'DAM SLOPE MIX'	SEED

!CAUTION!

CONTRACTOR TO CONTACT THE TEXAS ONE-CALL SYSTEM (1-800-344-8377) AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION. KFM IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM THE LOCATION SHOWN ON THE PLANS THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

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BENCHMARKS

BM#1:
MAG NAIL ON NORTH EDGE OF ASPHALT PAVEMENT OF F.M. 428, SOUTH SIDE OF THE PROPERTY, ADJACENT TO THE ENTRANCE TO THE PROPERTY, ACROSS FROM THE POINT OF BEGINNING OF THE DESCRIBED 410.411 ACRE TRACT
ELEVATION = 656.17'

BM#2:
'X' CUT FOUND ON NORTH END OF CONCRETE HEADWALL, ON THE EAST SIDE OF F.M. 428, NEAR THE MOST EASTERLY NORTHEAST CORNER OF THE DESCRIBED 410.411 ACRE TRACT
ELEVATION = 665.09'

KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

DATE:
DESCRIPTION:
DELTA:
DATE:
DESCRIPTION:
ISSUE:

CLIENT: OLD CELINA, LTD.

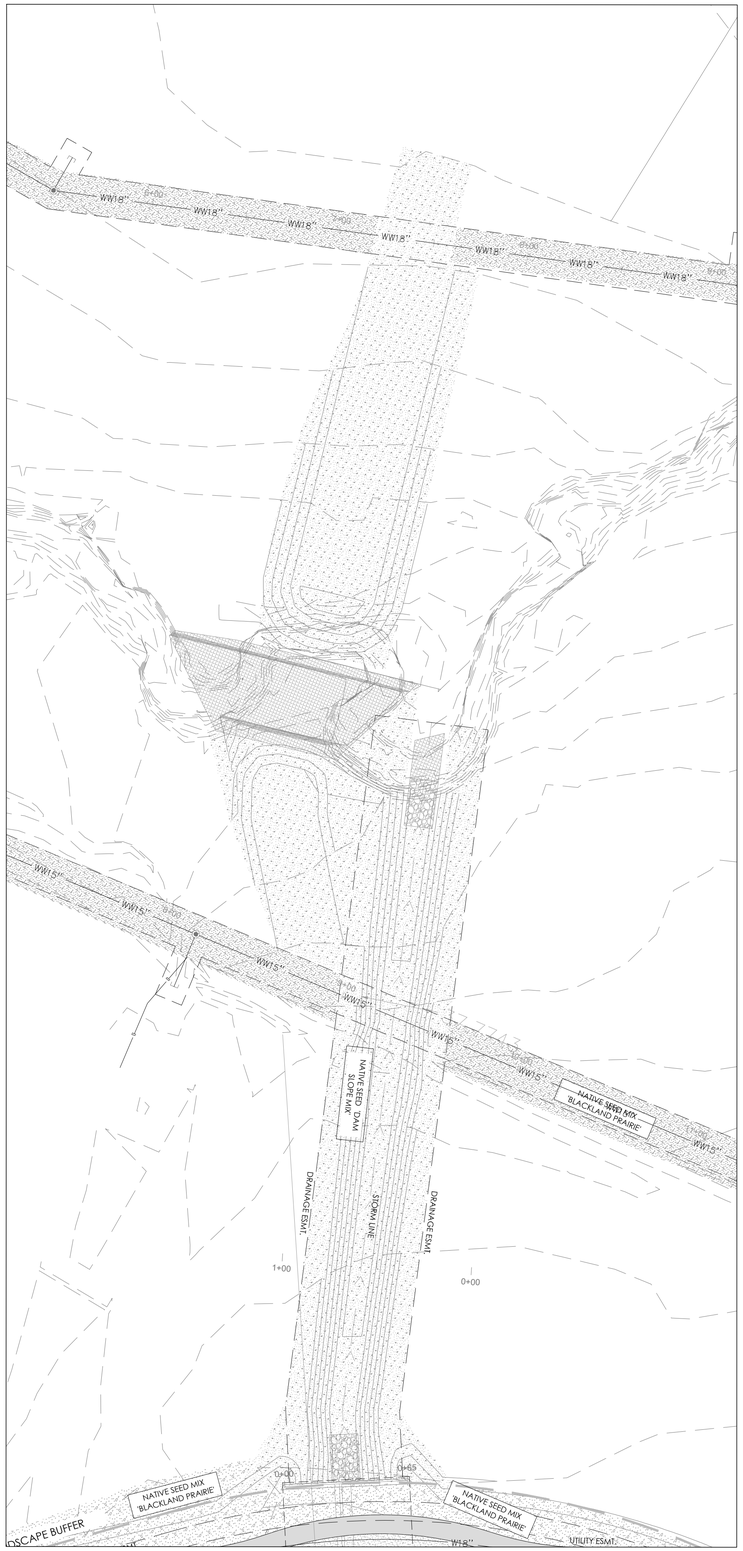
PROJECT: W. SUNSET BOULEVARD, THE RANCH RD. AND CATTLE KING DR.

SHEET TITLE: ROUNDABOUT BLOWUP

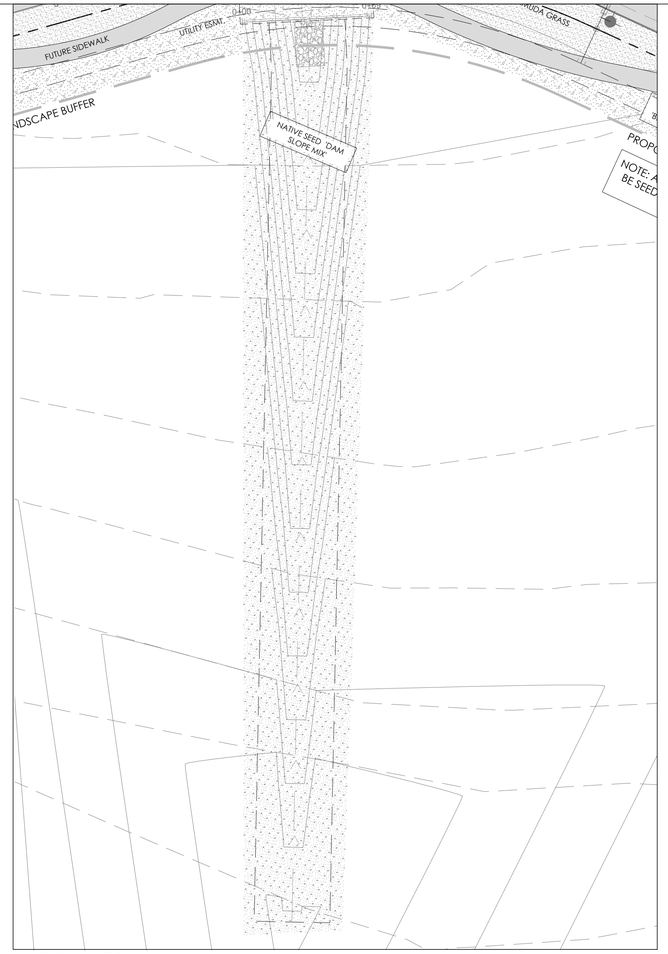
REGISTERED LANDSCAPE ARCHITECT · NATHAN R. PARROTT · 3237 · STATE OF TEXAS
05/13/2022

PROJECT NUMBER: 010001034
DRAWN BY: KFM
DESIGNED BY: MRP
CHECKED BY: CEF
DATE: 2021/08/04
SHEET: L1.06

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NATURAL AREA A



NATURAL AREA B



NATURAL AREA C

PLANT KEY

MEDIAN CANOPY TREES	COMMON NAME	SIZE
	CHINKAPIN OAK	4" CAL.
	SHUMARD RED OAK	4" CAL.
	SKY CLIMBER SOUTHERN LIVE OAK	4" CAL.
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MEDIAN ORNAMENTAL TREES	COMMON NAME	SIZE
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SHRUBS	COMMON NAME	SIZE
	LINDHEIMER'S MUHLY	7 GAL.

NATIVE SHRUBS	COMMON NAME	SIZE
	WHALE'S TONGUE AGAVE	30 GAL.
	BRAKELIGHTS RED YUCCA	5 GAL.
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LARGE PERENNIAL GRASSES	COMMON NAME	SIZE
	BLUE GRAMA GRASS	5 GAL.
	PINK CLOUD PINK MUHLY GRASS	5 GAL.
	SEEP MUHLY	5 GAL.
	MEXICAN FEATHERGRASS	1 GAL.

GROUND COVERS	COMMON NAME	SIZE
	PONY TAILS MEXICAN FEATHER GRASS	1 GAL.
	CORAL AUTUMN SAGE	1 GAL.

SOD/SEED	COMMON NAME	SIZE
	BERMUDA GRASS	SEED
	BERMUDA GRASS	SOD
	NATIVE AMERICAN SEED 'BLACKLAND PRAIRIE	SEED
	NATIVE AMERICAN SEED 'DAM SLOPE MIX'	SEED

N

0 10 40 80

SCALE 1" = 40'

!CAUTION!	
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PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

DELTA: DESCRIPTION: DATE:

ISSUE: DESCRIPTION: DATE:

CLIENT
OLD CELINA, LTD.

PROJECT
W. SUNSET BOULEVARD,
THE RANCH RD. AND CATTLE KING DR.

SHEET TITLE
NATURAL AREAS A,B, AND C

REGISTERED LANDSCAPE ARCHITECT
NATHAN R. PARROTT
3237
STATE OF TEXAS
05/13/2022

PROJECT NUMBER:
010001034

DRAWN BY:	DESIGNED BY:	CHECKED BY:
KFM	MRP	CEF

DATE:
2021/08/04

SHEET:
L1.07

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NATIVE SEED
'BLACKLAND PRAIRIE MIX'

NATIVE SEED
'BLACKLAND PRAIRIE MIX'

NOTE: ALL DISTURBED AREAS TO BE SEEDED WITH NATIVE SEED MIX

PARCEL 42-1 E-1
DRAINAGE EASEMENT
INST. NO. 20200720001126890
O.P.R.C.C.T.

NATURAL AREA D

SOD/SEED	COMMON NAME	SIZE
	BERMUDA GRASS	SEED
	BERMUDA GRASS	SOD
	NATIVE AMERICAN SEED 'BLACKLAND PRAIRIE	SEED
	NATIVE AMERICAN SEED 'DAM SLOPE MIX'	SEED

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SCALE 1" = 40'

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SHEET TITLE
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SHEET:
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SOD/SEED	COMMON NAME	SIZE
	BERMUDA GRASS	SEED
	BERMUDA GRASS	SOD
	NATIVE AMERICAN SEED 'BLACKLAND PRAIRIE	SEED
	NATIVE AMERICAN SEED 'DAM SLOPE MIX"	SEED

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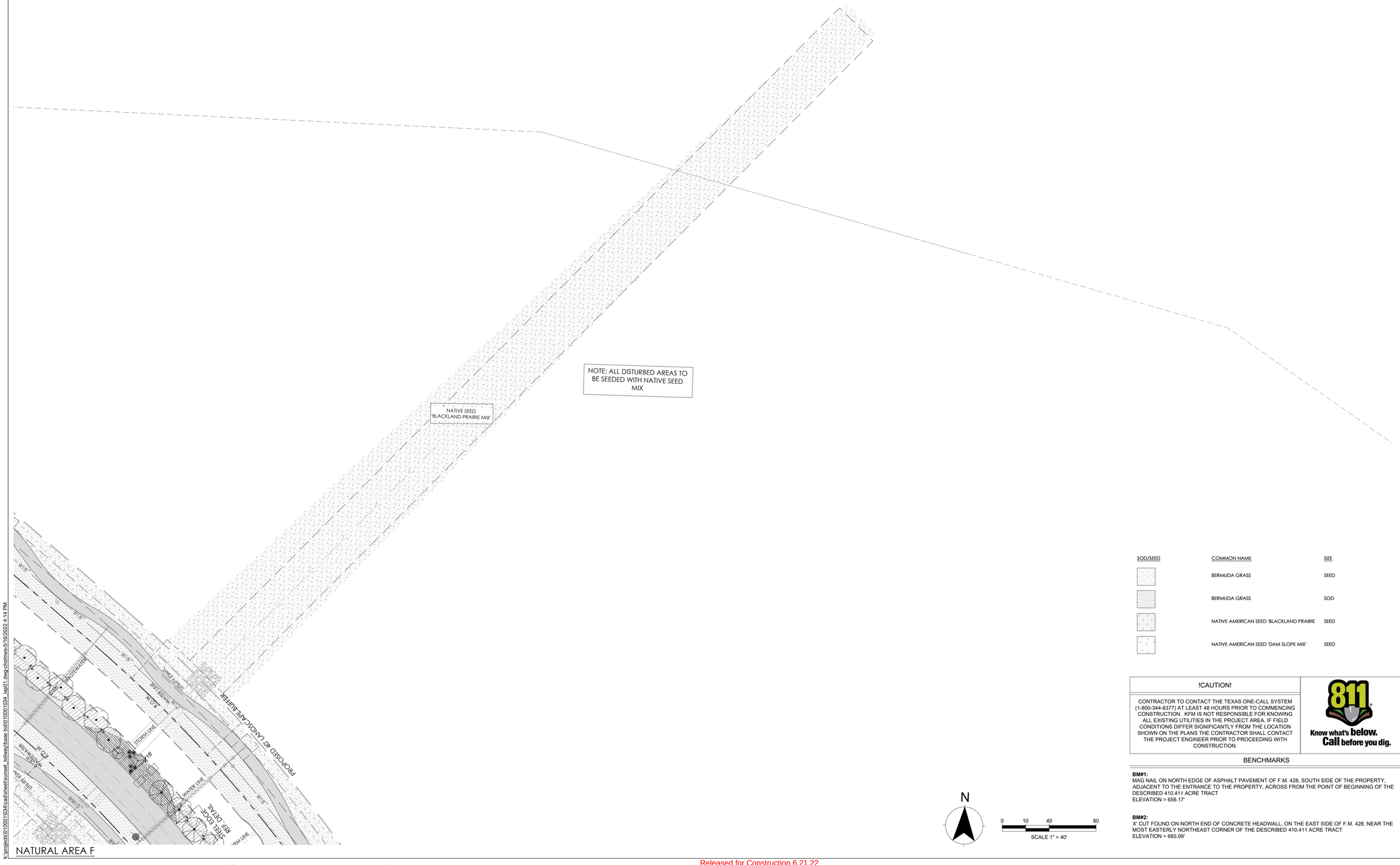
CLIENT: OLD CELINA, LTD.

PROJECT: W. SUNSET BOULEVARD, THE RANCH RD. AND CATTLE KING DR.

SHEET TITLE: NATURAL AREA E

REGISTERED LANDSCAPE ARCHITECT
NATHAN R. PARROTT
3237
STATE OF TEXAS
05/13/2022

PROJECT NUMBER: 010001034
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DATE: 2021/08/04
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SOD/SEED	COMMON NAME	SIZE
	BERMUDA GRASS	SEED
	BERMUDA GRASS	SOD
	NATIVE AMERICAN SEED 'BLACKLAND PRAIRIE	SEED
	NATIVE AMERICAN SEED 'DAM SLOPE MIX"	SEED

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NATURAL AREA F

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Released for Construction 6.21.22



SOD/SEED	COMMON NAME	SIZE
	BERMUDA GRASS	SEED
	BERMUDA GRASS	SOD
	NATIVE AMERICAN SEED 'BLACKLAND PRAIRIE	SEED
	NATIVE AMERICAN SEED 'DAM SLOPE MIX"	SEED

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SHEET TITLE: NATURAL AREA G

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NATHAN R. PARROTT
3237
STATE OF TEXAS
05/13/2022

PROJECT NUMBER: 010001034

DRAWN BY:	DESIGNED BY:	CHECKED BY:
KFM	MRP	CEF

DATE: 2021/08/04

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PLANT SCHEDULE

MEDIAN CANOPY TREES	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	36	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	4" CAL.	10`-12` HT. MIN.	AS SHOWN	CONTAINER GROWN. SINGLE STRAIGHT TRUNK. MAIN LEADER INTACT WITH NO BROKEN LIMBS AND NOT ROOT BOUND
	37	QUERCUS SHUMARDII / SHUMARD RED OAK	4" CAL.	10`-12` HT. MIN.	AS SHOWN	CONTAINER GROWN. SINGLE STRAIGHT TRUNK. MAIN LEADER INTACT WITH NO BROKEN LIMBS AND NOT ROOT BOUND
	39	QUERCUS VIRGINIANA 'SKY CLIMBER' / SKY CLIMBER SOUTHERN LIVE OAK	4" CAL.	10`-12` HT. MIN.	40` O.C.	CONTAINER GROWN. SINGLE STRAIGHT TRUNK. MAIN LEADER INTACT WITH NO BROKEN LIMBS AND NOT ROOT BOUND
	51	ULMUS CRASSIFOLIA / CEDAR ELM	4" CAL.	10`-12` HT. MIN.	AS SHOWN	CONTAINER GROWN. SINGLE STRAIGHT TRUNK. MAIN LEADER INTACT WITH NO BROKEN LIMBS AND NOT ROOT BOUND

MEDIAN ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	94	CERCIS CANADENSIS TEXENSIS 'OKLAHOMA' / OKLAHOMA TEXAS REDBUD	2" CAL.	8`-10` HT. MIN.	AS SHOWN	MULTI-TRUNK, 3-5 CANES. MAIN LEADER INTACT WITH NO BROKEN LIMBS AND NOT ROOT BOUND
	75	ILEX VOMITORIA `PRIDE OF HOUSTON` / PRIDE OF HOUSTON YAUPON HOLLY	2" CAL.	8-10` HT. MIN	5` WIDTH	MULTI-TRUNK, 3-5 CANES. MAIN LEADER INTACT WITH NO BROKEN LIMBS AND NOT ROOT BOUND

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	74	MUHLENBERGIA LINDHEIMERI / LINDHEIMER'S MUHLY	7 GAL.	36" HT. MIN	48" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND. FULL BROAD TOP

NATIVE SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	25	AGAVE OVATIFOLIA `FROSTY BLUE` / WHALE`S TONGUE AGAVE	30 GAL.	4` HT. MIN	36" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND. FULL BROAD TOP
	133	HESPERALOE PARVIFLORA `PERPA` TM / BRAKELIGHTS RED YUCCA	5 GAL.	24"-30" MIN. HT.	30"-36"	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND. FULL BROAD TOP
	42	ROSMARINUS OFFICINALIS 'UPRIGHT BLUE' / UPRIGHT BLUE ROSEMARY	5 GAL.	24"-30" MIN. HT.	3` O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND. FULL BROAD TOP

LARGE PERENNIAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	371	BOUTELOUA GRACILIS / BLUE GRAMA GRASS	5 GAL.	18"-24" HT. MIN	30" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND.
	2,567	MUHLENBERGIA CAPILLARIS 'PINK CLOUD' / PINK CLOUD PINK MUHLY GRASS	5 GAL.	24"-36" MIN. HT	36" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND.
	426	MUHLENBERGIA REVERCHONII / SEEP MUHLY	5 GAL.	18"-24" HT. MIN	24" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND.
	2,701	NASSELLA TENUISSIMA `PONY TAILS` / MEXICAN FEATHERGRASS	1 GAL.	10"-12"	18" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND. FULL BROAD TOP

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	2,461	NASSELLA TENUISSIMA 'PONY TAILS' / PONY TAILS MEXICAN FEATHER GRASS	1 GAL.	18" HT. MIN.	12" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM, NOT ROOT BOUND
	295	SALVIA GREGGII 'CORAL' / CORAL AUTUMN SAGE	1 GAL.	12" HT. MIN.	24" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM, NOT ROOT BOUND

SOD/SEED	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	375,295 SF	CYNODON DACTYLON / BERMUDA GRASS	SEED	N/A	N/A	REF. SPECIFICATIONS FOR SEEDING RATES/INSTALLATION INSTRUCTIONS
	28,242 SF	CYNODON DACTYLON 'TIFWAY 419' / BERMUDA GRASS	SOD			SOLID SOD
	414,269 SF	NATIVE AMERICAN SEED 'BLACKLAND PRAIRIE MIX' / NATIVE AMERICAN SEED 'BLACKLAND PRAIRIE	SEED			REF. SEEDSOURCE.COM,NATIVE AMERICAN SEED, FOR SEEDING RATES/SPECIFICATIONS/INSTRUCTIONS
	982,880 SF	NATIVE AMERICAN SEED 'DAM SLOPE MIX' / NATIVE AMERICAN SEED 'DAM SLOPE MIX'	SEED			REF. SEEDSOURCE.COM,NATIVE AMERICAN SEED, FOR SEEDING RATES/SPECIFICATIONS/INSTRUCTIONS

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CLIENT OLD CELINA, LTD.

PROJECT W. SUNSET BOULEVARD, THE RANCH RD. AND CATTLE KING DR.

SHEET TITLE LANDSCAPE SCHEDULE

REGISTERED LANDSCAPE ARCHITECT NATHAN R. PARROTT 3237 STATE OF TEXAS
05/13/2022

PROJECT NUMBER: 010001034
DRAWN BY: KFM | DESIGNED BY: MRP | CHECKED BY: CEF
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Released for Construction 6.21.22

planting - general

1.1 verification

a. all scaled dimensions on the drawings are approximate. before proceeding with any work, the contractor shall carefully check and verify all dimensions and quantities, and shall immediately inform the owner's representative of any discrepancies between the information on the drawings and the actual conditions, refraining from doing any work in said areas until given approval to do so by the owner's representative.

b. in the case of a discrepancy in the plant quantities between the plan drawings and the plant call outs, list or plant schedule, the number of plants or square footage of the planting bed actually drawn on the plan drawings shall be deemed correct and prevail.

1.2 permits and regulations

a. the contractor shall obtain and pay for all permits related to this section of the work unless previously excluded under provision of the contract or general conditions. the contractor shall comply with all laws and ordinances bearing on the operation or conduct of the work as drawn and specified. if the contractor observes that a conflict exists between permit requirements and the work outlined in the contract documents, the contractor shall promptly notify the owner's representative in writing including a description of any necessary changes and changes to the contract price resulting from changes in the work.

b. wherever references are made to standards or codes in accordance with which work is to be performed or tested, the edition or revision of the standards and codes current on the effective date of this contract shall apply, unless otherwise expressly set forth.

c. in case of conflict among any referenced standards or codes or between any referenced standards and codes and the specifications, the more restrictive standard shall apply or owner's representative shall determine which shall govern.

1.3 protection of work, property and person

d. the contractor shall adequately protect the work, adjacent property, and the public, and shall be responsible for any damages or injury due to his/her actions.

1.4 changes in the work

a. the owner's representative may order changes in the work, and the contract sum should be adjusted accordingly. all such orders and adjustments plus claims by the contractor for extra compensation must be made and approved in writing before executing the work involved.

b. all changes in the work, notifications and contractor's request for information (rfi) shall conform to the contract general condition requirements.

1.5 correction of work

a. the contractor, at their own cost, shall re-execute any work that fails to conform to the requirements of the contract and shall remedy defects due to faulty materials or workmanship upon written notice from the owner's representative, at the soonest as possible time that can be coordinated with other work and seasonal weather demands.

1.6 observation of the work\

a. the owner's representative may observe the work at any time. they may remove samples of materials for conformity to specifications. rejected materials shall be immediately removed from the site and replaced at the contractor's expense. the cost of testing materials not meeting specifications shall be paid by the contractor.

b. the owner's representative shall be informed of the progress of the work so the work may be observed at the following key times in the construction process. the owner's representative shall be afforded sufficient time to schedule visit to the site. failure of the owner's representative to make field observations shall not relieve the contractor from meeting all the requirements of this specification.

1. plant quality: review of plant quality at the time of delivery and prior to installation. review tree quality prior to unloading where possible, but in all cases prior to planting.
2. completion of the planting: review the completed planting.

1.7 quality assurance

a. substantial completion acceptance - acceptance of the work prior to the start of the warranty period:

1. once the contractor completes the installation of all items in this section, the owner's representative will observe all work for substantial completion acceptance upon written request of the contractor. the request shall be received at least ten calendar days before the anticipated date of the observation.
2. substantial completion acceptance by the owner's representative shall be for general conformance to specified size, character and quality and not relieve the contractor of responsibility for full conformance to the contract documents, including correct species.
3. any plants that are deemed defective as defined under the provisions below shall not be accepted.

b. the owner's representative will provide the contractor with written acknowledgment of the date of substantial completion acceptance and the beginning of the warranty period and plant maintenance period (if plant maintenance is included).

c. contractor's quality assurance responsibilities: the contractor is solely responsible for quality control of the work.

1.8 plant warranty

a. plant warranty:

1. the contractor agrees to replace defective work and defective plants. the owner's representative shall make the final determination if plants meet these specifications or that plants are defective. plants warranty shall begin on the date of substantial completion acceptance and continue for the following periods, classed by plant type:
   a) trees - 1 year(s).
   b) shrubs - 1 year(s)
2. when the work is accepted in parts, the warranty periods shall extend from each of the partial substantial completion acceptances to the terminal date of the last warranty period, thus, all warranty periods for each class of plant warranty, shall terminate at one time.
3. all plants shall be warrantied to meet all the requirements for plant quality at installation in this specification. defective plants shall be defined as plants not meeting these requirements. the owner's representative shall make the final determination that plants are defective.
4. plants determined to be defective shall be removed immediately upon notification by the owner's representative and replaced without cost to the owner, as soon as weather conditions permit and within the specified planting period.
5. the contractor is exempt from replacing plants, after substantial completion acceptance and during the warranty period, that are removed by others, lost or damaged due to occupancy of project, lost or damaged by a third party, vandalism, or any natural disaster.
6. replacements shall closely match adjacent specimens of the same species. replacements shall be subject to all requirements stated in this specification. make all necessary repairs due to plant replacements. such repairs shall be done at no extra cost to the owner.
7. the warranty of all replacement plants shall extend for an additional one-year period from the date of their acceptance after replacement. in the event that a replacement plant is not acceptable during or at the end of the said extended warranty period, the owner's representative may elect one more replacement items or credit for each item. these tertiary replacement items are not protected under a warranty period.

b. end of warranty final acceptance - acceptance of plants at the end of the warranty period.

c. at the end of the warranty period, the owner's representative shall observe all warranted work. upon written request of the contractor, the request shall be received at least ten calendar days before the anticipated date for final observation.

1.9 selection and observation of plants

a. the owner's representative may review all plants subject to approval of size, health, quality, character, etc. review or approval of any plant during the process of selection, delivery, installation and establishment period shall not prevent that plant from later rejection in the event that the plant quality changes or previously existing defects become apparent that were not observed.

b. plant selection: the owner's representative reserves the right to select and observe all plants at the nursery prior to delivery and to reject plants that do not meet specifications as set forth in this specification. if a particular defect or substandard element can be corrected at the nursery, as determined by the owner's representative, the agreed upon remedy may be applied by the nursery or the contractor provided that the correction allows the plant to meet the requirements set forth in this specification, any work to correct plant defects shall be at the contractor's expense.

1. the owner's representative may make invasive observation of the plant's root system in the area of the root collar and the top of the root ball in general in order to determine that the plant meets the quality requirements for depth of the root collar and presence of roots above the root collar, such observations will not harm the plant.
2. corrections are to be undertaken at the nursery prior to shipping.

c. the contractor shall bear all cost related to plant corrections.

d. all plants that are rejected shall be immediately removed from the site and acceptable replacement plants provided at no cost to the owner.

e. submit to the owner's representative, for approval, plant sources including the names and locations of nurseries proposed as sources of acceptable plants, and a list of the plants they will provide. the plant list shall include the botanical and common name and the size at the time of selection. observe all nursery materials to determine that the materials meet the requirements of this section.

f. trees shall be purchased from the growing nursery. re-wholesale plant suppliers shall not be used as sources unless the contractor can certify that the required trees are not directly available from a growing nursery. when re-wholesale suppliers are utilized, the contractor shall submit the name and location of the growing nursery from where the trees were obtained by the re-wholesale seller. the re-wholesale nursery shall be responsible for any required plant quality certifications. each tree shall have a numbered seal applied by the contractor. the seal shall be placed on a lateral branch on the north side of the tree. the seal shall be a tamper proof plastic seal bearing the contractors name and a unique seven-digit number embossed on the seal.

g. the owner's representative may choose to attach their seal to each plant, or a representative sample. viewing and/or sealing of plants by the owner's representative at the nursery does not preclude the owner's representative's right to reject material while on site. the contractor is responsible for paying any up charge for the owner's representative to attach their seal to specific plants.

h. where requested by the owner's representative, submit photographs of plants or representative samples of plants. photographs shall be legible and clearly depict the plant specimen. each submitted image shall contain a height reference, such as a measuring stick. the approval of plants by the owner's representative via photograph does not preclude the owner's representative's right to reject material while on site.

1.10 plant substitutions for plants not available

a. submit all requests for substitutions of plant species, or size to the owner's representative, for approval, prior to purchasing the proposed substitution. request for substitution shall be accompanied with a list of nurseries contacted in the search for the required plant and a record of other attempts to locate the required material. requests shall also include sources of plants found that may be of a smaller or larger size, or a different shape or habit than specified, or plants of the same genus and species but different cultivar origin, or which may otherwise not meet the requirements of the specifications, but which may be available for substitution.

1.11 site conditions

a. it is the responsibility of the contractor to be aware of all surface and sub-surface conditions, and to notify the owner's representative, in writing, of any circumstances that would negatively impact the health of plantings. do not proceed with work until unsatisfactory conditions have been corrected.

1. should subsurface drainage or soil conditions be encountered which would be detrimental to growth or survival of plant material, the contractor shall notify the owner's representative in writing, stating the conditions and submit a proposal covering cost of corrections. if the contractor fails to notify the owner's representative of such conditions, he/she shall remain responsible for plant material under the warranty clause of the specifications.

b. it is the responsibility of the contractor to be familiar with the local growing conditions, and if any specified plants will be in conflict with these conditions, report any potential conflicts, in writing, to the owner's representative.

c. this specification requires that all planting soil and irrigation (if applicable) work be completed and accepted prior to the installation of any plants.

1. planting operations shall not begin until such time that the irrigation system is completely operational for the area(s) to be planted, and the irrigation system for that area has been preliminarily observed and approved by the owner's representative.

d. actual planting shall be performed during those periods when weather and soil conditions are suitable in accordance with locally accepted horticultural practices.

1. do not install plants into saturated or frozen soils. do not install plants during inclement weather, such as rain or snow or during extremely hot, cold or windy conditions.

1.12 planting around utilities

a. contractor shall carefully examine the civil, record, and survey drawings to become familiar with the existing underground conditions before digging.

b. determine location of underground utilities and perform work in a manner that will avoid possible damage. hand excavate, as required. maintain grade stakes set by others until parties concerned mutually agree upon removal.

planting - products

2.1 plants

a. standards and measurement: provide plants of quantity, size, genus, species, and variety or cultivars as shown and scheduled in contract documents.

1. all plants including the root ball dimensions or container size to trunk caliper ratio shall conform to ansi z60.1 "american standard for nursery stock" latest edition, unless modified by provisions in this specification. when there is a conflict between this specification and ansi z60.1, this specification section shall be considered correct.
2. plants larger than specified may be used if acceptable to the owner's representative. use of such plants shall not increase the contract price. if larger plants are accepted the root ball size shall be in accordance with ansi z-60.1. larger plants may not be acceptable if the resulting root ball cannot be fit into the required planting space.
3. if a range of size is given, no plant shall be less than the minimum size and not less than 50 percent of the plants shall be as large as the maximum size specified. the measurements specified are the minimum and maximum size acceptable and are the measurements after pruning, where pruning is required.

b. proper identification: all trees shall be true to name as ordered or shown on planting plans and shall be labeled individually or in groups by genus, species, variety and cultivar.

c. compliance: all trees shall comply with federal and state laws and regulations requiring observation for plant disease, pests, and weeds. observation certificates required by law shall accompany each shipment of plants.

d. plant quality:

1. general: provide healthy stock, grown in a nursery and reasonably free of die-back, disease, insects, eggs, bores, and larvae. at the time of planting all plants shall have a root system, stem, and branch form that will not restrict normal growth, stability and health for the expected life of the plants.
   a) trees shall have one central leader. if the leader was headed, a new leader (with a live terminal bud) at least one-half the diameter of the pruning cut shall be present.
2. all trees are assumed to have one central leader trees unless a different form is specified in the plant list or drawings.
   b) trunk caliper and taper shall be sufficient so that the lower five feet of the trunk remains vertical without a stake. auxiliary stake may be used to maintain a straight leader in the upper half of the tree.
3. at time of observations and delivery, the root ball shall be moist throughout. roots shall not show signs of excess soil moisture conditions as indicated by stunted, discolored, distorted, or dead roots.

e. submittals: submit for approval the required plant quality certifications from the grower where plants are to be purchased, for each plant type. the certification must state that each plant meets all the above plant quality requirements.

f. container (including above-ground fabric containers and boxes) plants

1. container plants may be permitted only when indicated on the drawing, in this specification, or approved by the owner's representative.
2. provide plants shall be established and well rooted in removable containers.
3. container class size shall conform to ansi z60.1 for container plants for each size and type of plant.

2.2 planting soil

a. planting soil as used in this specification means the soil at the planting site, or imported as modified and defined in specification section planting soil. if there is no planting soil specification, the term planting soil shall mean the soil at the planting site within the planting hole.

2.3 mulch

a. mulch shall be from tree and woody brush sources. the size range shall be a minimum (less than 25% or less of volume) fine particles 3/8 inch or less in size, and a maximum size of individual pieces (largest 20% or less of volume) shall be approximately 1 to 1-1/2 inch in diameter and maximum length approximately 4 to 8". pieces larger than 8 inch long that are visible on the surface of the mulch after installation shall be removed.

1. it is understood that mulch quality will vary significantly from supplier to supplier and region to region. the above requirements may be modified to conform to the source material from locally reliable suppliers as approved by the owner's representative.

2.4 tree staking and guying material

a. tree guying to be flat woven polypropylene material, 3/4 inch wide, and 900 lb. break strength. color to be green. product to be arbortie manufactured by deep root partners, l.p. or approved equal.

b. stakes shall be lodge pole stakes free of knots and of diameters and lengths appropriate to the size of plant as required to adequately support the plant.

c. below ground anchorage systems to be constructed of 2 x 2 dimensional untreated wood securing (using 3 inch long screws) horizontal portions to 4 feet long vertical stakes driven straight into the ground outside the root ball.

planting -execution

3.1 site examination

a. examine the surface grades and soil conditions to confirm that the requirements of the specification section - planting soil - and the soil and drainage modifications indicated on the planting soil plan and details (if applicable) have been completed. notify the owner's representative in writing of any unsatisfactory conditions.

3.2 delivery, storage and handling

a. protect materials from deterioration during delivery and storage. adequately protect plants from drying out, exposure of roots to sun, wind or extremes of heat and cold temperatures. if planting is delayed more than 24 hours after delivery, set plants in a location protected from sun and wind. provide adequate water to the root ball package during the shipping and storage period.

1. all plant materials must be available for observation prior to planting.
2. using a soil moisture meter, periodically check the soil moisture in the root balls of all plants to assure that the plants are being adequately watered. volumetric soil moisture shall be maintained above wilting point and below field capacity for the root ball substrate or soil.

b. do not deliver more plants to the site than there is space with adequate storage conditions. provide a suitable remote staging area for plants and other supplies.

c. provide protective covering over all plants during transporting.

3.3 planting season

a. planting shall only be performed when weather and soil conditions are suitable for planting the materials specified in accordance with locally accepted practice in the event that the contractor request planting outside the dates of the planting season, approval of the request does not change the requirements of the warranty.

3.4 adverse weather conditions

a. no planting shall take place during extremely hot, dry, windy or freezing weather.

3.5 coordination with project work

a. the contractor shall coordinate with all other work that may impact the completion of the work. .

b. coordinate the relocation of any irrigation lines, heads or the conduits of other utility lines that are in conflict with tree locations. root balls shall not be altered to fit around lines. notify the owner's representative of any conflicts encountered.

3.6 layout and planting sequence

a. relative positions of all plants and trees are subject to approval of the owner's representative.

b. when applicable, plant trees before other plants are installed.

c. it is understood that plants are not precise objects and that minor adjustments in the layout will be required as the planting plan is constructed. these adjustments may not be apparent until some or all of the plants are installed. make adjustments as required by the owner's representative including relocating previously installed plants.

3.7 soil protection during plant delivery and installation

a. protect soil from compaction during the delivery of plants to the planting locations, digging of planting holes and installing plants.

1. where possible deliver and plant trees that require the use of heavy mechanized equipment prior to final soil preparation and tilling, where possible, restrict the driving lanes to one area instead of driving over and compacting a large area of soil.

b. till to a depth of 6 inches, all soil that has been driven over during the installation of plants.

3.8 installation of plants: general

a. observe each plant after delivery and prior to installation for damage of other characteristics that may cause rejection of the plant. notify the owner's representative of any condition observed.

b. no more plants shall be distributed about the planting bed area than can be planted and watered on the same day.

c. the outer surfaces of all plants in containers and boxes, including the top, sides and bottom of the root ball shall be shaved to remove all circling, descending, and matted roots. shaving shall remove a minimum of one inch of root mat or up to 2 inches as required to remove all root segments that are not growing reasonably radial to the trunk.

d. container (includes boxed and above-ground fabric containers) plants

1. this specification assumes that most container plants have significant stem girdling and circling roots, and that the root collar is too low in the root ball.
2. remove the container.
3. perform root ball shaving as defined in installation of plants: general above.
4. remove all roots and substrate above the root collar and the main structural roots according to root correction details so root system conforms to root observations detail.

e. remove all substrate at the bottom of the root ball that does not contain roots.

3.9 staking and guying

a. do not stake or guy trees unless specifically required by the contract documents, or in the event that the contractor feels that staking is the only alternative way to keep particular trees plumb. .

3.10 installation of fertilizer and other chemical additives

a. do not apply any soluble fertilizer to plantings during the first year after transplanting unless soil test determines that fertilizer or other chemical additives is required. apply chemical additives only upon the approval of the owner's representative.

b. controlled release fertilizers shall be applied according to the manufacturer's instructions and standard horticultural practices.

3.11 pruning of trees and shrubs

a. prune plants as directed by the owner's representative. pruning trees shall be limited to addressing structural defects as shown in details; follow recommendations in "structural pruning: a guide for the green industry" published by urban tree foundation

b. all pruning shall be performed by a person experienced in structural tree pruning.

c. except for plants specified as multi-stemmed or as otherwise instructed by the owner's representative, preserve or create a central leader.

d. pruning of large trees shall be done using pole pruners or if needed, from a ladder or hydraulic lift to gain access to the top of the tree. do not climb in newly planted trees. small trees can be structurally pruned by laying them over before planting. pruning may also be performed at the nursery prior to shipping.

e. remove and replace excessively pruned or malformed stock resulting from improper pruning that occurred in the nursery or after.

f. no tree paint or sealants shall be used.

3.12 watering

a. the contractor shall be fully responsible to ensure that adequate water is provided to all plants from the point of installation until the date of substantial completion acceptance. the contractor shall adjust the automatic irrigation system, if available, and apply additional or adjust for less water using hoses as required.

b. hand water root balls of all plants to assure that the root balls have moisture above wilt point and below field capacity. test the moisture content in each root ball and the soil outside the root ball to determine the water content.

3.13 clean-up

a. during installation, keep the site free of trash, pavements reasonably clean and work area in an orderly condition at the end of each day. remove trash and debris in containers from the site no less than once a week.

1. immediately clean up any spilled or tracked soil, fuel, oil, trash or debris deposited by the contractor from all surfaces within the project or on public right of ways and neighboring property.

b. once installation is complete, wash all soil from pavements and other structures. ensure that mulch is confined to planting beds and that all tags and flagging tape are removed from the site. the owner's representative's seals are to remain on the trees and removed at the end of the warranty period.

c. make all repairs to grades, ruts, and damage by the plant installer to the work or other work at the site.

d. remove and dispose of all excess planting soil, subsoil, mulch, plants, packaging, and other material brought to the site by the contractor.

3.14 protection during construction

A. the contractor shall protect planting and related work and other site work from damage due to planting operations, operations by other contractors or trespassers. maintain protection during installation until substantial completion acceptance. treat, repair or replace damaged work immediately.

B. damage done by the contractor, or any of their sub-contractors to existing or installed plants, or any other parts of the work or existing features to remain, including roots, trunk or branches of large existing trees, soil, paving, utilities, lighting, irrigation, other finished work and surfaces including those on adjacent property, shall be cleaned, repaired or replaced by the contractor at no expense to

3.15 plant maintenance prior to substantial completion acceptance

a. during the project work period and prior to substantial completion acceptance, the contractor shall maintain all plants.

b. maintenance during the period prior to substantial completion acceptance shall consist of pruning, watering, cultivating, weeding, mulching, removal of dead material, repairing and replacing of tree stakes, tightening and repairing of guys, repairing and replacing of damaged tree wrap material, resetting plants to proper grades and upright position, and furnishing and applying such sprays as are necessary to keep plantings reasonably free of damaging insects and disease, and in healthy condition. the threshold for applying insecticides and herbicide shall follow established integrated pest management (ipm) procedures. mulch areas shall be kept reasonably free of weeds, grass.

3.16 substantial completion acceptance

a. upon written notice from the contractor, the owners representative shall review the work and make a determination if the work is substantially complete.

1. notification shall be at least 7 days prior to the date the contractor is requesting the review.

b. the date of substantial completion of the planting shall be the date when the owner's representative accepts that all work in planting, planting soil, and irrigation installation sections is complete. the plant warranty period begins at date of written notification of substantial completion from the owner's representative. the date of substantial completion may be different than the date of substantial completion for the other sections of the project.

3.17 maintenance during the warranty period by others

a. after substantial completion acceptance, the contractor shall make sufficient site visits to observe the owner's maintenance and become aware of problems with the maintenance in time to request changes, until the date of end of warranty final acceptance.

1. notify the owner's representative in writing if maintenance, including watering, is not sufficient to maintain plants in a healthy condition. such notification must be made in a timely period so that the owner's representative may take corrective action.
   a) notification must define the maintenance needs and describe any corrective action required.
2. in the event that the contractor fails to visit the site and or notify, in writing, the owner's representative of maintenance needs, lack of maintenance shall not be used as grounds for voiding or modifying the provisions of the warranty.

3.18 maintenance during the warranty period by the plant installer

a. during the warranty period, provide all maintenance for all plantings to keep the plants in a healthy state and the planting areas clean and neat.

b. general requirements:

1. all work shall be undertaken by trained planting crews under the supervision of a foreman with a minimum of 5 years experience supervising commercial plant maintenance crews.
2. all chemical and fertilizer applications shall be made by licensed applicators for the type of chemicals to be used. all work and chemical use shall comply with all applicable local, provincial and federal requirements.
3. assure that hoses and watering equipment and other maintenance equipment does not block paths or be placed in a manner that may create tripping hazards. use standard safety warning barriers and other procedures to maintain the site in a safe manner for visitors at all times.
4. all workers shall wear required safety equipment and apparel appropriate for the tasks being undertaken.
5. the contractor shall not store maintenance equipment at the site at times when they are not in use unless authorized in writing by the owner's representative.
6. maintenance vehicles shall not park on the site including walks and lawn areas at any time without the owner's representative's written permission.
7. maintain a detailed log of all maintenance activities including types of tasks, date of task, types and quantities of materials and products used, watering times and amounts, and number of each crew. periodically review the logs with the owner's representative, and submit a copy of the logs at the end of each year of the maintenance agreement.
8. meet with the owner's representative a minimum of three times a year to review the progress and discuss any changes that are needed in the maintenance program, at the end of the warranty period attend a hand over meeting to formally transfer the responsibilities of maintenance to the owner's representative. provide all information on past maintenance activities and provide a list of critical tasks that will be needed over the next 12 months. provide all maintenance logs and soil test data. make the contractor's supervisor available for a minimum of one year after the end of the warranty period to answer questions about past maintenance.

c. provide the following maintenance tasks:

1. watering: provide all water required to keep soil within and around the root balls at optimum moisture content for plant growth.

a. maintain all watering systems and equipment and keep them operational.

b. monitor soil moisture to provide sufficient water. check soil moisture and root ball moisture with a soil moisture meter on a regular basis and record moisture readings. do not over water.

2. soil nutrient levels: take a minimum of 4 soil samples from around the site in the spring and fall and have them tested by an accredited agricultural soil testing lab for chemical composition of plant required nutrients, ph, salt and % organic matter. test results shall include laboratory recommendations for nutrient applications. apply fertilizers at rates recommended by the soil test.
3. make any other soil test and/or plant tissue test that may be indicated by plant conditions that may not be related to soil nutrient levels such as soil contaminated by other chemicals or lack of chemical uptake by the plant.
4. plant pruning: remove cross over branching, shorten or remove developing co dominant leaders, dead wood and winter-damaged branches. unless directed by the owner's representative, do not shear plants or make heading cuts.
5. restore plants: reset any plants that have settled or are leaning as soon as the condition is noticed.
6. guying and staking: maintain plant guys in a taught position. remove tree guys and staking after the first full growing season unless directed by owner's representative.
7. weed control: keep all beds free of weeds. hand-remove all weeds and any plants that do not appear on the planting plan. chemical weed control is permitted only with the approval of the owner's representative. schedule weeding as needed but not less than 12 times per year.
8. trash removal: remove all trash and debris from all planting beds and maintain the beds in a neat and tidy appearance. the number of trash and debris removal visits shall be no less than 12 times per year and may coincide with other maintenance visits.
9. plant pest control: maintain disease, insects and other pests at manageable levels. manageable levels shall be defined as damage to plants that may be noticeable to a professional but not to the average person. use least invasive methods to control plant disease and insect outbreaks.
10. the owner's representative must approve in advance the use of all chemical pesticide applications.
11. plant replacement: replace all plants that are defective in the warranty provisions, as soon as the plant decline is obvious and in suitable weather and season for planting as outlined in above sections. plants that become defective during the maintenance period shall be covered and replaced under the warranty provisions.
12. mulch: refresh mulch once a year to maintain complete coverage but do not over mulch. at no time shall the overall mulch thickness be greater than 4 inches. do not apply mulch within 6 inches of the trunks or stems of any plants. replacement mulch shall meet the requirements of the original approved material. mulch shall be no more than one inch on top of the root ball surface.
13. bed edging: check and maintain edges between mulch and lawn areas in smooth neat lines as originally shown on the drawings.
14. leaf, fruit and other plant debris removal: remove fall leaf, spent flowers, fruit and plant part accumulations from beds and paved surfaces. maintain all surface water drains free of debris. debris removal shall be undertaken at each visit to weed or pick up trash in beds.
15. damage from site use: repair of damage by site visitors and events, beyond normal wear, are not part of this maintenance. the owner's representative may request that the contractor repair damage beds or plantings for an additional cost. all additional work shall be approved in advance by the owner's representative.

3.19 end of warranty final acceptance / maintenance observation

a. at the end of the warranty and maintenance period the owner's representative shall observe the work and establish that all provisions of the contract are complete and the work is satisfactory.

1. if the work is satisfactory, the maintenance period will end on the date of the final observation.
2. if the work is deemed unsatisfactory, the maintenance period will continue at no additional expense to the owner until the work has been completed, observed, and approved by the owner's representative.

b. failure to pass observation: if the work fails to pass final observation, any subsequent observations must be rescheduled as per above. the cost to the owner for additional observations will be charged to the contractor at the prevailing hourly rate of the owners representative.

planting soil - products

4.1 modified existing soil (soil suitable for planting with indicated modification)

A. general definition: surface soil in planting bed areas. soil has been altered and or graded before or during the construction process but is still considered acceptable for planting and long term health of the plants specified with the proposed modifications. modifications respond to the soil problems expected or encountered. general requirements for all soil modifications:

1. unless otherwise instructed, remove all existing plants, root thatch, and non-soil debris from the surface of the soil using equipment that does not add to the compaction in the soil.
2. all soil grading, tilling and loosening must be completed at times when the soil moisture is below field capacity. allow soil to drain for at least two days after any rain event more than 1 inch in 24 hours, or long enough so that the soil does not make the hand muddy when squeezed.
3. provide pre-emergent weed control after the soil work is complete and plants planted but prior to adding mulch to the surface, if indicated by weed type and degree of threat.

B. modified existing soil - soil removed, stockpiled, and spread

1. description of condition to be modified: existing soil that is suitable for reuse as planting soil but is in the wrong place of elevation, or cannot be adequately protected during construction. soil is to be harvested, stockpiled and re-spread with or without further modifications as indicated.
2. modifications:
   a) excavate existing soil from the areas and to depths designated on the drawings. stockpile in zones noted on the drawings or in areas proposed by the contractor.
   b) excavate soil using equipment and methods to preserve the clumps and peds in the soil. generally this means using the largest piece of equipment that is practical for the project size and scope.
   c) protect stock piles from erosion by compacting or tracking the soil surface, covering with breathable fabric or planting with annual grasses as appropriate for the season, location, and length of expected time of storage.
   d) re-spread soil as required in part 3 of this specification.

C. modified existing soil - compacted surface soil (tilling option)

1. description of condition to be modified: surface soil compaction to a maximum of 4 inches deep from traffic or light grading. original a horizon may be previously removed or graded but lower profile intact with acceptable compaction levels and limited grading. the soil organic matter, ph and chemistry in the a horizon may not be suitable for the proposed plants and may need to be modified as required.
2. modifications
   a) till top 6 inches or deeper of the soil surface, with a roto tiller, spade tiller, ripper or agricultural plow. spread 2 - 3 inches of compost on the surface of the tilled soil and make any chemical adjustment as recommended by the soil test.
   b) till or disk the compost into the loosened soil. smooth out grades with a drag rake or drag slip.

planting soil - execution

5.1 site examination

A. prior to installation of planting soil, examine site to confirm that existing conditions are satisfactory for the work of this section to proceed.

1. confirm that the subgrade is at the proper elevation and compacted as required. subgrade elevations shall slope toward the under drain lines as shown on the drawings.
2. confirm that surface all areas to be filled with planting soil are free of construction debris, refuse, compressible or biodegradable materials, stones greater than 2 inches diameter, soil crusting films of silt or clay that reduces or stops drainage from the planting soil into the subsoil; and/or standing water. remove unsuitable material from the site.
3. confirm that no adverse drainage conditions are present.
4. confirm that no conditions are present which are detrimental to plant growth.
5. confirm that utility work has been completed per the drawings.
6. confirm that irrigation work, which is shown to be installed below prepared soil levels, has been completed.

B. if unsatisfactory conditions are encountered, notify the owner's representative immediately to determine corrective action before proceeding.

5.2 coordination with project work

A. the contractor shall coordinate with all other work that may impact the completion of the work.

B. prior to the start of work, prepare a detailed schedule of the work for coordination with other trades.

C. coordinate the relocation of any irrigation lines, heads or the conduits of other utility lines that are in conflict with tree locations. root balls shall not be altered to fit around lines. notify the owner's representative of any conflicts encountered.

5.3 grade and elevation control

A. provide grade and elevation control during installation of planting soil. utilize grade stakes, surveying equipment, and other means and methods to assure that grades and contours conform to the grades indicated on the plans.

5.4 site preparation

A. excavate to the proposed subgrade. maintain all required angles of repose of the adjacent materials as shown on the drawings or as required by this specification. do not over excavate compacted subgrades of adjacent pavement or structures. maintain a supporting 1:1 side slope of compacted subgrade material along the edges of all paving and structures where the bottom of the paving or structure is above the bottom elevation of the excavated planting area.

B. remove all construction debris and material including any construction materials from the subgrade.

C. confirm that the subgrade is at the proper elevation and compacted as required. subgrade elevations shall slope approximately parallel to the finished grade and/or toward the subsurface drain lines as shown on the drawings.

D. in areas where planting soil is to be spread, confirm subgrade has been scarified.

E. protect adjacent walls, walks and utilities from damage or staining by the soil. use 1/2 inch plywood and or plastic sheeting as directed to cover existing concrete, metal and masonry work and other items as directed during the progress of the work.

1. at the end of each working day, clean up any soil or dirt spilled on any paved surface.
2. any damage to the paving or site features or work shall be repaired at the contractor's expense.

5.5 clean-up

A. during installation, keep the site free of trash, pavements reasonably clean and work area in an orderly condition at the end of each day. remove trash and debris in containers from the site no less than once a week.

1. immediately clean up any spilled or tracked soil, fuel, oil, trash or debris deposited by the contractor from all surfaces within the project or on public right of ways and neighboring property.

B. once installation is complete, wash all soil from pavements and other structures. ensure that mulch is confined to planting beds and that all tags and flagging tape are removed from the site. the owner's representative seals are to remain on the trees and removed at the end of the warranty period.

1. make all repairs to grades, ruts, and damage to the work or other work at the site.
2. remove and dispose of all excess planting soil, subsoil, mulch, plants, packaging, and other material brought to the site by the contractor.

5.6 planting soil and modified existing soil protection

A. the contractor shall protect installed and/or modified planting soil from damage including contamination and over compaction due to other soil installation, planting operations, and operations by other contractors or trespassers. maintain protection during installation until acceptance. utilize fencing and matting as required or directed to protect the finished soil work. treat, repair or replace damaged planting soil immediately.

B. loosen compacted planting soil and replace planting soil that has become contaminated as determined by the owner's representative. planting soil shall be loosened or replaced at no expense to the owner.

1. till and restore grades to all soil that has been driven over or compacted during the installation of plants.
2. where modified existing soil has become contaminated and needs to be replaced, provide imported soil that is of similar composition, depth and density as the soil that was removed.

5.7 protection during construction

A. the contractor shall protect planting and related work and other site work from damage due to planting operations, operations by other contractors or trespassers.

1. maintain protection during installation until the date of plant acceptance (see specifications section - planting). treat, repair or replace damaged work immediately.
2. provide temporary erosion control as needed to stop soil erosion until the site is stabilized with mulch, plantings or turf.

B. damage done by the contractor, or any of their sub-contractors to existing or installed plants, or any other parts of the work or existing features to remain, including large existing trees, soil, paving, utilities, lighting, irrigation, other finished work and surfaces including those on adjacent property, shall be cleaned, repaired or replaced by the contractor at no expense to the owner. the owner's representative shall determine when such cleaning, replacement or repair is satisfactory. damage to existing trees shall be assessed by a certified arborist.

5.8 substantial completion acceptance

A. upon written notice from the contractor, the owners representative shall review the work and make a determination if the work is substantially complete.

B. the date of substantial completion of the planting soil shall be the date when the owner's representative accepts that all work in planting, planting soil, and irrigation installation sections is complete.

5.9 final acceptance / soil settlement

A. at the end of the plant warrantee and maintenance period, (see specification section - planting) the owner's representative shall observe the soil installation work and establish that all provisions of the contract are complete and the work is satisfactory.

1. restore any soil settlement and or erosion areas to the grades shown on the drawings. when restoring soil grades remove plants and mulch and add soil before restoring the planting. do not add soil over the root balls of plants or on top of mulch.

B. failure to pass acceptance: if the work fails to pass final acceptance, any subsequent observations must be rescheduled as per above. the cost to the owner for additional observations will be charged to the contractor at the prevailing hourly rate of the owner's representative.

1. debris removal shall be undertaken at each visit to weed or pick up trash in beds.
2. damage from site use: repair of damage by site visitors and events, beyond normal wear, are not part of this maintenance. the owner's representative may request that the contractor repair damage beds or plantings for an additional cost. all additional work shall be approved in advance by the owner's representative.

5.10 end of warranty final acceptance / maintenance observation

A. at the end of the warranty and maintenance period the owner's representative shall observe the work and establish that all provisions of the contract are complete and the work is satisfactory.

1. if the work is satisfactory, the maintenance period will end on the date of the final observation.
2. if the work is deemed unsatisfactory, the maintenance period will continue at no additional expense to the owner until the work has been completed, observed, and approved by the owner's representative.

B. failure to pass observation: if the work fails to pass final observation, any subsequent observations must be rescheduled as per above. the cost to the owner for additional observations will be charged to the contractor at the prevailing hourly rate of the owners representative.

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ISSUE:	DESCRIPTION:	DATE:	DELTA:	DESCRIPTION:	DATE:

CLIENT: OLD CELINA, LTD.

PROJECT: W. SUNSET BOULEVARD, THE RANCH RD. AND CATTLE KING DR.

SHEET TITLE: LANDSCAPE NOTES AND SPECIFICATIONS

REGISTERED LANDSCAPE ARCHITECT · NATHAN R. PARROTT · 3237 · STATE OF TEXAS
05/13/2022

PROJECT NUMBER: 010001034

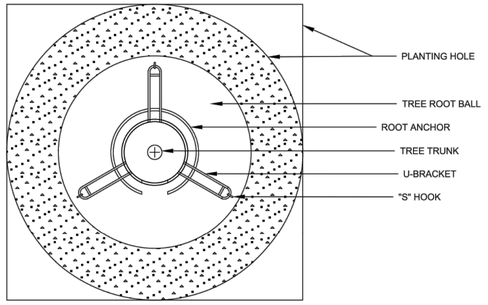
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KFM	MRP	CEF

DATE: 2021/08/04

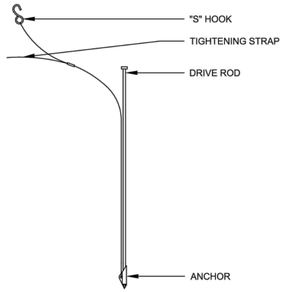
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Released for Construction 6.21.22



PLAN



SECTION

SIZING CHART

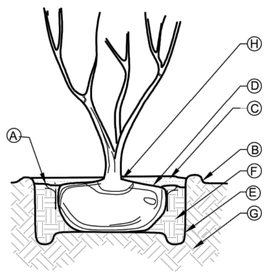
ROOT ANCHOR ITEM #	ROOT BALL & CONTAINER SIZE	QUANTITY & ANCHOR SIZE
15-BG	10 / 15 GALLON OR 17" ROOT BALL	3 - V68 ANCHORS
30-BG	20 / 39 GALLON OR 22" ROOT BALL	3 - V68 ANCHORS
45/65-BG	45 / 65 GALLON OR 27-30" ROOT BALL	3 - V68 ANCHORS
100-BG	95 / 100 GALLON OR 36" ROOT BALL	3 - V68 ANCHORS
150-BG	150 GALLON OR 42" ROOT BALL	3 - V68 ANCHORS
200-BG	200 GALLON OR 48" ROOT BALL	3 - V88 ANCHORS
300-BG	300 GALLON OR 58" ROOT BALL	3 - V88 ANCHORS
CUSTOM-BG	ROOT BALLS LARGER THAN 60"	

BELOW GROUND SAFETY STAKE

N.T.S.

LEGEND

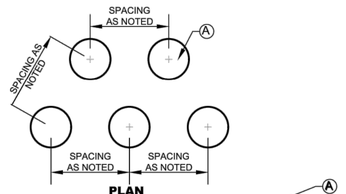
- (A) BELOW GROUND SAFETY STAKE
- (B) 4" EARTH SAUCER (12" WIDE)
- (C) 1" COMPOST & 3" CYPRESS MULCH, KEEP 3-4" BACK FROM ROOT (RE: TECH. SPEC. 329301)
- (D) ROOT BALL: REMOVE BURLAP, BURLAP TIES, AND WIRE BASKET FROM TOP 2/3 OF ROOT BALL. REMOVE ALL NYLON STRINGS, PLASTIC LINERS, AND OTHER SYNTHETIC MATERIALS FROM THE ENTIRE ROOT BALL.
- (E) PLANTING PIT SHALL BE EXCAVATED TWO TIMES WIDTH OF ROOT BALL. PIT DEPTH SHALL BE AS NEEDED TO SET ROOT BALL COLLAR AT PROPOSED FINISHED GRADE. PLACE ROOT BALL ON SOLID SOIL AND NOT LOOSE BACKFILL.
- (F) PIT BACKFILL SOIL (RE: TECH. SPEC. 329301)
- (G) UNDISTURBED EARTH
- (H) EXPOSE ROOT



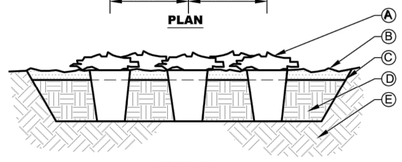
SECTION

TREE PLANTING

N.T.S.



PLAN



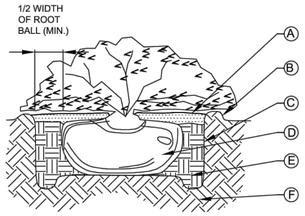
SECTION

LEGEND

- (A) GROUND COVER PER PLAN (RE: TECHNICAL SPECIFICATION 329300
- (B) 1" COMPOST AND 3" CYPRESS MULCH (RE. TECH. SPEC. 329301
- (C) STEEL EDGING WHERE BEDS MEET LAWNS (RE" STEEL EDGING DETAIL SHEET)
- (D) PIT BACKFILL SOIL (RE: TECH. SPEC. 329301)
- (E) UNDISTURBED EARTH

GROUNDCOVER PLANTING

N.T.S.

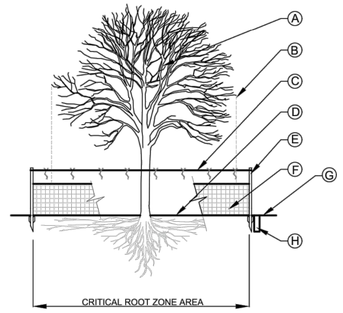


LEGEND

- (A) 1" COMPOST & 3" CYPRESS (RE: TECH. SPEC. 329301)
- (B) 4" EARTH SAUCER (12" WIDE)
- (C) PLANTING PIT SHALL BE EXCAVATED TWO TIMES WIDTH OF ROOT BALL. PIT DEPTH SHALL BE AS NEEDED TO SET ROOT BALL COLLAR AT PROPOSED FINISHED GRADE. PLACE ROOT BALL ON SOLID SOIL AND NOT LOOSE BACKFILL. SCARIFY SIDES OF PIT, PROVIDE CONTINUOUS PIT FOR MASS BED PLANTINGS.
- (D) ROOT BALL: REMOVE BURLAP, BURLAP TIES, AND WIRE BASKET FROM TOP 2/3 OF ROOT BALL. REMOVE ALL NYLON STRINGS, PLASTIC LINERS, AND OTHER SYNTHETIC MATERIALS FROM THE ENTIRE ROOT BALL.
- (E) PIT BACKFILL SOIL (RE: TECH. SPEC. 329301)
- (F) UNDISTURBED EARTH

SHRUB PLANTING

N.T.S.



LEGEND

- (A) EXISTING TREE (S) TO REMAIN
- (B) DRIP LINE OF EXISTING TREE (TYP.,)
- (C) CONTINUOUS NYLON TIE STRING TIED TO STAKE TOPS W/ 2' TUNDRA WEIGHT ORANGE STREAMERS AT 3' O.C.
- (D) EXISTING GRADE TO REMAIN
- (E) 2" X 2" X 8' STEEL POST T-STAKES, 8' O.C. MIN., DRIVEN 2' INTO GROUND AT (OR OUTSIDE) TREE DRIP LINE
- (F) 4' MIN. HEIGHT ORANGE PLASTIC FENCING INSTALLED PER CITY-APPROVED MANUFACTURER'S SPECIFICATIONS
- (G) EXISTING GRADE TO BE DISTURBED
- (H) ROOT PRUNING TRENCH 12" OUTSIDE FENCE

NOTES FOR TREE PROTECTION

1. PERFORM ROOT PRUNING ON ALL EXISTING TREES TO REMAIN WHERE CONSTRUCTION ACTIVITY FALLS WITHIN DRIP LINE OR EXISTING TREES.
2. NO GRADING, PARKING, STORAGE OR ANY OTHER CONSTRUCTION ACTIVITY WITHIN FENCED AREA.
3. REFER TO TECHNICAL SPECIFICATION 329600.
4. TREE PRUNING BY CERTIFIED TREE TRIMMER OR ARBORIST.

TREE PROTECTION

N.T.S.

CITY OF CELINA

TREE PLANTING DETAILS

STANDARD DETAILS

CHECKED BY: C.O	REV. BY	DATE	SYMBOL	DATE: SEPTEMBER 2019
CHECKED BY: K.B	SCALE : NOT TO SCALE			SHEET NO.: TP1

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ISSUE:	DESCRIPTION:	DATE:
DELTA:	DESCRIPTION:	DATE:

CLIENT: OLD CELINA, LTD.

PROJECT: W. SUNSET BOULEVARD, THE RANCH RD. AND CATTLE KING DR.

SHEET TITLE: LANDSCAPE DETAILS

REGISTERED LANDSCAPE ARCHITECT — NATHAN R. PARROTT — 3237 — STATE OF TEXAS
05/13/2022

PROJECT NUMBER: 010001034

DRAWN BY:	DESIGNED BY:	CHECKED BY:
KFM	MRP	CEF

DATE: 2021/08/04

SHEET:

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Released for Construction 6.21.22

planting - general

1.1 verification

a. all scaled dimensions on the drawings are approximate. before proceeding with any work, the contractor shall carefully check and verify all dimensions and quantities, and shall immediately inform the owner's representative of any discrepancies between the information on the drawings and the actual conditions. refraining from doing any work in said areas until given approval to do so by the owner's representative.

b. in the case of a discrepancy in the plant quantities between the plan drawings and the plant call outs, list or plant schedule, the number of plants or square footage of the planting bed actually drawn on the plan drawings shall be deemed correct and prevail.

1.2 permits and regulations

a. the contractor shall obtain and pay for all permits related to this section of the work unless previously excluded under provision of the contract or general conditions. the contractor shall comply with all laws and ordinances bearing on the operation or conduct of the work as drawn and specified. if the contractor observes that a conflict exists between permit requirements and the work outlined in the contract documents, the contractor shall promptly notify the owner's representative in writing including a description of any necessary changes and changes to the contract price resulting from changes in the work.

b. wherever references are made to standards or codes in accordance with which work is to be performed or tested, the edition or revision of the standards and codes current on the effective date of this contract shall apply, unless otherwise expressly set forth.

c. in case of conflict among any referenced standards or codes or between any referenced standards and codes and the specifications, the more restrictive standard shall apply or owner's representative shall determine which shall govern.

1.3 protection of work, property and person

d. the contractor shall adequately protect the work, adjacent property, and the public, and shall be responsible for any damages or injury due to his/her actions.

1.4 changes in the work

a. the owner's representative may order changes in the work, and the contract sum should be adjusted accordingly. all such orders and adjustments plus claims by the contractor for extra compensation must be made and approved in writing before executing the work involved.

b. all changes in the work, notifications and contractor's request for information (rfi) shall conform to the contract general condition requirements.

1.5 correction of work

a. the contractor, at their own cost, shall re-execute any work that fails to conform to the requirements of the contract and shall remedy defects due to faulty materials or workmanship upon written notice from the owner's representative, at the soonest as possible time that can be coordinated with other work and seasonal weather demands.

1.6 observation of the work:

a. the owner's representative may observe the work at any time. they may remove samples of materials for conformity to specifications. rejected materials shall be immediately removed from the site and replaced at the contractor's expense. the cost of testing materials not meeting specifications shall be paid by the contractor.

b. the owner's representative shall be informed of the progress of the work so the work may be observed at the following key times in the construction process. the owner's representative shall be afforded sufficient time to schedule visit to the site. failure of the owner's representative to make field observations shall not relieve the contractor from meeting all the requirements of this specification.

1. plant quality: review of plant quality at the time of delivery and prior to installation. review tree quality prior to unloading where possible, but in all cases prior to planting.
2. completion of the planting: review the completed planting.

1.7 quality assurance

a. substantial completion acceptance - acceptance of the work prior to the start of the warranty period:

1. once the contractor completes the installation of all items in this section, the owner's representative will observe all work for substantial completion acceptance upon written request of the contractor. the request shall be received at least ten calendar days before the anticipated date of the observation.
2. substantial completion acceptance by the owner's representative shall be for general conformance to specified size, character and quality and not relieve the contractor of responsibility for full conformance to the contract documents, including correct species.
3. any plants that are deemed defective as defined under the provisions below shall not be accepted.

b. the owner's representative will provide the contractor with written acknowledgment of the date of substantial completion acceptance and the beginning of the warranty period and plant maintenance period (if plant maintenance is included).

c. contractor's quality assurance responsibilities: the contractor is solely responsible for quality control of the work.

1.8 plant warranty

a. plant warranty:

1. the contractor agrees to replace defective work and defective plants. the owner's representative shall make the final determination if plants meet these specifications or that plants are defective. plants warranty shall begin on the date of substantial completion acceptance and continue for the following periods, classed by plant type:
   a) trees - 1 year(s).
   b) shrubs - 1 year(s)
2. when the work is accepted in parts, the warranty periods shall extend from each of the partial substantial completion acceptances to the terminal date of the last warranty period. thus, all warranty periods for each class of plant warranty, shall terminate at one time.
3. all plants shall be warrantied to meet all the requirements for plant quality at installation in this specification. defective plants shall be defined as plants not meeting these requirements. the owner's representative shall make the final determination that plants are defective.
4. plants determined to be defective shall be removed immediately upon notification by the owner's representative and replaced without cost to the owner, as soon as weather conditions permit and within the specified planting period.
5. the contractor is exempt from replacing plants, after substantial completion acceptance and during the warranty period, that are removed by others, lost or damaged due to occupancy of project, lost or damaged by a third party, vandalism, or any natural disaster.
6. replacements shall closely match adjacent specimens of the same species. replacements shall be subject to all requirements stated in this specification. make all necessary repairs due to plant replacements. such repairs shall be done at no extra cost to the owner.
7. the warranty of all replacement plants shall extend for an additional one-year period from the date of their acceptance after replacement. in the event that a replacement plant is not acceptable during or at the end of the said extended warranty period, the owner's representative may elect one more replacement items or credit for each item. these tertiary replacement items are not protected under a warranty period.

b. end of warranty final acceptance - acceptance of plants at the end of the warranty period.

c. at the end of the warranty period, the owner's representative shall observe all warranted work, upon written request of the contractor, the request shall be received at least ten calendar days before the anticipated date for final observation.

1.9 selection and observation of plants

a. the owner's representative may review all plants subject to approval of size, health, quality, character, etc. review or approval of any plant during the process of selection, delivery, installation and establishment period shall not prevent that plant from later rejection in the event that the plant quality changes or previously existing defects become apparent that were not observed.

b. plant selection: the owner's representative reserves the right to select and observe all plants at the nursery prior to delivery and to reject plants that do not meet specifications as set forth in this specification. if a particular defect or substandard element can be corrected at the nursery, as determined by the owner's representative, the agreed upon remedy may be applied by the nursery or the contractor provided that the correction allows the plant to meet the requirements set forth in this specification. any work to correct plant defects shall be at the contractor's expense.

1. the owner's representative may make invasive observation of the plant's root system in the area of the root collar and the top of the root ball in general in order to determine that the plant meets the quality requirements for depth of the root collar and presence of roots above the root collar. such observations will not harm the plant.
2. corrections are to be undertaken at the nursery prior to shipping.

c. the contractor shall bear all cost related to plant corrections.

d. all plants that are rejected shall be immediately removed from the site and acceptable replacement plants provided at no cost to the owner.

e. submit to the owner's representative, for approval, plant sources including the names and locations of nurseries proposed as sources of acceptable plants, and a list of the plants they will provide. the plant list shall include the botanical and common name and the size at the time of selection. observe all nursery materials to determine that the materials meet the requirements of this section.

f. trees shall be purchased from the growing nursery, re-wholesale plant suppliers shall not be used as sources unless the contractor can certify that the required trees are not directly available from a growing nursery, when re-wholesale suppliers are utilized, the contractor shall submit the name and location of the growing nursery from where the trees were obtained by the re-wholesale seller. the re-wholesale nursery shall be responsible for any required plant quality certifications. each tree shall have a numbered seal applied by the contractor, the seal shall be placed on a lateral branch on the north side of the tree. the seal shall be a tamper proof plastic seal bearing the contractors name and a unique seven-digit number embossed on the seal.

g. the owner's representative may choose to attach their seal to each plant, or a representative sample. viewing and/or sealing of plants by the owner's representative at the nursery does not preclude the owner's representative's right to reject material while on site. the contractor is responsible for paying any up charge for the owner's representative to attach their seal to specific plants.

h. where requested by the owner's representative, submit photographs of plants or representative samples of plants. photographs shall be legible and clearly depict the plant specimen. each submitted image shall contain a height reference, such as a measuring stick. the approval of plants by the owner's representative via photograph does not preclude the owner's representative's right to reject material while on site.

1.10 plant substitutions for plants not available

a. submit all requests for substitutions of plant species, or size to the owner's representative, for approval. prior to purchasing the proposed substitution. request for substitution shall be accompanied with a list of nurseries contacted in the search for the required plant and a record of other attempts to locate the required material. requests shall also include sources of plants found that may be of a smaller or larger size, or a different shape or habit than specified, or plants of the same genus and species but different cultivar origin, or which may otherwise not meet the requirements of the specifications, but which may be available for substitution.

1.11 site conditions

a. it is the responsibility of the contractor to be aware of all surface and sub-surface conditions, and to notify the owner's representative, in writing, of any circumstances that would negatively impact the health of plantings. do not proceed with work until unsatisfactory conditions have been corrected.

1. should subsurface drainage or soil conditions be encountered which would be detrimental to growth or survival of plant material, the contractor shall notify the owner's representative in writing, stating the conditions and submit a proposal covering cost of corrections. if the contractor fails to notify the owner's representative of such conditions, he/she shall remain responsible for plant material under the warranty clause of the specifications.

b. it is the responsibility of the contractor to be familiar with the local growing conditions, and if any specified plants will be in conflict with these conditions, report any potential conflicts, in writing, to the owner's representative.

c. this specification requires that all planting soil and irrigation (if applicable) work be completed and accepted prior to the installation of any plants.

1. planting operations shall not begin until such time that the irrigation system is completely operational for the area(s) to be planted, and the irrigation system for that area has been preliminarily observed and approved by the owner's representative.

d. actual planting shall be performed during those periods when weather and soil conditions are suitable in accordance with locally accepted horticultural practices.

1. do not install plants into saturated or frozen soils. do not install plants during inclement weather, such as rain or snow or during extremely hot, cold or windy conditions.

1.12 planting around utilities

a. contractor shall carefully examine the civil, record, and survey drawings to become familiar with the existing underground conditions before digging.

b. determine location of underground utilities and perform work in a manner that will avoid possible damage. hand excavate, as required. maintain grade stakes set by others until parties concerned mutually agree upon removal.

planting - products

2.1 plants

a. standards and measurement: provide plants of quantity, size, genus, species, and variety or cultivars as shown and scheduled in contract documents.

1. all plants including the root ball dimensions or container size to trunk caliper ratio shall conform to ansi z60.1 "american standard for nursery stock" latest edition, unless modified by provisions in this specification. when there is a conflict between this specification and ansi z60.1, this specification section shall be considered correct.
2. plants larger than specified may be used if acceptable to the owner's representative. use of such plants shall not increase the contract price. if larger plants are accepted the root ball size shall be in accordance with ansi z-60.1. larger plants may not be acceptable if the resulting root ball cannot be fit into the required planting space.
3. if a range of size is given, no plant shall be less than the minimum size and not less than 50 percent of the plants shall be as large as the maximum size specified. the measurements specified are the minimum and maximum size acceptable and are the measurements after pruning, where pruning is required.

b. proper identification: all trees shall be true to name as ordered or shown on planting plans and shall be labeled individually or in groups by genus, species, variety and cultivar.

c. compliance: all trees shall comply with federal and state laws and regulations requiring observation for plant disease, pests, and weeds. observation certificates required by law shall accompany each shipment of plants.

d. plant quality:

1. general: provide healthy stock, grown in a nursery and reasonably free of die-back, disease, insects, eggs, bores, and larvae. at the time of planting all plants shall have a root system, stem, and branch form that will not restrict normal growth, stability and health for the expected life of the plants.
   a) trees shall have one central leader. if the leader was headed, a new leader (with a live terminal bud) at least one-half the diameter of the pruning cut shall be present.
2. all trees are assumed to have one central leader trees unless a different form is specified in the plant list or drawings.
   b) trunk caliper and taper shall be sufficient so that the lower five feet of the trunk remains vertical without a stake. auxiliary stake may be used to maintain a straight leader in the upper half of the tree.
3. at time of observations and delivery, the root ball shall be moist throughout. roots shall not show signs of excess soil moisture conditions as indicated by stunted, discolored, distorted, or dead roots.

e. submittals: submit for approval the required plant quality certifications from the grower where plants are to be purchased, for each plant type. the certification must state that each plant meets all the above plant quality requirements.

f. container (including above-ground fabric containers and boxes) plants

1. container plants may be permitted only when indicated on the drawing, in this specification, or approved by the owner's representative.
2. provide plants shall be established and well rooted in removable containers.
3. container class size shall conform to ansi z60.1 for container plants for each size and type of plant.

2.2 planting soil

a. planting soil as used in this specification means the soil at the planting site, or imported as modified and defined in specification section planting soil. if there is no planting soil specification, the term planting soil shall mean the soil at the planting site within the planting hole.

2.3 mulch

a. mulch shall be from tree and woody brush sources. the size range shall be a minimum (less than 25% or less of volume) fine particles 3/8 inch or less in size, and a maximum size of individual pieces (largest 20% or less of volume) shall be approximately 1 to 1-1/2 inch in diameter and maximum length approximately 4 to 8". pieces larger than 8 inch long that are visible on the surface of the mulch after installation shall be removed.

1. it is understood that mulch quality will vary significantly from supplier to supplier and region to region. the above requirements may be modified to conform to the source material from locally reliable suppliers as approved by the owner's representative.

2.4 tree staking and guying material

a. tree guying to be flat woven polypropylene material, 3/4 inch wide, and 900 lb. break strength. color to be green. product to be arbortie manufactured by deep root partners, l.p. or approved equal.

b. stakes shall be lodge pole stakes free of knots and of diameters and lengths appropriate to the size of plant as required to adequately support the plant.

c. below ground anchorage systems to be constructed of 2 x 2 dimensional untreated wood securing (using 3 inch long screws) horizontal portions to 4 feet long vertical stakes driven straight into the ground outside the root ball.

planting -execution

3.1 site examination

a. examine the surface grades and soil conditions to confirm that the requirements of the specification section - planting soil - and the soil and drainage modifications indicated on the planting soil plan and details (if applicable) have been completed. notify the owner's representative in writing of any unsatisfactory conditions.

3.2 delivery, storage and handling

a. protect materials from deterioration during delivery and storage. adequately protect plants from drying out, exposure of roots to sun, wind or extremes of heat and cold temperatures. if planting is delayed more than 24 hours after delivery, set plants in a location protected from sun and wind. provide adequate water to the root ball package during the shipping and storage period.

1. all plant materials must be available for observation prior to planting.
2. using a soil moisture meter, periodically check the soil moisture in the root balls of all plants to assure that the plants are being adequately watered. volumetric soil moisture shall be maintained above wilting point and below field capacity for the root ball substrate or soil.

b. do not deliver more plants to the site than there is space with adequate storage conditions. provide a suitable remote staging area for plants and other supplies.

c. provide protective covering over all plants during transporting.

3.3 planting season

A. planting shall only be performed when weather and soil conditions are suitable for planting the materials specified in accordance with locally accepted practice.in the event that the contractor request planting outside the dates of the planting season, approval of the request does not change the requirements of the warranty.

3.4 adverse weather conditions

a. no planting shall take place during extremely hot, dry, windy or freezing weather.

3.5 coordination with project work

a. the contractor shall coordinate with all other work that may impact the completion of the work. .

b. coordinate the relocation of any irrigation lines, heads or the conduits of other utility lines that are in conflict with tree locations. root balls shall not be altered to fit around lines. notify the owner's representative of any conflicts encountered.

3.6 layout and planting sequence

A. relative positions of all plants and trees are subject to approval of the owner's representative.

B. when applicable, plant trees before other plants are installed.

C. it is understood that plants are not precise objects and that minor adjustments in the layout will be required as the planting plan is constructed. these adjustments may not be apparent until some or all of the plants are installed. make adjustments as required by the owner's representative including relocating previously installed plants.

3.7 soil protection during plant delivery and installation

a. protect soil from compaction during the delivery of plants to the planting locations, digging of planting holes and installing plants.

1. where possible deliver and plant trees that require the use of heavy mechanized equipment prior to final soil preparation and tilling. where possible, restrict the driving lanes to one area instead of driving over and compacting a large area of soil.

b. till to a depth of 6 inches, all soil that has been driven over during the installation of plants.

3.8 installation of plants: general

a. observe each plant after delivery and prior to installation for damage of other characteristics that may cause rejection of the plant. notify the owner's representative of any condition observed.

b. no more plants shall be distributed about the planting bed area than can be planted and watered on the same day.

c. the outer surfaces of all plants in containers and boxes, including the top, sides and bottom of the root ball shall be shaved to remove all circling, descending, and matted roots. shaving shall remove a minimum of one inch of root mat or up to 2 inches as required to remove all root segments that are not growing reasonably radial to the trunk.

d. container (includes boxed and above-ground fabric containers) plants

1. this specification assumes that most container plants have significant stem girdling and circling roots, and that the root collar is too low in the root ball.
2. remove the container.
3. perform root ball shaving as defined in installation of plants: general above.
4. remove all roots and substrate above the root collar and the main structural roots according to root correction details so root system conforms to root observations detail.

e. remove all substrate at the bottom of the root ball that does not contain roots.

3.9 staking and guying

a. do not stake or guy trees unless specifically required by the contract documents, or in the event that the contractor feels that staking is the only alternative way to keep particular trees plumb. .

3.10 installation of fertilizer and other chemical additives

a. do not apply any soluble fertilizer to plantings during the first year after transplanting unless soil test determines that fertilizer or other chemical additives is required. apply chemical additives only upon the approval of the owner's representative.

b. controlled release fertilizers shall be applied according to the manufacturer's instructions and standard horticultural practices.

3.11 pruning of trees and shrubs

a. prune plants as directed by the owner's representative. pruning trees shall be limited to addressing structural defects as shown in details; follow recommendations in "structural pruning: a guide for the green industry" published by urban tree foundation

b. all pruning shall be performed by a person experienced in structural tree pruning.

c. except for plants specified as multi-stemmed or as otherwise instructed by the owner's representative, preserve or create a central leader.

d. pruning of large trees shall be done using pole pruners or if needed, from a ladder or hydraulic lift to gain access to the top of the tree. do not climb in newly planted trees. small trees can be structurally pruned by laying them over before planting. pruning may also be performed at the nursery prior to shipping.

e. remove and replace excessively pruned or malformed stock resulting from improper pruning that occurred in the nursery or after.

f. no tree paint or sealants shall be used.

3.12 watering

a. the contractor shall be fully responsible to ensure that adequate water is provided to all plants from the point of installation until the date of substantial completion acceptance. the contractor shall adjust the automatic irrigation system, if available, and apply additional or adjust for less water using hoses as required.

b. hand water root balls of all plants to assure that the root balls have moisture above wilt point and below field capacity. test the moisture content in each root ball and the soil outside the root ball to determine the water content.

3.13 clean-up

a. during installation, keep the site free of trash, pavements reasonably clean and work area in an orderly condition at the end of each day. remove trash and debris in containers from the site no less than once a week.

1. immediately clean up any spilled or tracked soil, fuel, oil, trash or debris deposited by the contractor from all surfaces within the project or on public right of ways and neighboring property.

b. once installation is complete, wash all soil from pavements and other structures. ensure that mulch is confined to planting beds and that all tags and flagging tape are removed from the site. the owner's representative's seals are to remain on the trees and removed at the end of the warranty period.

c. make all repairs to grades, ruts, and damage by the plant installer to the work or other work at the site.

d. remove and dispose of all excess planting soil, subsoil, mulch, plants, packaging, and other material brought to the site by the contractor.

3.14 protection during construction

A. the contractor shall protect planting and related work and other site work from damage due to planting operations, operations by other contractors or trespassers. maintain protection during installation until substantial completion acceptance. treat, repair or replace damaged work immediately.

B. damage done by the contractor, or any of their sub-contractors to existing or installed plants, or any other parts of the work or existing features to remain, including roots, trunk or branches of large existing trees, soil, paving, utilities, lighting, irrigation, other finished work and surfaces including those on adjacent property, shall be cleaned, repaired or replaced by the contractor at no expense to

3.15 plant maintenance prior to substantial completion acceptance

a. during the project work period and prior to substantial completion acceptance, the contractor shall maintain all plants.

b. maintenance during the period prior to substantial completion acceptance shall consist of pruning, watering, cultivating, weeding, mulching, removal of dead material, repairing and replacing of tree stakes, tightening and repairing of guys, repairing and replacing of damaged tree wrap material, resetting plants to proper grades and upright position, and furnishing and applying such sprays as are necessary to keep plantings reasonably free of damaging insects and disease, and in healthy condition. the threshold for applying insecticides and herbicide shall follow established integrated pest management (ipm) procedures. mulch areas shall be kept reasonably free of weeds, grass.

3.16 substantial completion acceptance

a. upon written notice from the contractor, the owners representative shall review the work and make a determination if the work is substantially complete.

1. notification shall be at least 7 days prior to the date the contractor is requesting the review.

b. the date of substantial completion of the planting shall be the date when the owner's representative accepts that all work in planting, planting soil, and irrigation installation sections is complete. the plant warranty period begins at date of written notification of substantial completion from the owner's representative. the date of substantial completion may be different than the date of substantial completion for the other sections of the project.

3.17 maintenance during the warranty period by others

a. after substantial completion acceptance, the contractor shall make sufficient site visits to observe the owner's maintenance and become aware of problems with the maintenance in time to request changes, until the date of end of warranty final acceptance.

1. notify the owner's representative in writing if maintenance, including watering, is not sufficient to maintain plants in a healthy condition. such notification must be made in a timely period so that the owner's representative may take corrective action.
   a) notification must define the maintenance needs and describe any corrective action required.
2. in the event that the contractor fails to visit the site and or notify, in writing, the owner's representative of maintenance needs, lack of maintenance shall not be used as grounds for voiding or modifying the provisions of the warranty.

3.18 maintenance during the warranty period by the plant installer

a. during the warranty period, provide all maintenance for all plantings to keep the plants in a healthy state and the planting areas clean and neat.

b. general requirements:

1. all work shall be undertaken by trained planting crews under the supervision of a foreman with a minimum of 5 years experience supervising commercial plant maintenance crews.
2. all chemical and fertilizer applications shall be made by licensed applicators for the type of chemicals to be used. all work and chemical use shall comply with all applicable local, provincial and federal requirements.
3. assure that hoses and watering equipment and other maintenance equipment does not block paths or be placed in a manner that may create tripping hazards. use standard safety warning barriers and other procedures to maintain the site in a safe manner for visitors at all times.
4. all workers shall wear required safety equipment and apparel appropriate for the tasks being undertaken.
5. the contractor shall not store maintenance equipment at the site at times when they are not in use unless authorized in writing by the owner's representative.
6. maintenance vehicles shall not park on the site including walks and lawn areas at any time without the owner's representative's written permission.
7. maintain a detailed log of all maintenance activities including types of tasks, date of task, types and quantities of materials and products used, watering times and amounts, and number of each crew. periodically review the logs with the owner's representative, and submit a copy of the logs at the end of each year of the maintenance agreement.
8. meet with the owner's representative a minimum of three times a year to review the progress and discuss any changes that are needed in the maintenance program. at the end of the warranty period attend a hand over meeting to formally transfer the responsibilities of maintenance to the owner's representative. provide all information on past maintenance activities and provide a list of critical tasks that will be needed over the next 12 months. provide all maintenance logs and soil test data. make the contractor's supervisor available for a minimum of one year after the end of the warranty period to answer questions about past maintenance.

C. provide the following maintenance tasks:

1. watering: provide all water required to keep soil within and around the root balls at optimum moisture content for plant growth.

a. maintain all watering systems and equipment and keep them operational.

b. monitor soil moisture to provide sufficient water. check soil moisture and root ball moisture with a soil moisture meter on a regular basis and record moisture readings. do not over water.

2. soil nutrient levels: take a minimum of 4 soil samples from around the site in the spring and fall and have them tested by an accredited agricultural soil testing lab for chemical composition of plant required nutrients, ph, salt and % organic matter. test results shall include laboratory recommendations for nutrient applications. apply fertilizers at rates recommended by the soil test.
3. make any other soil test and/or plant tissue test that may be indicated by plant conditions that may not be related to soil nutrient levels such as soil contaminated by other chemicals or lack of chemical uptake by the plant.
4. plant pruning: remove cross over branching, shorten or remove developing co dominant leaders, dead wood and winter-damaged branches. unless directed by the owner's representative, do not shear plants or make heading cuts.
5. restore plants: reset any plants that have settled or are leaning as soon as the condition is noticed.
6. guying and staking: maintain plant guys in a taught position. remove tree guys and staking after the first full growing season unless directed by owner's representative.
7. weed control: keep all beds free of weeds. hand-remove all weeds and any plants that do not appear on the planting plan. chemical weed control is permitted only with the approval of the owner's representative. schedule weeding as needed but not less than 12 times per year.
8. trash removal: remove all trash and debris from all planting beds and maintain the beds in a neat and tidy appearance. the number of trash and debris removal visits shall be no less than 12 times per year and may coincide with other maintenance visits.
9. plant pest control: maintain disease, insects and other pests at manageable levels. manageable levels shall be defined as damage to plants that may be noticeable to a professional but not to the average person. use least invasive methods to control plant disease and insect outbreaks.
10. the owner's representative must approve in advance the use of all chemical pesticide applications.
11. plant replacement: replace all plants that are defective as defined in the warranty provisions, as soon as the plant decline is obvious and in suitable weather and season for planting as outlined in above sections. plants that become defective during the maintenance period shall be covered and replaced under the warranty provisions.
12. mulch: refresh mulch once a year to maintain complete coverage but do not over mulch. at no time shall the overall mulch thickness be greater than 4 inches. do not apply mulch within 6 inches of the trunks or stems of any plants. replacement mulch shall meet the requirements of the original approved material. mulch shall be no more than one inch on top of the root ball surface.
13. bed edging: check and maintain edges between mulch and lawn areas in smooth neat lines as originally shown on the drawings.
14. leaf, fruit and other plant debris removal: remove fall leaf, spent flowers, fruit and plant part accumulations from beds and paved surfaces. maintain all surface water drains free of debris. debris removal shall be undertaken at each visit to weed or pick up trash in beds.
15. damage from site use: repair of damage by site visitors and events, beyond normal wear, are not part of this maintenance. the owner's representative may request that the contractor repair damage beds or plantings for an additional cost. all additional work shall be approved in advance by the owner's representative.

3.19 end of warranty final acceptance / maintenance observation

a. at the end of the warranty and maintenance period the owner's representative shall observe the work and establish that all provisions of the contract are complete and the work is satisfactory.

1. if the work is satisfactory, the maintenance period will end on the date of the final observation.
2. if the work is deemed unsatisfactory, the maintenance period will continue at no additional expense to the owner until the work has been completed, observed, and approved by the owner's representative.

b. failure to pass observation: if the work fails to pass final observation, any subsequent observations must be rescheduled as per above. the cost to the owner for additional observations will be charged to the contractor at the prevailing hourly rate of the owners representative.

planting soil - products

4.1 modified existing soil (soil suitable for planting with indicated modification)

A. general definition: surface soil in planting bed areas. soil has been altered and or graded before or during the construction process but is still considered acceptable for planting and long term health of the plants specified with the proposed modifications. modifications respond to the soil problems expected or encountered. general requirements for all soil modifications:

1. unless otherwise instructed, remove all existing plants, root thatch, and non-soil debris from the surface of the soil using equipment that does not add to the compaction in the soil.
2. all soil grading, tilling and loosening must be completed at times when the soil moisture is below field capacity. allow soil to drain for at least two days after any rain event more than 1 inch in 24 hours, or long enough so that the soil does not make the hand muddy when squeezed.
3. provide pre-emergent weed control after the soil work is complete and plants planted but prior to adding mulch to the surface, if indicated by weed type and degree of threat.

B. modified existing soil - soil removed, stockpiled, and spread

1. description of condition to be modified: existing soil that is suitable for reuse as planting soil but is in the wrong place of elevation, or cannot be adequately protected during construction. soil is to be harvested, stockpiled and re-spread with or without further modifications as indicated.
2. modifications:
   a) excavate existing soil from the areas and to depths designated on the drawings. stockpile in zones noted on the drawings or in areas proposed by the contractor.
   b) excavate soil using equipment and methods to preserve the clumps and peds in the soil. generally this means using the largest piece of equipment that is practical for the project size and scope.
   c) protect stock piles from erosion by compacting or tracking the soil surface, covering with breathable fabric or planting with annual grasses as appropriate for the season, location, and length of expected time of storage.
   d) re-spread soil as required in part 3 of this specification.

C. modified existing soil - compacted surface soil (tilling option)

1. description of condition to be modified: surface soil compaction to a maximum of 6 inches deep from traffic or light grading, original a horizon may be previously removed or graded but lower profile intact with acceptable compaction levels and limited grading. the soil organic matter, ph and chemistry in the a horizon may not be suitable for the proposed plants and may need to be modified as required.
2. modifications
   a) till top 6 inches or deeper of the soil surface, with a roto tiller, spade tiller, ripper or agricultural plow. spread 2 - 3 inches of compost on the surface of the tilled soil and make any chemical adjustment as recommended by the soil test.
   b) till or disk the compost into the loosened soil. smooth out grades with a drag rake or drag slip.

planting soil - execution

5.1 site examination

A. prior to installation of planting soil, examine site to confirm that existing conditions are satisfactory for the work of this section to proceed.

1. confirm that the subgrade is at the proper elevation and compacted as required. subgrade elevations shall slope toward the under drain lines as shown on the drawings.
2. confirm that surface all areas to be filled with planting soil are free of construction debris, refuse, compressible or biodegradable materials, stones greater than 2 inches diameter, soil crusting films of silt or clay that reduces or stops drainage from the planting soil into the subsoil; and/or standing water. remove unsuitable material from the site.
3. confirm that no adverse drainage conditions are present.
4. confirm that no conditions are present which are detrimental to plant growth.
5. confirm that utility work has been completed per the drawings.
6. confirm that irrigation work, which is shown to be installed below prepared soil levels, has been completed.

B. if unsatisfactory conditions are encountered, notify the owner's representative immediately to determine corrective action before proceeding.

5.2 coordination with project work

A. the contractor shall coordinate with all other work that may impact the completion of the work.

B. prior to the start of work, prepare a detailed schedule of the work for coordination with other trades.

C. coordinate the relocation of any irrigation lines, heads or the conduits of other utility lines that are in conflict with tree locations. root balls shall not be altered to fit around lines. notify the owner's representative of any conflicts encountered.

5.3 grade and elevation control

A. provide grade and elevation control during installation of planting soil. utilize grade stakes, surveying equipment, and other means and methods to assure that grades and contours conform to the grades indicated on the plans.

5.4 site preparation

A. excavate to the proposed subgrade. maintain all required angles of repose of the adjacent materials as shown on the drawings or as required by this specification. do not over excavate compacted subgrades of adjacent pavement or structures. maintain a supporting 1:1 side slope of compacted subgrade material along the edges of all paving and structures where the bottom of the paving or structure is above the bottom elevation of the excavated planting area.

B. remove all construction debris and material including any construction materials from the subgrade.

C. confirm that the subgrade is at the proper elevation and compacted as required. subgrade elevations shall slope approximately parallel to the finished grade and/or toward the subsurface drain lines as shown on the drawings.

D. in areas where planting soil is to be spread, confirm subgrade has been scarified.

E. protect adjacent walls, walks and utilities from damage or staining by the soil. use 1/2 inch plywood and or plastic sheeting as directed to cover existing concrete, metal and masonry work and other items as directed during the progress of the work.

1. at the end of each working day, clean up any soil or dirt spilled on any paved surface.
2. any damage to the paving or site features or work shall be repaired at the contractor's expense.

5.5 clean-up

A. during installation, keep the site free of trash, pavements reasonably clean and work area in an orderly condition at the end of each day. remove trash and debris in containers from the site no less than once a week.

1. immediately clean up any spilled or tracked soil, fuel, oil, trash or debris deposited by the contractor from all surfaces within the project or on public right of ways and neighboring property.

B. once installation is complete, wash all soil from pavements and other structures. ensure that mulch is confined to planting beds and that all tags and flagging tape are removed from the site. the owner's representative seals are to remain on the trees and removed at the end of the warranty period.

1. make all repairs to grades, ruts, and damage to the work or other work at the site.
2. remove and dispose of all excess planting soil, subsoil, mulch, plants, packaging, and other material brought to the site by the contractor.

5.6 planting soil and modified existing soil protection

A. the contractor shall protect installed and/or modified planting soil from damage including contamination and over compaction due to other soil installation, planting operations, and operations by other contractors or trespassers. maintain protection during installation until acceptance. utilize fencing and matting as required or directed to protect the finished soil work. treat, repair or replace damaged planting soil immediately.

B. loosen compacted planting soil and replace planting soil that has become contaminated as determined by the owner's representative. planting soil shall be loosened or replaced at no expense to the owner.

1. till and restore grades to all soil that has been driven over or compacted during the installation of plants.
2. where modified existing soil has become contaminated and needs to be replaced, provide imported soil that is of similar composition, depth and density as the soil that was removed.

5.7 protection during construction

A. the contractor shall protect planting and related work and other site work from damage due to planting operations, operations by other contractors or trespassers.

1. maintain protection during installation until the date of plant acceptance (see specifications section - planting). treat, repair or replace damaged work immediately.
2. provide temporary erosion control as needed to stop soil erosion until the site is stabilized with mulch, plantings or turf.

B. damage done by the contractor, or any of their sub-contractors to existing or installed plants, or any other parts of the work or existing features to remain, including large existing trees, soil, paving, utilities, lighting, irrigation, other finished work and surfaces including those on adjacent property, shall be cleaned, repaired or replaced by the contractor at no expense to the owner. the owner's representative shall determine when such cleaning, replacement or repair is satisfactory. damage to existing trees shall be assessed by a certified arborist.

5.8 substantial completion acceptance

A. upon written notice from the contractor, the owners representative shall review the work and make a determination if the work is substantially complete.

B. the date of substantial completion of the planting soil shall be the date when the owner's representative accepts that all work in planting, planting soil, and irrigation installation sections is complete.

5.9 final acceptance / soil settlement

A. at the end of the plant warrantee and maintenance period, (see specification section - planting) the owner's representative shall observe the soil installation work and establish that all provisions of the contract are complete and the work is satisfactory.

1. restore any soil settlement and or erosion areas to the grades shown on the drawings. when restoring soil grades remove plants and mulch and add soil before restoring the planting. do not add soil over the root balls of plants or on top of mulch.

B. failure to pass acceptance: if the work fails to pass final acceptance, any subsequent observations must be rescheduled as per above. the cost to the owner for additional observations will be charged to the contractor at the prevailing hourly rate of the owner's representative.

1. debris removal shall be undertaken at each visit to weed or pick up trash in beds.
2. damage from site use: repair of damage by site visitors and events, beyond normal wear, are not part of this maintenance. the owner's representative may request that the contractor repair damage beds or plantings for an additional cost. all additional work shall be approved in advance by the owner's representative.

5.10 end of warranty final acceptance / maintenance observation

A. at the end of the warranty and maintenance period the owner's representative shall observe the work and establish that all provisions of the contract are complete and the work is satisfactory.

1. if the work is satisfactory, the maintenance period will end on the date of the final observation.
2. if the work is deemed unsatisfactory, the maintenance period will continue at no additional expense to the owner until the work has been completed, observed, and approved by the owner's representative.

B. failure to pass observation: if the work fails to pass final observation, any subsequent observations must be rescheduled as per above. the cost to the owner for additional observations will be charged to the contractor at the prevailing hourly rate of the owners representative.

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TBPE #: F-20821

ISSUE:	DESCRIPTION:	DATE:
DELTA:	DESCRIPTION:	DATE:

CLIENT
OLD CELINA, LTD.

PROJECT
W. SUNSET BOULEVARD,
THE RANCH RD. AND CATTLE KING DR.

SHEET TITLE
LANDSCAPE NOTES & SPECIFICATIONS

REGISTERED LANDSCAPE ARCHITECT
NATHAN R. PAUL
3237
STATE OF TEXAS
05/13/2022

PROJECT NUMBER:
010001034

DRAWN BY:	DESIGNED BY:	CHECKED BY:
KFM	MRP	CEF

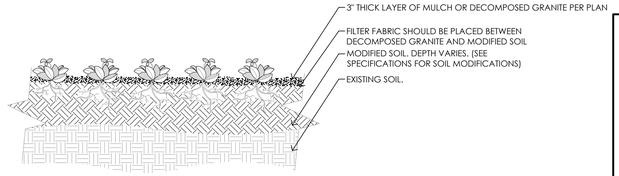
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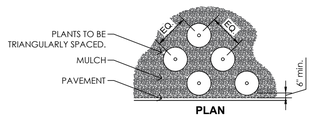
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Released for Construction 6.21.22

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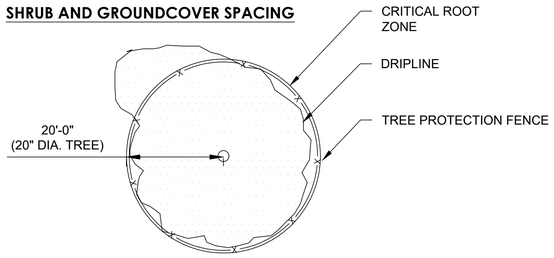
SECTION VIEW



PLAN

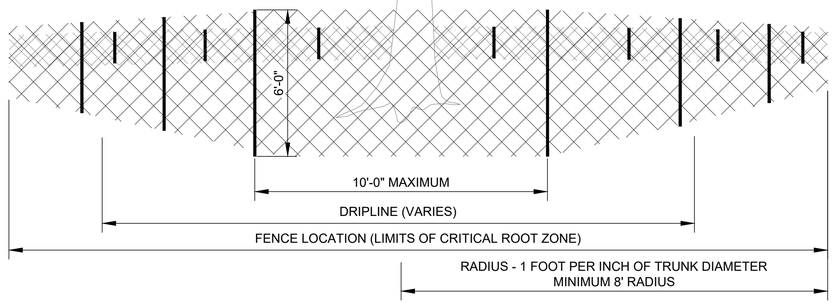
NOTES:
1- SEE PLANTING LEGEND FOR SPECIES, SIZE, AND SPACING DIMENSION.
2- SMALL ROOTS (¼" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A
NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE
TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND EACH ROOT BALL PRIOR TO MULCHING.

SHRUB AND GROUNDCOVER SPACING



PLAN

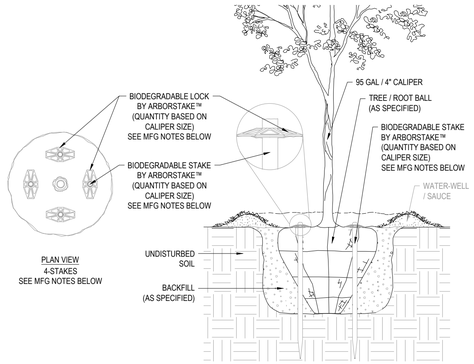




TREE PRESERVATION FENCING

Arbor Stakes™

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PLAN VIEW
4-STAKES
SEE MFG NOTES BELOW

SECTION VIEW

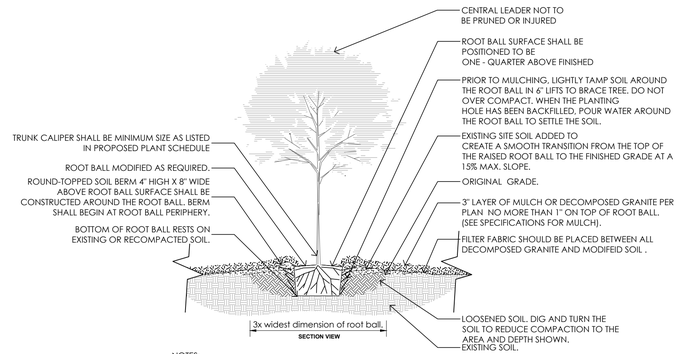
MANUFACTURER NOTES:
1. MINIMUM STAKE QUANTITY IS (3) - THEN - ADD (1) STAKE PER CALIPER INCH GREATER -THAN 3"
2. STAKES SHALL BE DRIVEN THROUGH THE ROOT BALL AS SHOWN.
3. ENSURE TRUNK BASE (ROOT FLARE) IS FREE FROM STAKING AND OTHER MATERIALS.
4. ABOVEGROUND GUYING AND/OR METALLIC STAKING SYSTEMS NOT ALLOWED AND SHALL BE REJECTED.
5. INSTALL STAKING SYSTEM AS PER MANUFACTURER'S INSTRUCTIONS.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 01000x00

ARBORSTAKES™
4 ARBORSTAKES™

01000x00 REVISION DATE 16/05/2022

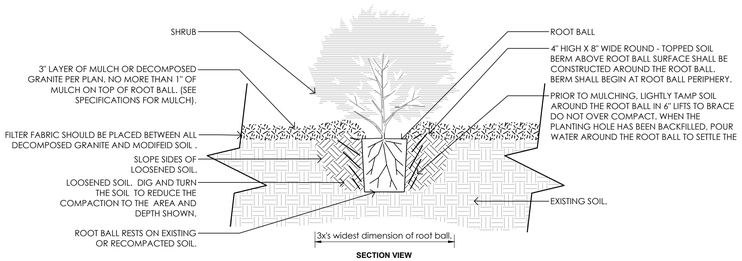
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SECTION VIEW

NOTES:
1- TREES SHALL BE OF QUALITY PRESCRIBED IN PROPOSED PLANTING SCHEDULE
2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

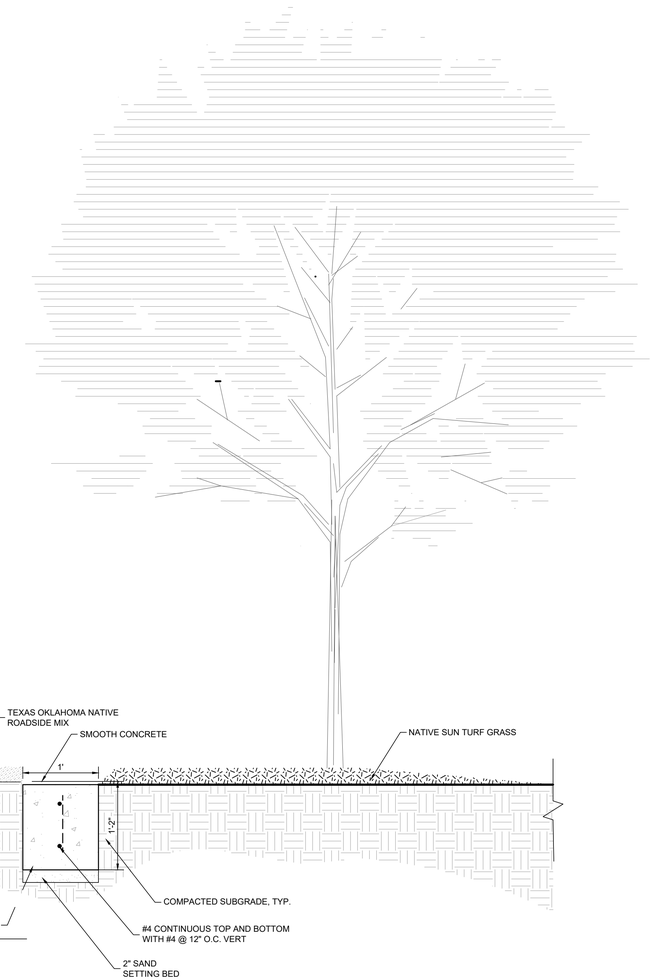
TREE PLANTING



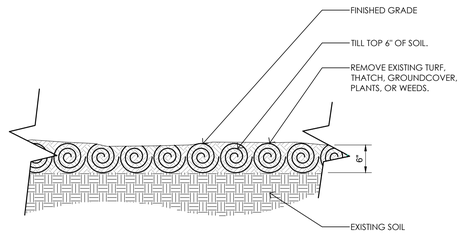
SECTION VIEW

NOTES:
1- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

SHRUB PLANTING



MOW CURB @ LANDSCAPE



EXISTING SOIL MODIFICATION FOR PROPOSED PLANTING ZONES

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PROJECT
W. SUNSET BOULEVARD,
THE RANCH RD. AND CATTLE KING DR.

SHEET TITLE
LANDSCAPE DETAILS

REGISTERED LANDSCAPE ARCHITECT
NATHAN R. PAVLOT
3237
STATE OF TEXAS
05/13/2022

PROJECT NUMBER:
010001034

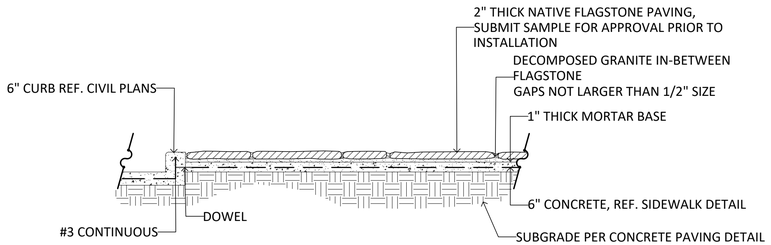
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DATE:
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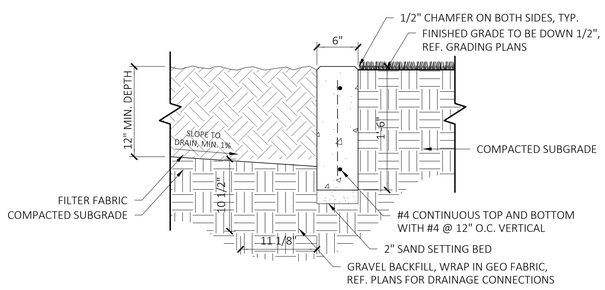
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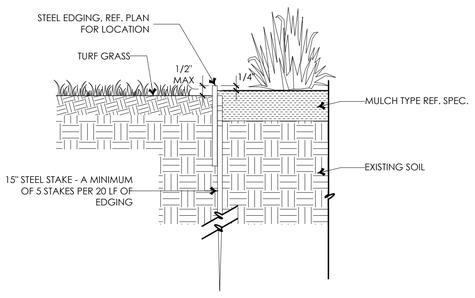
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FLAGSTONE DETAIL



CONCRETE MOW BAND



STEEL EDGING

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PROJECT
W. SUNSET BOULEVARD,
THE RANCH RD. AND CATTLE KING DR.

SHEET TITLE
HARDSCAPE DETAILS

REGISTERED LANDSCAPE ARCHITECT
NATHAN R. PAUL
3237
STATE OF TEXAS
05/13/2022

PROJECT NUMBER:
010001034

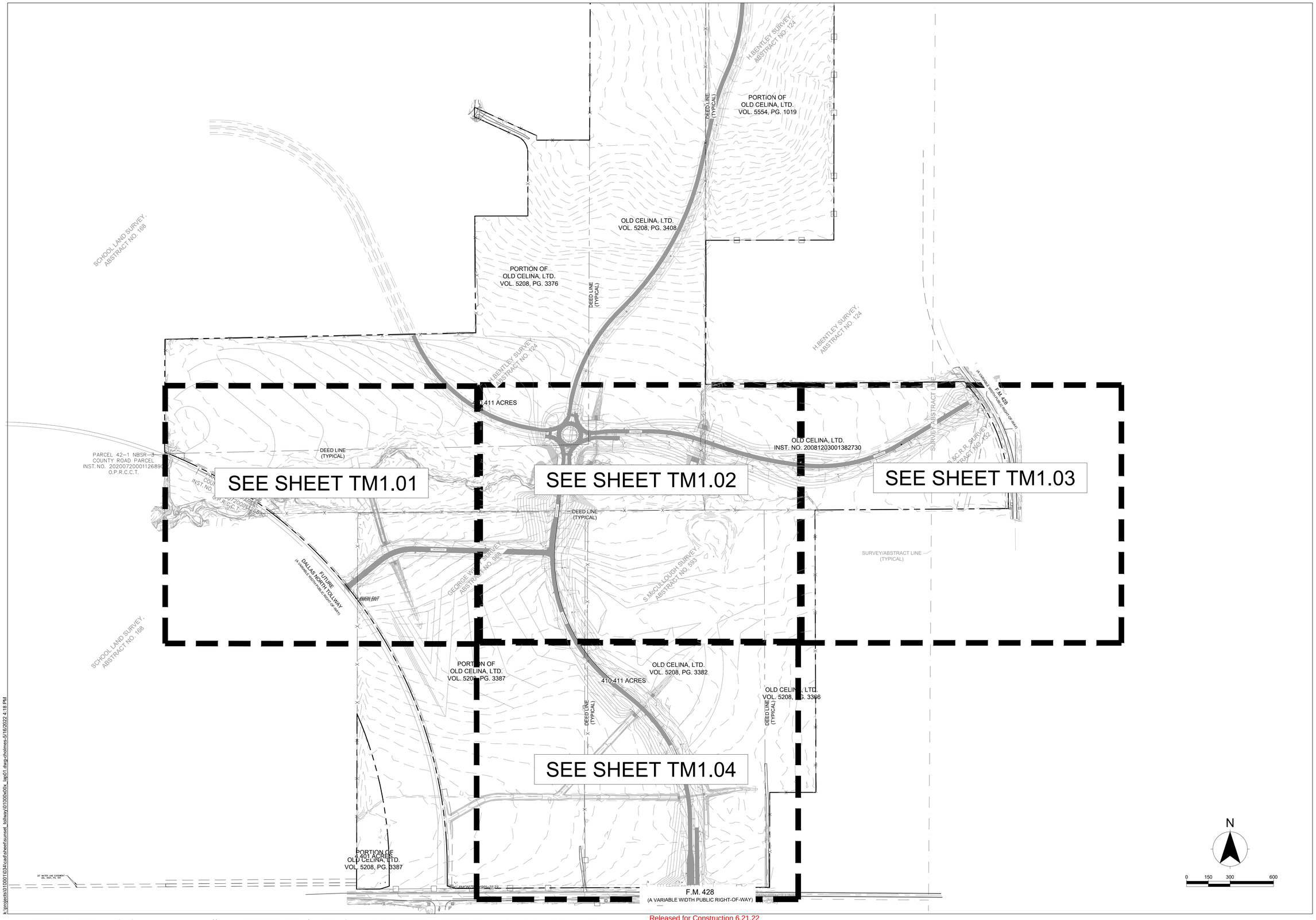
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2021/08/04

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PROJECT
W. SUNSET BOULEVARD,
THE RANCH RD. AND CATTLE KING DR.

SHEET TITLE
OVERALL TREE MITIGATION

REGISTERED LANDSCAPE ARCHITECT
NATHAN R. PAPE
3237
STATE OF TEXAS
05/13/2022

PROJECT NUMBER:
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N

0 10 40 80

SCALE 1" = 40'

TREE PRESERVATION LEGEND

TREE TO BE REMOVED

TREE TO REMAIN

NOTE: Referece planting details sheet for tree fencing

PARCEL 42-1 E=4
DRAINAGE EASEMENT
INST.NO. 20200720001126890
O.P.R.C.C.T.

PARCEL 42-1 E=3
DRAINAGE EASEMENT
INST.NO. 20200720001126890
O.P.R.C.C.T.

D=1 WIDE-R=
RAD. PARCEL
20720NG1126890
I.C.C.T.

10' GCEC EASEMENT

PARCEL 42-1 WW=2
WATER LINE EASEMENT
INST.NO. 20200720001126890
O.P.R.C.C.T.

PARCEL 42-1 TE=2
TEMPORARY SLOPE EASEMENT
INST.NO. 20200720001126890
O.P.R.C.C.T.

PARCEL 42-1 WW=2
DRAINAGE EASEMENT
INST.NO. 20200720001126890
O.P.R.C.C.T.

PARCEL 42-1 WW=2
TEMPORARY WORK SPACE EASEMENT
INST.NO. 20200720001126890
O.P.R.C.C.T.

PARCEL 42-1 TE=1
TEMPORARY SLOPE EASEMENT
INST.NO. 20200720001126890
O.P.R.C.C.T.

DEED LINE (TYPICAL)

PORTION OF
OLD CELINA, LTD.
VOL. 5258, PG. 3408

TOP OF ABUTMENT 642.00

PORTION OF
CELINA TOLLWAY 90
PARTNERS, LTD.
VOL. 5258
201405100044250

FUTURE
DALLAS NORTH TOLLWAY
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

KING RANCH ROAD

ROAD B

AMON DNT

AMON DNT

GEORGE NASH SURVEY,
ABSTRACT NO. 965

MATCHLINE SHEET TM1.02

TREE MITIGATION NOTES:
1.) Reference civil plans for construction phasing.
2.) Reference Sheet TM1.05-TM1.08 for complete existing tree list.

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PROJECT
W. SUNSET BOULEVARD,
THE RANCH RD. AND CATTLE KING DR.

SHEET TITLE
TREE MITIGATION PLAN SHEET 1 OF 4

REGISTERED LANDSCAPE ARCHITECT
NATHAN R. PARROTT
3237
STATE OF TEXAS
05/13/2022

PROJECT NUMBER:
010001034

DRAWN BY:	DESIGNED BY:	CHECKED BY:
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DATE:
2021/08/04

SHEET:
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PROJECT
W. SUNSET BOULEVARD,
THE RANCH RD. AND CATTLE KING DR.

SHEET TITLE
TREE MITIGATION PLAN SHEET 2 OF 4

REGISTERED LANDSCAPE ARCHITECT
NATHAN R. PAPE
3237
STATE OF TEXAS
05/13/2022

PROJECT NUMBER:
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TREE PRESERVATION LEGEND

TREE TO BE REMOVED

TREE TO REMAIN

NOTE: Referece planting details sheet for tree fencing

F.M. 428
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

PROPOSED ROAD PHASE I

W. SUNSET BLVD

OLD CELINA, LTD.
INST. NO. 20081203001382730

CITY OF CELINA
VOL. 1734, PG. 499

SURVEY/ABSTRACT LINE

BEARCAT CURVE
RADIUS = 50

A PUBLIC ACCESS EASEMENT
INST. NO. 20210430000
OFFICIAL PUBLIC RECORDS

30' WATER & SEWER EASEMENT
VOL. 5645, PG. 7183

MILDRED GRAHAM SHORT &
SANDRA SHORT OSBORNE
VOL. 2325, PG. 807

SURVEY/ABSTRACT LINE
(TYPICAL)

N

0 10 40 80

SCALE 1" = 40'

KFM
ENGINEERING & DESIGN

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CLIENT
OLD CELINA, LTD.

PROJECT
W. SUNSET BOULEVARD,
THE RANCH RD. AND CATTLE KING DR.

SHEET TITLE
TREE MITIGATION PLAN SHEET 3 OF 4

REGISTERED LANDSCAPE ARCHITECT
NATHAN R. PAGE
3231
STATE OF TEXAS

05/13/2022

PROJECT NUMBER:
010001034

DRAWN BY: KFM | DESIGNED BY: MRP | CHECKED BY: CEF

DATE:
2021/08/04

SHEET:

TM1.03

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MATCHLINE SHEET TM1.03

PROPOSED ROAD PHASE I

THE RANCH I ROAD

F.M. 428
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

TREE PRESERVATION LEGEND

TREE TO BE REMOVED

TREE TO REMAIN

NOTE: Referece planting details sheet for tree fencing

JERRY V. MOORE
(PORTION OF 1,000.00 ACRES
CONVEYED TO RANDALL D. MOORE
VOL. 995 PG. 215)

JERRY MOORE AND LINDA MOORE
INST. NO. 20191022001346830

SCALE 1" = 40'

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CLIENT: OLD CELINA, LTD.

PROJECT: W. SUNSET BOULEVARD, THE RANCH RD. AND CATTLE KING DR.

SHEET TITLE: TREE MITIGATION PLAN SHEET 4 OF 4

REGISTERED LANDSCAPE ARCHITECT
NATHAN R. PAPE
3237
STATE OF TEXAS

05/13/2022

PROJECT NUMBER: 010001034

DRAWN BY:	DESIGNED BY:	CHECKED BY:
KFM	MRP	CEF

DATE: 2021/08/04

SHEET: TM1.04

Tree #	Cal. Inch	Status	Common Name	Condition	Reason for Removal	Classification Type	Mitigation Fee Option
3	8	Remove	Hackberry	Good	**Proposed Utility**	3	$60.00
4	6	Remove	Hackberry	Good	**Proposed Utility**	3	$60.00
5	10	Remove	Cedar	Good	**Grading**	3	$60.00
6	10	Remove	Cedar	Good	**Proposed Utility**	3	$60.00
7	10	Preserve	Cedar	Good		3	
8	6	Preserve	Cedar	Good		3	
9	7	Preserve	Cedar	Good		3	
10	7	Preserve	Cedar	Good		3	
11	9	Preserve	Cedar	Good		3	
12	7	Remove	Hackberry	Good	**Proposed Utility**	3	$60.00
13	8	Remove	Hackberry	Good	**Proposed Utility**	3	$60.00
14	10	Preserve	Cedar	Good		3	
15	6	Preserve	Cedar	Good		3	
16	7	Preserve	Soapberry	Good		3	
17	9	Preserve	Hackberry	Good		3	
18	6	Preserve	Soapberry	Good		3	
19	10	Preserve	Cedar	Good		3	
20	10	Preserve	Cedar	Good		3	
21	8	Preserve	Cedar	Good		3	
22	11	Preserve	Hackberry	Good		3	
23	9	Preserve	Hackberry	Good		3	
24	6	Preserve	Hackberry	Good		3	
25	8	Preserve	Hackberry	Good		3	
26	10	Preserve	Hackberry	Good		3	
27	6	Preserve	Hackberry	Good		3	
28	8	Preserve	Hackberry	Good		3	
29	7	Preserve	Hackberry	Good		3	
30	8	Preserve	Hackberry	Good		3	
31	11	Preserve	Cedar	Good		3	
33	13	Remove	Hackberry	Good	**Proposed Utility**	3	$160.00
34	15	Preserve	Willow	Good		3	
35	8	Remove	Hackberry	Good	**Proposed Utility**	3	$60.00
36	13	Preserve	Hackberry	Good		3	
37	7	Remove	Cedar	Good	**Proposed Utility**	3	$60.00
38	8	Remove	Hackberry	Good	**Proposed Utility**	3	$60.00
39	7	Remove	Cedar	Good	**Proposed Utility**	3	$60.00
40	11	Preserve	Willow	Good		3	
41	7	Remove	Elm	Good	**Grading**	2	$300.00
42	9	Remove	Cedar	Good	**Grading**	3	$60.00
43	7	Preserve	Cedar	Good		3	
44	6	Preserve	Hackberry	Good		3	
45	10	Remove	Hackberry	Good	**Grading**	3	$60.00
46	20	Preserve	Willow	Good		3	
47	12	Preserve	Oak	Good		1	
48	7	Remove	Hackberry	Good	**Grading**	3	$60.00
49	7	Remove	Cedar	Good	**Grading**	3	$60.00
50	7	Remove	Cedar	Good	**Grading**	3	$60.00
51	13	Remove	Willow	Good	**Grading**	3	$160.00
52	7	Remove	Hackberry	Good	**Grading**	3	$60.00
53	7	Remove	Hackberry	Good	**Grading**	3	$60.00
54	6	Remove	Cedar	Good	**Grading**	3	$60.00
55	7	Remove	Hackberry	Good	**Grading**	3	$60.00
56	6	Remove	Hackberry	Good	**Grading**	3	$60.00
57	12	Remove	Hackberry	Good	**Grading**	3	$160.00
58	6	Remove	Hackberry	Good	**Grading**	3	$60.00
59	9	Remove	Hackberry	Good	**Grading**	3	$60.00
60	6	Remove	Hackberry	Good	**Grading**	3	$60.00
61	6	Remove	Cedar	Good	**Grading**	3	$60.00
62	6	Remove	Hackberry	Good	**Grading**	3	$60.00
63	16	Remove	Hackberry	Good	**Grading**	3	$160.00
64	7	Remove	Hackberry	Good	**Grading**	3	$60.00
65	7	Remove	Hackberry	Good	**Grading**	3	$60.00
66	8	Preserve	Hackberry	Good		3	
67	8	Preserve	Hackberry	Good		3	
68	14	Preserve	Hackberry	Good		3	
69	7	Preserve	Hackberry	Good		3	
70	12	Preserve	Hackberry	Good		3	
71	22	Preserve	Hackberry	Good		3	
72	12	Preserve	Hackberry	Good		3	
73	11	Preserve	Hackberry	Good		3	
74	7	Preserve	Cedar	Good		3	
75	9	Preserve	Hackberry	Good		3	
76	8	Preserve	Hackberry	Good		3	
77	11	Preserve	Hackberry	Good		3	
78	10	Preserve	Hackberry	Good		3	
79	6	Preserve	Hackberry	Good		3	
80	8	Preserve	Hackberry	Good		3	
81	11	Preserve	Cedar	Good		3	
82	6	Preserve	Cedar	Good		3	
83	8	Preserve	Cedar	Good		3	
84	10	Preserve	Cedar	Good		3	
85	12	Preserve	Hackberry	Good		3	
86	9	Preserve	Hackberry	Good		3	
87	7	Preserve	Cedar	Good		3	
88	9	Preserve	Hackberry	Good		3	
89	7	Preserve	Hackberry	Good		3	
90	12	Preserve	Hackberry	Good		3	
91	8	Preserve	Cedar	Good		3	
92	6	Preserve	Hackberry	Good		3	
93	17	Preserve	Willow	Good		3	
94	10	Preserve	Hackberry	Good		3	
95	9	Preserve	Hackberry	Good		3	
96	6	Preserve	Hackberry	Good		3	
97	9	Preserve	Hackberry	Good		3	
98	8	Preserve	Hackberry	Good		3	
99	6	Preserve	Hackberry	Good		3	
100	15	Preserve	Cedar	Good		3	
101	7	Preserve	Hackberry	Good		3	
102	20	Preserve	Cedar	Good		3	
103	15	Preserve	Cedar	Good		3	
104	6	Preserve	Hackberry	Good		3	
105	7	Preserve	Hackberry	Good		3	
106	15	Preserve	Cedar	Good		3	
107	9	Preserve	Cedar	Good		3	
108	7	Preserve	Cedar	Good		3	
109	16	Preserve	Cedar	Good		3	
110	12	Preserve	Hackberry	Good		3	
111	10	Preserve	Hackberry	Good		3	
112	9	Preserve	Hackberry	Good		3	
113	7	Preserve	Cedar	Good		3	
114	9	Preserve	Hackberry	Good		3	
115	6	Preserve	Hackberry	Good		3	
116	10	Preserve	Cedar	Good		3	
117	6	Preserve	Cedar	Good		3	
118	7	Preserve	Cedar	Good		3	
119	9	Preserve	Cedar	Good		3	
120	7	Preserve	Cedar	Good		3	
121	9	Preserve	Cedar	Good		3	
122	6	Preserve	Cedar	Good		3	
123	11	Preserve	Cedar	Good		3	
124	6	Preserve	Hackberry	Good		3	
125	15	Preserve	Hackberry	Good		3	
126	9	Preserve	Hackberry	Good		3	
127	8	Preserve	Hackberry	Good		3	
128	11	Preserve	Hackberry	Good		3	
129	6	Preserve	Hackberry	Good		3	
130	8	Preserve	Cedar	Good		3	
131	9	Preserve	Cedar	Good		3	
132	6	Preserve	Hackberry	Good		3	
133	8	Preserve	Hackberry	Good		3	
134	10	Preserve	Hackberry	Good		3	
135	14	Preserve	Hackberry	Good		3	
136	7	Preserve	Hackberry	Good		3	
137	6	Preserve	Hackberry	Good		3	
138	9	Preserve	Hackberry	Good		3	
139	7	Preserve	Hackberry	Good		3	
140	7	Preserve	Hackberry	Good		3	
141	9	Preserve	Hackberry	Good		3	
142	9	Preserve	Hackberry	Good		3	
143	10	Preserve	Hackberry	Good		3	
144	9	Preserve	Hackberry	Good		3	
145	6	Preserve	Hackberry	Good		3	
146	9	Preserve	Hackberry	Good		3	
147	8	Preserve	Hackberry	Good		3	
148	10	Preserve	Hackberry	Good		3	
149	9	Preserve	Hackberry	Good		3	
150	7	Preserve	Hackberry	Good		3	
151	9	Preserve	Hackberry	Good		3	
152	7	Preserve	Hackberry	Good		3	
153	8	Preserve	Hackberry	Good		3	
154	11	Preserve	Hackberry	Good		3	
155	9	Preserve	Hackberry	Good		3	
156	9	Preserve	Hackberry	Good		3	
157	8	Preserve	Hackberry	Good		3	
158	7	Preserve	Hackberry	Good		3	
159	8	Preserve	Hackberry	Good		3	
160	11	Preserve	Hackberry	Good		3	
161	7	Preserve	Hackberry	Good		3	
162	7	Preserve	Hackberry	Good		3	
163	7	Preserve	Hackberry	Good		3	
164	6	Preserve	Hackberry	Good		3	
165	7	Preserve	Hackberry	Good		3	
166	8	Preserve	Hackberry	Good		3	
167	11	Preserve	Hackberry	Good		3	
168	6	Preserve	Hackberry	Good		3	
169	6	Preserve	Hackberry	Good		3	
170	8	Preserve	Hackberry	Good		3	
171	7	Preserve	Hackberry	Good		3	
172	6	Preserve	Cedar	Good		3	
173	8	Preserve	Hackberry	Good		3	
174	10	Preserve	Hackberry	Good		3	
175	9	Preserve	Hackberry	Good		3	
176	7	Preserve	Hackberry	Good		3	
177	14	Preserve	Hackberry	Good		3	
178	7	Preserve	Hackberry	Good		3	
179	9	Preserve	Hackberry	Good		3	
180	7	Preserve	Hackberry	Good		3	
181	6	Preserve	Hackberry	Good		3	
182	10	Preserve	Hackberry	Good		3	
183	12	Preserve	Hackberry	Good		3	
184	10	Preserve	Hackberry	Good		3	
185	8	Preserve	Hackberry	Good		3	
186	7	Preserve	Hackberry	Good		3	
187	8	Preserve	Hackberry	Good		3	
188	9	Preserve	Cedar Elm	Good		2	
189	15	Remove	Hackberry	Good	**Grading**	3	$160.00
190	8	Remove	Hackberry	Good	**Grading**	3	$60.00
191	10	Remove	Hackberry	Good	**Grading**	3	$60.00
192	14	Remove	Hackberry	Good	**Grading**	3	$160.00
193	12	Remove	Hackberry	Good	**Grading**	3	$160.00
194	13	Remove	Hackberry	Good	**Grading**	3	$160.00
195	13	Remove	Hackberry	Good	**Grading**	3	$160.00
196	8	Remove	Hackberry	Good	**Grading**	3	$60.00
197	7	Remove	Hackberry	Good	**Grading**	3	$60.00
198	7	Remove	Hackberry	Good	**Grading**	3	$60.00
199	8	Remove	Hackberry	Good	**Grading**	3	$60.00
200	8	Remove	Hackberry	Good	**Grading**	3	$60.00
201	12	Remove	Hackberry	Good	**Grading**	3	$160.00
202	10	Remove	Hackberry	Good	**Grading**	3	$60.00
203	20	Remove	Cedar Elm	Good	**Grading**	2	$800.00
204	10	Remove	Hackberry	Good	**Grading**	3	$60.00
205	6	Remove	Hackberry	Good	**Grading**	3	$60.00
206	9	Preserve	Hackberry	Good		3	
207	6	Preserve	Hackberry	Good		3	
208	9	Preserve	Hackberry	Good		3	
209	13	Remove	Hackberry	Good	**Grading**	3	$160.00
210	9	Remove	Hackberry	Good	**Grading**	3	$60.00
211	12	Remove	Hackberry	Good	**Grading**	3	$160.00
212	12	Remove	Hackberry	Good	**Grading**	3	$160.00
213	9	Remove	Hackberry	Good	**Grading**	3	$60.00
214	14	Remove	Oak	Good	**Grading**	1	$1,600.00
215	7	Preserve	Hackberry	Good		3	
216	12	Preserve	Hackberry	Good		3	
217	14	Preserve	Oak	Good		1	
218	8	Preserve	Hackberry	Good		3	
219	8	Preserve	Hackberry	Good		3	
220	14	Preserve	Hackberry	Good		3	
221	6	Preserve	Willow	Good		3	
222	9	Preserve	Hackberry	Good		3	
223	7	Preserve	Hackberry	Good		3	
224	10	Preserve	Cedar	Good		3	
225	11	Preserve	Hackberry	Good		3	
226	10	Preserve	Hackberry	Good		3	
227	8	Preserve	Hackberry	Good		3	
228	7	Preserve	Hackberry	Good		3	
229	15	Preserve	Oak	Good		1	
230	6	Preserve	Hackberry	Good		3	
231	7	Preserve	Hackberry	Good		3	
232	8	Preserve	Hackberry	Good		3	
233	10	Preserve	Hackberry	Good		3	
234	9	Preserve	Hackberry	Good		3	
236	8	Preserve	Hackberry	Good		3	
237	8	Preserve	Hackberry	Good		3	
238	6	Preserve	Cedar	Good		3	
239	8	Preserve	Hackberry	Good		3	
240	20	Preserve	Oak	Good		1	
241	7	Preserve	Hackberry	Good		3	
242	9	Preserve	Hackberry	Good		3	
243	7	Preserve	Hackberry	Good		3	
244	7	Preserve	Hackberry	Good		3	
245	8	Preserve	Hackberry	Good		3	
246	9	Preserve	Hackberry	Good		3	
247	6	Preserve	Hackberry	Good		3	
248	10	Preserve	Hackberry	Good		3	
249	12	Preserve	Oak	Good		1	
250	8	Preserve	Hackberry	Good		3	
251	8	Preserve	Hackberry	Good		3	
252	8	Preserve	Hackberry	Good		3	
253	12	Preserve	Cedar	Good		3	
254	8	Preserve	Hackberry	Good		3	
255	9	Preserve	Hackberry	Good		3	
256	6	Preserve	Hackberry	Good		3	
257	10	Preserve	Hackberry	Good		3	
258	11	Preserve	Hackberry	Good		3	
259	10	Preserve	Cedar Elm	Good		2	
260	11	Preserve	Cedar Elm	Good		2	
261	6	Preserve	Hackberry	Good		3	
262	7	Preserve	Hackberry	Good		3	
263	8	Preserve	Hackberry	Good		3	
264	11	Preserve	Cedar Elm	Good		2	
265	9	Preserve	Hackberry	Good		3	
266	17	Preserve	Oak	Good		1	
267	7	Preserve	Oak	Good		1	
268	7	Preserve	Hackberry	Good		3	
269	7	Preserve	Hackberry	Good		3	
270	12	Preserve	Oak	Good		1	
271	9	Preserve	Hackberry	Good		3	
272	10	Preserve	Hackberry	Good		3	
273	6	Preserve	Hackberry	Good		3	
274	6	Preserve	Hackberry	Good		3	
275	10	Preserve	Hackberry	Good		3	
276	14	Preserve	Hackberry	Good		3	
277	9	Preserve	Cedar	Good		3	
278	9	Preserve	Cedar	Good		3	
279	8	Preserve	Hackberry	Good		3	
280	7	Preserve	Hackberry	Good		3	
281	12	Preserve	Hackberry	Good		3	
282	7	Preserve	Hackberry	Good		3	
283	11	Preserve	Hackberry	Good		3	
284	7	Preserve	Hackberry	Good		3	
285	21	Preserve	Oak	Good		1	
286	20	Preserve	Willow	Good		3	
287	7	Preserve	Hackberry	Good			
288	11	Preserve	Cedar	Good		3	
289	14	Preserve	Hackberry	Good		3	
290	9	Preserve	Hackberry	Good		3	
291	9	Preserve	Hackberry	Good		3	
292	8	Preserve	Hackberry	Good		3	
293	6	Preserve	Hackberry	Good		3	
294	8	Preserve	Hackberry	Good		3	
295	8	Preserve	Hackberry	Good		3	
296	7	Preserve	Hackberry	Good		3	
297	9	Preserve	Hackberry	Good		3	
298	6	Preserve	Hackberry	Good		3	
299	9	Preserve	Hackberry	Good		3	
300	17	Preserve	Oak	Good		1	
301	7	Preserve	Hackberry	Good		3	
302	9	Preserve	Hackberry	Good		3	
303	11	Preserve	Hackberry	Good		3	
304	7	Preserve	Cedar	Good		3	
305	6	Preserve	Hackberry	Good		3	
306	13	Preserve	Oak	Good		1	
307	7	Preserve	Hackberry	Good		3	
308	12	Preserve	Hackberry	Good		3	
309	6	Preserve	Cedar Elm	Good		2	
310	8	Preserve	Cedar Elm	Good		2	
311	7	Preserve	Hackberry	Good		3	
312	8	Preserve	Hackberry	Good		3	
313	10	Preserve	Hackberry	Good		3	
314	9	Preserve	Hackberry	Good		3	
315	15	Preserve	Hackberry	Good		3	
316	7	Preserve	Hackberry	Good		3	
317	7	Preserve	Hackberry	Good		3	
318	10	Preserve	Hackberry	Good		3	
319	7	Preserve	Hackberry	Good		3	
320	9	Preserve	Hackberry	Good		3	
321	18	Preserve	Hackberry	Good		3	
322	8	Preserve	Hackberry	Good		3	
323	15	Preserve	Hackberry	Good		3	
324	8	Preserve	Hackberry	Good		3	
325	10	Preserve	Cedar	Good		3	
326	19	Preserve	Hackberry	Good		3	
327	8	Preserve	Hackberry	Good		3	
328	19	Preserve	Hackberry	Good		3	
329	13	Preserve	Hackberry	Good		3	
330	12	Preserve	Hackberry	Good		3	
331	15	Preserve	Hackberry	Good		3	
332	13	Preserve	Hackberry	Good		3	
333	8	Preserve	Hackberry	Good		3	
334	8	Preserve	Hackberry	Good		3	
335	12	Preserve	Hackberry	Good		3	
336	15	Preserve	Hackberry	Good		3	
337	16	Preserve	Hackberry	Good		3	
338	18	Preserve	Locust	Good		3	
339	6	Preserve	Hackberry	Good		3	
340	7	Preserve	Hackberry	Good		3	
341	9	Preserve	Hackberry	Good		3	
342	9	Preserve	Hackberry	Good		3	
343	14	Preserve	Hackberry	Good		3	
344	10	Preserve	Hackberry	Good		3	
345	14	Preserve	Hackberry	Good		3	
346	15	Preserve	Hackberry	Good		3	
347	6	Preserve	Hackberry	Good		3	
348	9	Preserve	Soapberry	Good		3	
349	7	Preserve	Hackberry	Good		3	
350	6	Preserve	Hackberry	Good		3	
351	23	Preserve	Oak	Good		1	
352	14	Preserve	Hackberry	Good		3	
353	16	Preserve	Hackberry	Good		3	
354	18	Preserve	Hackberry	Good		3	
355	13	Preserve	Hackberry	Good		3	
356	20	Preserve	Hackberry	Good		3	
357	23	Preserve	Hackberry	Good		3	
358	12	Preserve	Hackberry	Good		3	
359	6	Preserve	Oak	Good		1	
360	22	Preserve	Hackberry	Good		3	
361	10	Preserve	Hackberry	Good		3	
362	11	Preserve	Hackberry	Good		3	
363	19	Preserve	Hackberry	Good		3	
364	11	Preserve	Hackberry	Good		3	
365	6	Preserve	Hackberry	Good		3	
366	14	Preserve	Hackberry	Good		3	
367	16	Preserve	Hackberry	Good		3	
368	7	Preserve	Hackberry	Good		3	
369	9	Preserve	Hackberry	Good		3	
370	16	Preserve	Hackberry	Good		3	
371	37	Preserve	Hackberry	Good		3	
372	7	Preserve	Hackberry	Good		3	
373	10	Preserve	Hackberry	Good		3	
374	20	Preserve	Hackberry	Good		3	
375	9	Preserve	Hackberry	Good		3	
376	14	Preserve	Hackberry	Good		3	
377	16	Preserve	Hackberry	Good		3	
378	10	Preserve	Hackberry	Good		3	
379	7	Preserve	Hackberry	Good		3	
380	40	Preserve	Hackberry	Good		3	
381	14	Preserve	Hackberry	Good		3	
382	9	Preserve	Hackberry	Good		3	
383	15	Preserve	Hackberry	Good		3	
384	9	Preserve	Hackberry	Good		3	
385	15	Preserve	Hackberry	Good		3	
386	7	Preserve	Hackberry	Good		3	
387	20	Preserve	Hackberry	Good		3	
388	20	Preserve	Hackberry	Good		3	
389	9	Preserve	Hackberry	Good		3	
390	11	Preserve	Hackberry	Good		3	
391	8	Preserve	Hackberry	Good		3	
392	46	Remove	Hackberry	Good	**Grading**	3	$500.00
393	28	Remove	Hackberry	Good	**Grading**	3	$400.00
394	25	Remove	Hackberry	Good	**Grading**	3	$400.00
395	20	Remove	Oak	Good	**Proposed Utility**	1	$1,600.00
396	10	Remove	Oak	Good	**Proposed Utility**	1	$600.00
397	22	Remove	Hackberry	Good	**Proposed Utility**	3	$400.00
398	10	Remove	Soapberry	Good	**Proposed Utility**	3	$60.00
399	19	Remove	Hackberry	Good	**Proposed Utility**	3	$160.00
400	14	Remove	Hackberry	Good	**Proposed Utility**	3	$160.00
401	17	Remove	Hackberry	Good	**Proposed Utility**	3	$160.00
402	19	Remove	Hackberry	Good	**Proposed Utility**	3	$400.00
403	25	Preserve	Oak	Good		1	
404	18	Remove	Oak	Good	**Proposed Utility**	1	$1,600.00
405	14	Remove	Hackberry	Good	**Proposed Utility**	3	$400.00
406	21	Preserve	Hackberry	Good		3	
407	9	Remove	Hackberry	Good	**Proposed Utility**	3	$60.00
408	9	Remove	Hackberry	Good	**Proposed Utility**	3	$60.00
409	6	Remove	Hackberry	Good	**Proposed Utility**	3	$60.00
410	9	Preserve	Hackberry	Good		3	
411	7	Preserve	Hackberry	Good		3	
412	13	Preserve	Hackberry	Good		3	
413	12	Preserve	Hackberry	Good		3	
414	8	Preserve	Hackberry	Good		3	
415	10	Preserve	Hackberry	Good		3	
416	8	Preserve	Hackberry	Good		3	
417	7	Preserve	Hackberry	Good		3	
418	13	Preserve	Hackberry	Good		3	
419	10	Preserve	Hackberry	Good		3	
420	7	Preserve	Hackberry	Good		3	
421	11	Preserve	Hackberry	Good		3	
422	11	Preserve	Hackberry	Good		3	
423	10	Preserve	Hackberry	Good		3	
424	9	Preserve	Hackberry	Good		3	
425	10	Preserve	Hackberry	Good		3	
426	10	Preserve	Hackberry	Good		3	
427	9	Preserve	Hackberry	Good		3	
428	9	Preserve	Hackberry	Good		3	
429	12	Preserve	Hackberry	Good		3	
430	7	Preserve	Hackberry	Good		3	
431	9	Preserve	Hackberry	Good		3	
432	13	Preserve	Hackberry	Good		3	
433	11	Preserve	Hackberry	Good		3	

KFM
ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

DATE:
DESCRIPTION:
DELTA:
DATE:
DESCRIPTION:
ISSUE:

CLIENT
OLD CELINA, LTD.

PROJECT
W. SUNSET BOULEVARD,
THE RANCH RD. AND CATTLE KING DR.

SHEET TITLE
TREE MITIGATION PLAN- EXISTING TREE LIST



05/13/2022

PROJECT NUMBER: 010001034

DRAWN BY: KFM | DESIGNED BY: MRP | CHECKED BY: CEF

DATE: 2021/08/04

SHEET:

TM1.05

K:\Projects\010001\034\cad\sheet\sunset_tollway\01000x00x_lap01.dwg, 5/16/2022 4:18:51 PM, _DWG To PDF.pc3
Released for Construction 6.21.22

Tree #	Cal. Inch	Status	Common Name	Condition	Reason for Removal	Classification Type	Mitigation Fee Option
434	10	Remove	Hackberry	Good	**Proposed Utility**	3	$60.00
435	7	Preserve	Oak	Good		3	
436	9	Remove	Hackberry	Good	**Proposed Utility**	3	$60.00
437	13	Remove	Hackberry	Good	**Proposed Utility**	3	$160.00
438	13	Preserve	Hackberry	Good		3	
439	7	Preserve	Hackberry	Good		3	
440	14	Preserve	Hackberry	Good		3	
441	19	Preserve	Hackberry	Good		3	
442	14	Preserve	Hackberry	Good		3	
443	6	Preserve	Hackberry	Good		3	
444	9	Preserve	Hackberry	Good		3	
445	11	Preserve	Hackberry	Good		3	
446	10	Remove	Cedar	Good	**Proposed Utility**	3	$60.00
447	7	Remove	Hackberry	Good	**Proposed Utility**	3	$60.00
448	26	Remove	Hackberry	Good	**Proposed Utility**	3	$400.00
449	7	Remove	Hackberry	Good	**Proposed Utility**	3	$60.00
450	18	Remove	Hackberry	Good	**Proposed Utility**	3	$160.00
451	14	Preserve	Hackberry	Good		3	
452	24	Preserve	Hackberry	Good		3	
453	7	Preserve	Hackberry	Good		3	
454	13	Remove	Hackberry	Good	**Proposed Utility**	3	$160.00
455	7	Remove	Cedar	Good	**Proposed Utility**	3	$60.00
456	25	Remove	Hackberry	Good	**Proposed Utility**	3	$400.00
457	7	Remove	Hackberry	Good	**Proposed Utility**	3	$60.00
458	12	Remove	Hackberry	Good	**Proposed Utility**	3	$160.00
459	7	Remove	Hackberry	Good	**Proposed Utility**	3	$60.00
460	9	Remove	Hackberry	Good	**Proposed Utility**	3	$60.00
461	24	Remove	Hackberry	Good	**Proposed Utility**	3	$400.00
462	7	Remove	Cedar	Good	**Proposed Utility**	3	$60.00
463	11	Preserve	Hackberry	Good		3	
464	6	Preserve	Hackberry	Good		3	
465	13	Remove	Hackberry	Good	**Proposed Utility**	3	$160.00
466	7	Preserve	Hackberry	Good		3	
467	6	Preserve	Hackberry	Good		3	
468	6	Preserve	Hackberry	Good		3	
469	8	Preserve	Hackberry	Good		3	
470	6	Preserve	Hackberry	Good		3	
471	13	Preserve	Hackberry	Good		3	
472	10	Preserve	Hackberry	Good		3	
473	6	Preserve	Hackberry	Good		3	
474	7	Preserve	Hackberry	Good		3	
475	11	Preserve	Hackberry	Good		3	
476	7	Preserve	Hackberry	Good		3	
477	8	Preserve	Hackberry	Good		3	
478	8	Preserve	Hackberry	Good		3	
479	10	Preserve	Hackberry	Good		3	
480	8	Preserve	Cedar	Good		2	
481	8	Preserve	Hackberry	Good		3	
482	7	Preserve	Hackberry	Good		3	
483	10	Preserve	Hackberry	Good		3	
484	12	Preserve	Hackberry	Good		3	
485	10	Preserve	Oak	Good		1	
486	7	Preserve	Cedar	Good		3	
487	9	Preserve	Cedar Elm	Good		2	
488	16	Preserve	Oak	Good		1	
489	8	Preserve	Hackberry	Good		3	
490	9	Preserve	Hackberry	Good		3	
491	10	Preserve	Hackberry	Good		3	
492	13	Preserve	Hackberry	Good		3	
493	10	Preserve	Hackberry	Good		3	
494	9	Preserve	Hackberry	Good		3	
495	9	Preserve	Hackberry	Good		3	
496	8	Preserve	Hackberry	Good		3	
497	6	Preserve	Hackberry	Good		3	
498	7	Preserve	Hackberry	Good		3	
499	7	Preserve	Hackberry	Good		3	
500	7	Preserve	Hackberry	Good		3	
501	10	Preserve	Hackberry	Good		3	
502	9	Preserve	Hackberry	Good		3	
503	8	Preserve	Hackberry	Good		3	
504	9	Preserve	Hackberry	Good		3	
505	8	Preserve	Hackberry	Good		3	
506	7	Preserve	Hackberry	Good		3	
507	10	Preserve	Hackberry	Good		3	
508	7	Preserve	Hackberry	Good		3	
509	10	Preserve	Hackberry	Good		3	
510	9	Preserve	Hackberry	Good		3	
511	6	Preserve	Oak	Good		1	
512	8	Preserve	Hackberry	Good		3	
513	8	Preserve	Hackberry	Good		3	
514	6	Preserve	Hackberry	Good		3	
515	11	Preserve	Hackberry	Good		3	
516	14	Preserve	Hackberry	Good		3	
517	7	Preserve	Hackberry	Good		3	
518	9	Preserve	Hackberry	Good		3	
519	8	Preserve	Hackberry	Good		3	
520	10	Preserve	Oak	Good		1	
521	6	Preserve	Hackberry	Good		3	
522	12	Preserve	Oak	Good		1	
523	9	Preserve	Cedar Elm	Good		2	
524	8	Preserve	Cedar Elm	Good		2	
525	10	Preserve	Cedar	Good		3	
526	12	Preserve	Oak	Good		1	
527	9	Preserve	Cedar	Good		3	
528	7	Preserve	Hackberry	Good		3	
529	11	Preserve	Hackberry	Good		3	
530	8	Preserve	Hackberry	Good		3	
531	7	Preserve	Hackberry	Good		3	
532	11	Preserve	Hackberry	Good		3	
533	8	Preserve	Hackberry	Good		3	
534	9	Preserve	Hackberry	Good		3	
535	8	Preserve	Hackberry	Good		3	
536	7	Preserve	Hackberry	Good		3	
537	10	Preserve	Oak	Good		1	
538	10	Preserve	Hackberry	Good		3	
539	8	Preserve	Hackberry	Good		3	
540	11	Preserve	Hackberry	Good		3	
541	7	Preserve	Hackberry	Good		3	
542	6	Preserve	Hackberry	Good		3	
543	6	Preserve	Hackberry	Good		3	
544	9	Preserve	Hackberry	Good		3	
545	9	Preserve	Hackberry	Good		3	
546	10	Preserve	Hackberry	Good		3	
547	7	Preserve	Cedar Elm	Good		2	
548	9	Preserve	Oak	Good		1	
549	11	Preserve	Hackberry	Good		3	
550	6	Preserve	Hackberry	Good		3	
551	10	Preserve	Oak	Good		1	
552	12	Preserve	Oak	Good		1	
553	14	Preserve	Oak	Good		1	
554	10	Preserve	Hackberry	Good		3	
555	9	Preserve	Hackberry	Good		3	
556	7	Preserve	Hackberry	Good		3	
557	10	Preserve	Hackberry	Good		3	
558	10	Preserve	Hackberry	Good		3	
559	12	Preserve	Hackberry	Good		3	
560	10	Preserve	Hackberry	Good		3	
561	12	Preserve	Hackberry	Good		3	
562	6	Preserve	Hackberry	Good		3	
563	19	Preserve	Hackberry	Good		3	
564	9	Preserve	Hackberry	Good		3	
565	8	Preserve	Hackberry	Good		3	
566	14	Preserve	Hackberry	Good		3	
567	8	Preserve	Hackberry	Good		3	
568	8	Preserve	Hackberry	Good		3	
569	9	Preserve	Hackberry	Good		3	
570	11	Preserve	Hackberry	Good		3	
571	11	Preserve	Hackberry	Good		3	
572	9	Preserve	Hackberry	Good		3	
573	11	Preserve	Hackberry	Good		3	
574	9	Preserve	Hackberry	Good		3	
575	13	Preserve	Ash	Good		2	
576	20	Preserve	Hackberry	Good		3	
577	7	Preserve	Hackberry	Good		3	
578	9	Preserve	Hackberry	Good		3	
579	8	Preserve	Hackberry	Good		3	
580	13	Preserve	Hackberry	Good		3	
581	8	Preserve	Hackberry	Good		3	
582	8	Preserve	Hackberry	Good		3	
583	7	Preserve	Hackberry	Good		3	
584	8	Preserve	Hackberry	Good		3	
585	7	Preserve	Hackberry	Good		3	
586	8	Preserve	Hackberry	Good		3	
587	9	Preserve	Hackberry	Good		3	
588	12	Preserve	Hackberry	Good		3	
589	12	Remove	Hackberry	Good	**Grading**	3	$160.00
590	7	Remove	Hackberry	Good	**Grading**	3	$60.00
591	20	Remove	Hackberry	Good	**Grading**	3	$400.00
592	8	Remove	Hackberry	Good	**Grading**	3	$60.00
593	8	Remove	Hackberry	Good	**Grading**	3	$60.00
594	14	Remove	Hackberry	Good	**Proposed Utility**	3	$160.00
595	10	Remove	Hackberry	Good	**Proposed Utility**	3	$60.00
596	9	Remove	Hackberry	Good	**Proposed Utility**	3	$60.00
597	9	Remove	Cedar Elm	Good	**Proposed Utility**	3	$300.00
598	8	Remove	Hackberry	Good	**Proposed Utility**	3	$60.00
599	8	Remove	Hackberry	Good	**Proposed Utility**	3	$60.00
600	7	Remove	Hackberry	Good	**Proposed Utility**	3	$60.00
601	15	Remove	Willow	Good	**Proposed Utility**	3	$800.00
602	24	Remove	Hackberry	Good	**Proposed Utility**	3	$400.00
603	18	Remove	Hackberry	Good	**Proposed Utility**	3	$160.00
604	10	Remove	Hackberry	Good	**Proposed Utility**	3	$60.00
605	13	Remove	Hackberry	Good	**Proposed Utility**	3	$160.00
606	16	Remove	Hackberry	Good	**Proposed Utility**	3	$160.00
607	6	Remove	Hackberry	Good	**Proposed Utility**	3	$60.00
608	9	Remove	Hackberry	Good	**Proposed Utility**	3	$60.00
609	11	Remove	Hackberry	Good	**Proposed Utility**	3	$160.00
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614	15	Remove	Hackberry	Good	**Proposed Utility**	3	$160.00
615	15	Remove	Hackberry	Good	**Proposed Utility**	3	$160.00
616	6	Remove	Hackberry	Good	**Proposed Utility**	3	$60.00
617	6	Remove	Hackberry	Good	**Proposed Utility**	3	$60.00
618	11	Remove	Hackberry	Good	**Proposed Utility**	3	$60.00
619	16	Remove	Hackberry	Good	**Proposed Utility**	3	$160.00
620	21	Remove	Hackberry	Good	**Proposed Utility**	3	$400.00
621	11	Remove	Hackberry	Good	**Proposed Utility**	3	$160.00
622	14	Remove	Hackberry	Good	**Proposed Utility**	3	$160.00
623	10	Remove	Hackberry	Good	**Proposed Utility**	3	$60.00
624	14	Remove	Hackberry	Good	**Proposed Utility**	3	$160.00
625	13	Preserve	Hackberry	Good		3	
626	10	Remove	Hackberry	Good	**Proposed Utility**	3	$60.00
627	15	Preserve	Hackberry	Good		3	
628	6	Preserve	Hackberry	Good		3	
629	6	Preserve	Willow	Good		3	
630	9	Preserve	Hackberry	Good		3	
631	15	Preserve	Hackberry	Good		3	
632	15	Preserve	Hackberry	Good		3	
633	6	Preserve	Hackberry	Good		3	
634	22	Preserve	Hackberry	Good		3	
635	19	Preserve	Hackberry	Good		3	
636	14	Preserve	Hackberry	Good		3	
637	8	Preserve	Hackberry	Good		3	
638	9	Preserve	Hackberry	Good		3	
639	15	Preserve	Hackberry	Good		3	
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642	6	Preserve	Hackberry	Good		3	
643	13	Preserve	Hackberry	Good		3	
644	10	Preserve	Hackberry	Good		3	
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696	13	Preserve	Hackberry	Good		3	
697	9	Preserve	Hackberry	Good		3	
698	11	Preserve	Hackberry	Good		3	
699	13	Preserve	Hackberry	Good		3	
700	11	Preserve	Oak	Good		2	
701	9	Preserve	Hackberry	Good		3	
702	7	Preserve	Hackberry	Good		3	
703	10	Preserve	Hackberry	Good		3	
704	7	Preserve	Hackberry	Good		3	
705	14	Preserve	Hackberry	Good		3	
706	12	Preserve	Hackberry	Good		3	
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718	11	Preserve	Hackberry	Good		3	
719	9	Preserve	Hackberry	Good		3	
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721	18	Preserve	Hackberry	Good		3	
722	15	Preserve	Hackberry	Good		3	
723	10	Preserve	Hackberry	Good		3	
724	8	Preserve	Hackberry	Good		3	
725	17	Preserve	Hackberry	Good		3	
726	9	Preserve	Hackberry	Good		3	
727	14	Preserve	Hackberry	Good		3	
728	9	Preserve	Hackberry	Good		3	
729	17	Preserve	Hackberry	Good		3	
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732	9	Preserve	Hackberry	Good		3	
733	10	Preserve	Hackberry	Good		3	
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737	7	Preserve	Hackberry	Good		3	
738	10	Preserve	Hackberry	Good		3	
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744	7	Preserve	Hackberry	Good		3	
745	8	Preserve	Hackberry	Good		3	
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766	9	Preserve	Hackberry	Good		3	
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771	9	Preserve	Hackberry	Good		3	
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774	14	Preserve	Hackberry	Good		3	
775	8	Preserve	Hackberry	Good		3	
776	9	Preserve	Hackberry	Good		3	
777	11	Preserve	Hackberry	Good		3	
778	8	Preserve	Hackberry	Good		3	
779	7	Preserve	Hackberry	Good		3	
780	10	Preserve	Hackberry	Good		3	
781	15	Preserve	Oak	Good		2	
782	11	Preserve	Hackberry	Good		3	
783	10	Preserve	Hackberry	Good		3	
784	7	Preserve	Hackberry	Good		3	
785	7	Preserve	Hackberry	Good		3	
786	9	Preserve	Hackberry	Good		3	
787	12	Preserve	Hackberry	Good		3	
788	6	Preserve	Hackberry	Good		3	
789	8	Preserve	Hackberry	Good		3	
790	10	Preserve	Cedar Elm	Good		2	
791	8	Preserve	Hackberry	Good		3	
792	13	Preserve	Oak	Good		1	
793	7	Preserve	Hackberry	Good		3	
794	6	Preserve	Hackberry	Good		3	
795	10	Preserve	Hackberry	Good		3	
796	6	Preserve	Hackberry	Good		3	
797	8	Preserve	Hackberry	Good		3	
798	13	Preserve	Hackberry	Good		3	
799	8	Preserve	Hackberry	Good		3	
800	10	Preserve	Hackberry	Good		3	
801	9	Preserve	Hackberry	Good		3	
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803	11	Preserve	Hackberry	Good		3	
804	10	Preserve	Hackberry	Good		3	
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807	7	Preserve	Hackberry	Good		3	
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809	18	Preserve	Hackberry	Good		3	
810	7	Preserve	Hackberry	Good		3	
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813	8	Preserve	Hackberry	Good		3	
814	11	Preserve	Hackberry	Good		3	
815	7	Preserve	Hackberry	Good		3	
816	10	Preserve	Hackberry	Good		3	
817	11	Preserve	Hackberry	Good		3	
818	7	Preserve	Hackberry	Good		3	
819	11	Preserve	Hackberry	Good		3	
820	6	Preserve	Hackberry	Good		3	
821	10	Preserve	Hackberry	Good		3	
822	13	Preserve	Hackberry	Good		3	
823	10	Preserve	Hackberry	Good		3	
824	11	Preserve	Hackberry	Good		3	
825	6	Preserve	Hackberry	Good		3	
826	7	Preserve	Hackberry	Good		3	
827	9	Preserve	Hackberry	Good		3	
828	8	Preserve	Hackberry	Good		3	
829	13	Preserve	Hackberry	Good		3	
830	9	Preserve	Hackberry	Good		3	
831	11	Preserve	Hackberry	Good		3	
832	8	Preserve	Hackberry	Good		3	
833	9	Preserve	Hackberry	Good		3	
834	11	Preserve	Hackberry	Good		3	
835	7	Preserve	Hackberry	Good		3	
836	12	Preserve	Hackberry	Good		3	
837	8	Preserve	Hackberry	Good		3	
838	7	Preserve	Hackberry	Good		3	
839	7	Preserve	Hackberry	Good		3	
840	9	Preserve	Hackberry	Good		3	
841	10	Preserve	Hackberry	Good		3	
842	8	Preserve	Hackberry	Good		3	
843	13	Preserve	Hackberry	Good		3	
844	12	Preserve	Hackberry	Good		3	
845	18	Preserve	Hackberry	Good		3	
846	10	Preserve	Hackberry	Good		3	
847	8	Preserve	Hackberry	Good		3	
848	10	Preserve	Hackberry	Good		3	
849	9	Preserve	Hackberry	Good		3	
850	10	Preserve	Hackberry	Good		3	
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853	8	Preserve	Hackberry	Good		3	
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855	8	Preserve	Hackberry	Good		3	
856	7	Preserve	Hackberry	Good		3	
857	8	Preserve	Hackberry	Good		3	
858	17	Preserve	Hackberry	Good		3	
859	6	Preserve	Hackberry	Good		3	
860	8	Preserve	Hackberry	Good		3	
861	8	Preserve	Hackberry	Good		3	

KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

ISSUE:	DESCRIPTION:	DATE:
DELTA:		
ISSUE:	DESCRIPTION:	DATE:

CLIENT
OLD CELINA, LTD.

PROJECT
W. SUNSET BOULEVARD,
THE RANCH RD. AND CATTLE KING DR.

SHEET TITLE
TREE MITIGATION PLAN- EXISTING TREE LIST

REGISTERED LANDSCAPE ARCHITECT
NATHAN R. PAUL
3237
STATE OF TEXAS
05/13/2022

PROJECT NUMBER: 010001034

DRAWN BY: KFM | DESIGNED BY: MRP | CHECKED BY: CEF

DATE: 2021/08/04

SHEET:

TM1.06

Released for Construction 6.21.22

Tree #	Cal. Inch	Status	Common Name	Condition	Reason for Removal	Classification Type	Mitigation Fee Option
862	13	Preserve	Hackberry	Good		3	
863	9	Preserve	Hackberry	Good		3	
864	9	Preserve	Hackberry	Good		3	
865	20	Preserve	Hackberry	Good		3	
866	6	Preserve	Hackberry	Good		3	
867	9	Preserve	Hackberry	Good		3	
868	7	Preserve	Hackberry	Good		3	
869	6	Preserve	Hackberry	Good		3	
870	15	Preserve	Hackberry	Good		3	
871	8	Preserve	Hackberry	Good		3	
872	10	Preserve	Hackberry	Good		3	
873	6	Preserve	Hackberry	Good		3	
874	12	Preserve	Hackberry	Good		3	
875	8	Preserve	Hackberry	Good		3	
876	18	Preserve	Hackberry	Good		3	
877	8	Preserve	Hackberry	Good		3	
878	15	Preserve	Hackberry	Good		3	
879	8	Preserve	Hackberry	Good		3	
880	20	Remove	Oak	Good		1	$1,600.00
881	8	Remove	Hackberry	Good		3	$60.00
882	26	Remove	Oak	Good		1	$4,000.00
883	9	Preserve	Hackberry	Good		3	
884	6	Remove	Cedar Elm	Good	**Proposed New Road**	2	$300.00
885	7	Remove	Cedar Elm	Good	**Proposed New Road**	2	$300.00
886	10	Remove	Hackberry	Good	**Proposed New Road**	3	$60.00
887	6	Remove	Hackberry	Good	**Proposed New Road**	3	$60.00
888	11	Remove	Hackberry	Good	**Proposed New Road**	3	$160.00
889	7	Remove	Hackberry	Good	**Proposed New Road**	3	$60.00
890	7	Remove	Hackberry	Good	**Proposed New Road**	3	$60.00
891	10	Remove	Hackberry	Good	**Proposed New Road**	3	$60.00
892	8	Remove	Hackberry	Good	**Proposed New Road**	3	$60.00
893	14	Remove	Hackberry	Good	**Proposed New Road**	3	$160.00
894	7	Remove	Hackberry	Good	**Proposed New Road**	3	$60.00
895	7	Remove	Hackberry	Good	**Proposed New Road**	3	$60.00
896	7	Remove	Hackberry	Good	**Proposed New Road**	3	$60.00
897	12	Remove	Hackberry	Good	**Proposed New Road**	3	$160.00
898	6	Remove	Hackberry	Good	**Grading**	3	$60.00
899	6	Remove	Hackberry	Good	**Grading**	3	$60.00
900	7	Remove	Hackberry	Good	**Grading**	3	$60.00
901	12	Remove	Ash	Good	**Grading**	2	$800.00
902	14	Remove	Hackberry	Good	**Grading**	3	$160.00
903	14	Remove	Hackberry	Good	**Grading**	3	$160.00
904	11	Remove	Hackberry	Good	**Grading**	3	$160.00
905	12	Remove	Hackberry	Good	**Grading**	3	$160.00
906	6	Remove	Hackberry	Good	**Grading**	3	$60.00
907	14	Remove	Hackberry	Good	**Grading**	3	$160.00
908	13	Remove	Hackberry	Good	**Grading**	3	$160.00
909	10	Remove	Hackberry	Good	**Grading**	3	$60.00
910	11	Remove	Hackberry	Good	**Grading**	3	$160.00
911	12	Remove	Hackberry	Good	**Grading**	3	$160.00
912	7	Remove	Hackberry	Good	**Grading**	3	$60.00
913	7	Remove	Hackberry	Good	**Grading**	3	$60.00
914	7	Remove	Hackberry	Good	**Grading**	3	$60.00
915	9	Remove	Hackberry	Good	**Grading**	3	$60.00
916	7	Remove	Hackberry	Good	**Grading**	3	$60.00
917	7	Remove	Hackberry	Good	**Grading**	3	$60.00
918	10	Remove	Hackberry	Good	**Grading**	3	$60.00
919	6	Remove	Hackberry	Good	**Grading**	3	$60.00
920	9	Preserve	Hackberry	Good		3	
921	12	Remove	Hackberry	Good	**Grading**	3	$60.00
922	7	Remove	Hackberry	Good	**Grading**	3	$60.00
923	9	Remove	Hackberry	Good	**Grading**	3	$60.00
924	9	Remove	Hackberry	Good	**Grading**	3	$60.00
925	9	Remove	Hackberry	Good	**Grading**	3	$60.00
926	18	Remove	Hackberry	Good	**Grading**	3	$160.00
927	35	Remove	Oak	Good	**Grading**	1	$5,000.00
928	13	Remove	Hackberry	Good	**Grading**	3	$160.00
929	8	Remove	Hackberry	Good	**Grading**	3	$60.00
930	6	Remove	Hackberry	Good	**Grading**	3	$60.00
931	9	Remove	Oak	Good	**Grading**	1	$600.00
932	12	Remove	Hackberry	Good	**Grading**	3	$160.00
933	6	Remove	Oak	Good	**Grading**	1	$600.00
934	7	Remove	Hackberry	Good	**Grading**	3	$60.00
935	6	Remove	Hackberry	Good	**Grading**	3	$60.00
936	7	Remove	Hackberry	Good	**Grading**	3	$60.00
937	12	Preserve	Hackberry	Good			
938	6	Preserve	Hackberry	Good			
939	9	Preserve	Hackberry	Good			
940	9	Preserve	Hackberry	Good			
941	6	Preserve	Hackberry	Good			
942	15	Preserve	Hackberry	Good			
943	8	Preserve	Hackberry	Good			
944	7	Preserve	Hackberry	Good			
945	6	Preserve	Hackberry	Good			
946	11	Preserve	Hackberry	Good			
947	9	Preserve	Hackberry	Good			
948	10	Preserve	Hackberry	Good			
949	13	Preserve	Hackberry	Good			
950	11	Preserve	Hackberry	Good			
951	13	Preserve	Hackberry	Good			
952	9	Preserve	Hackberry	Good			
953	10	Preserve	Hackberry	Good			
954	12	Preserve	Hackberry	Good			
955	11	Preserve	Hackberry	Good			
956	7	Preserve	Hackberry	Good			
957	8	Preserve	Hackberry	Good			
958	8	Preserve	Hackberry	Good			
959	8	Preserve	Hackberry	Good			
960	9	Preserve	Hackberry	Good			
961	11	Preserve	Hackberry	Good			
962	9	Preserve	Hackberry	Good			
963	9	Preserve	Hackberry	Good			
964	10	Preserve	Hackberry	Good			
965	9	Preserve	Hackberry	Good			
966	7	Preserve	Hackberry	Good			
967	12	Preserve	Hackberry	Good			
968	8	Preserve	Hackberry	Good			
969	8	Preserve	Hackberry	Good			
970	8	Preserve	Hackberry	Good			
971	7	Preserve	Hackberry	Good			
972	8	Preserve	Hackberry	Good			
973	7	Preserve	Hackberry	Good			
974	8	Preserve	Hackberry	Good			
975	9	Preserve	Hackberry	Good			
976	8	Preserve	Hackberry	Good			
977	7	Preserve	Hackberry	Good			
978	6	Preserve	Hackberry	Good			
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984	7	Preserve	Hackberry	Good			
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986	7	Preserve	Hackberry	Good			
987	8	Preserve	Hackberry	Good			
988	8	Preserve	Hackberry	Good			
989	6	Preserve	Hackberry	Good			
990	7	Preserve	Hackberry	Good			
991	7	Preserve	Hackberry	Good			
992	9	Preserve	Hackberry	Good			
993	6	Preserve	Hackberry	Good			
994	7	Preserve	Hackberry	Good			
995	12	Preserve	Hackberry	Good			
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998	8	Preserve	Hackberry	Good			
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1012	16	Preserve	Oak	Good			
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1016	9	Preserve	Hackberry	Good			
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1018	7	Preserve	Hackberry	Good			
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1020	6	Preserve	Hackberry	Good			
1021	7	Preserve	Hackberry	Good			
1022	8	Preserve	Hackberry	Good			
1023	14	Preserve	Hackberry	Good			
1024	7	Preserve	Hackberry	Good			
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1065	6	Preserve	Hackberry	Good			
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1073	8	Preserve	Hackberry	Good			
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1108	9	Preserve	Hackberry	Good			
1109	7	Preserve	Hackberry	Good			
1110	8	Preserve	Hackberry	Good			
1111	11	Preserve	Oak	Good			
1112	8	Preserve	Hackberry	Good			
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1122	7	Preserve	Hackberry	Good			
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1170	7	Preserve	Hackberry	Good			
1171	8	Preserve	Hackberry	Good			
1172	6	Preserve	Hackberry	Good			
1173	9	Preserve	Hackberry	Good			
1174	18	Preserve	Willow	Good			
1175	9	Preserve	Hackberry	Good			
1176	10	Preserve	Hackberry	Good			
1177	9	Preserve	Hackberry	Good			
1178	7	Preserve	Hackberry	Good			
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1189	6	Preserve	Hackberry	Good			
1190	12	Preserve	Hackberry	Good			
1191	7	Preserve	Hackberry	Good			
1192	12	Preserve	Hackberry	Good			
1193	10	Preserve	Cedar Elm	Good			
1194	7	Preserve	Cedar Elm	Good			
1195	23	Preserve	Hackberry	Good			
1196	11	Preserve	Hackberry	Good			
1197	8	Preserve	Hackberry	Good			
1198	6	Preserve	Hackberry	Good			
1199	13	Preserve	Hackberry	Good			
1200	14	Preserve	Hackberry	Good			
1201	11	Preserve	Hackberry	Good			
1202	7	Preserve	Hackberry	Good			
1203	9	Preserve	Hackberry	Good			
1204	6	Preserve	Hackberry	Good			
1205	8	Preserve	Hackberry	Good			
1206	11	Preserve	Hackberry	Good			
1207	13	Preserve	Hackberry	Good			
1208	16	Preserve	Hackberry	Good			
1209	7	Preserve	Hackberry	Good			
1210	22	Remove	Hackberry	Good	**Grading**	3	$400.00
1211	7	Remove	Hackberry	Good	**Grading**	3	$60.00
1212	13	Remove	Hackberry	Good	**Grading**	3	$160.00
1213	6	Remove	Hackberry	Good	**Grading**	3	$60.00
1214	6	Remove	Cedar Elm	Good	**Grading**	2	$300.00
1215	6	Remove	Soapberry	Good	**Grading**	3	$60.00
1216	7	Remove	Soapberry	Good	**Grading**	3	$60.00
1217	9	Remove	Hackberry	Good	**Grading**	3	$60.00
1218	8	Remove	Hackberry	Good	**Grading**	3	$60.00
1219	10	Remove	Hackberry	Good	**Grading**	3	$60.00
1220	6	Remove	Hackberry	Good	**Grading**	3	$60.00
1221	14	Remove	Hackberry	Good	**Grading**	3	$160.00
1222	12	Remove	Hackberry	Good	**Grading**	3	$160.00
1223	13	Remove	Hackberry	Good	**Grading**	3	$160.00
1224	7	Remove	Hackberry	Good	**Grading**	3	$60.00
1225	8	Remove	Hackberry	Good	**Grading**	3	$60.00
1226	15	Remove	Cedar Elm	Good	**Grading**	2	$160.00
1227	7	Remove	Hackberry	Good	**Grading**	3	$60.00
1228	11	Remove	Hackberry	Good	**Grading**	3	$60.00
1229	15	Remove	Hackberry	Good	**Grading**	3	$160.00
1230	10	Remove	Hackberry	Good	**Grading**	3	$60.00
1231	14	Remove	Cedar Elm	Good	**Grading**	2	$800.00
1232	8	Remove	Cedar Elm	Good	**Grading**	2	$300.00
1233	15	Remove	Hackberry	Good	**Grading**	3	$160.00
1234	9	Remove	Hackberry	Good	**Grading**	3	$60.00
1235	18	Remove	Cedar Elm	Good	**Grading**	2	$800.00
1236	17	Remove	Willow	Good	**Grading**	3	$160.00
1237	6	Remove	Cedar Elm	Good	**Grading**	2	$300.00
1238	7	Remove	Cedar Elm	Good	**Grading**	2	$300.00
1239	7	Remove	Hackberry	Good	**Grading**	3	$60.00
1240	6	Remove	Hackberry	Good	**Grading**	3	$60.00
1241	19	Remove	Cedar Elm	Good	**Grading**	2	$800.00
1242	7	Remove	Cedar Elm	Good	**Grading**	2	$300.00
1243	16	Remove	Cedar Elm	Good	**Grading**	2	$800.00
1244	8	Remove	Cedar Elm	Good	**Grading**	2	$300.00
1245	6	Remove	Cedar Elm	Good	**Grading**	2	$300.00
1246	26	Remove	Cedar Elm	Good	**Grading**	2	$2,000.00
1247	12	Remove	Cedar Elm	Good	**Grading**	2	$800.00
1248	9	Remove	Cedar Elm	Good	**Grading**	2	$300.00
1249	7	Remove	Cedar Elm	Good	**Grading**	2	$300.00
1250	8	Remove	Cedar Elm	Good	**Grading**	2	$300.00
1251	12	Remove	Hackberry	Good	**Grading**	3	$160.00
1252	9	Remove	Cedar Elm	Good	**Grading**	2	$300.00
1253	9	Remove	Cedar Elm	Good	**Grading**	2	$300.00
1254	16	Remove	Cedar Elm	Good	**Grading**	2	$800.00
1255	12	Remove	Hackberry	Good	**Grading**	3	$160.00
1256	6	Remove	Cedar Elm	Good	**Grading**	2	$300.00
1257	14	Remove	Cedar Elm	Good	**Grading**	2	$800.00
1258	10	Remove	Cedar Elm	Good	**Grading**	2	$300.00
1259	14	Remove	Cedar Elm	Good	**Grading**	2	$800.00
1260	8	Remove	Hackberry	Good	**Grading**	3	$60.00
1261	13	Remove	Hackberry	Good	**Grading**	3	$160.00
1262	7	Remove	Gum	Good	**Grading**	3	$60.00
1263	8	Remove	Hackberry	Good	**Grading**	3	$60.00
1264	18	Preserve	Hackberry	Good		3	
1265	14	Preserve	Hackberry	Good		3	
1266	12	Preserve	Hackberry	Good		3	
1267	7	Preserve	Hackberry	Good		3	
1268	8	Preserve	Hackberry	Good		3	
1269	12	Preserve	Hackberry	Good		3	
1270	8	Preserve	Hackberry	Good		3	
1271	11	Preserve	Hackberry	Good		3	
1272	8	Preserve	Hackberry	Good		3	
1273	9	Preserve	Hackberry	Good		3	
1274	14	Preserve	Hackberry	Good		3	
1275	12	Preserve	Hackberry	Good		3	
1276	15	Preserve	Willow	Good		3	
1277	14	Preserve	Hackberry	Good		3	
1278	7	Preserve	Hackberry	Good		3	
1279	9	Preserve	Hackberry	Good		3	
1280	12	Preserve	Hackberry	Good		3	
1281	11	Preserve	Hackberry	Good		3	
1282	32	Preserve	Hackberry	Good		3	
1283	7	Preserve	Hackberry	Good		3	
1284	19	Preserve	Hackberry	Good		3	
1285	8	Preserve	Hackberry	Good		3	
1286	8	Preserve	Hackberry	Good		3	
1287	10	Preserve	Hackberry	Good		3	
1288	13	Preserve	Hackberry	Good		3	

KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

ISSUE: DESCRIPTION: DATE:

DELTA: DESCRIPTION: DATE:

CLIENT
OLD CELINA, LTD.

PROJECT
W. SUNSET BOULEVARD,
THE RANCH RD. AND CATTLE KING DR.

SHEET TITLE
TREE MITIGATION PLAN- EXISTING TREE LIST

REGISTERED LANDSCAPE ARCHITECT
NATHAN R. PAUL
3237
STATE OF TEXAS
05/13/2022

PROJECT NUMBER: 010001034

DRAWN BY: KFM | DESIGNED BY: MRP | CHECKED BY: CEF

DATE: 2021/08/04

SHEET:

TM1.07

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Released for Construction 6.21.22

Tree #	Cal. Inch	Status	Common Name	Condition	Reason for Removal	Classification Type	Mitigation Fee Option
1289	13	Preserve	Hackberry	Good		3	
1290	22	Preserve	Hackberry	Good		3	
1291	13	Preserve	Hackberry	Good		3	
1292	11	Preserve	Hackberry	Good		3	
1293	24	Preserve	Hackberry	Good		3	
1294	16	Preserve	Hackberry	Good		3	
1295	36	Preserve	Hackberry	Good		3	
1296	8	Preserve	Soapberry	Good		3	
1297	12	Preserve	Hackberry	Good		3	
1298	10	Preserve	Hackberry	Good		3	
1299	42	Preserve	Oak	Good		1	
1300	8	Preserve	Hackberry	Good		3	
1301	8	Preserve	Hackberry	Good		3	
1302	8	Preserve	Oak	Good		1	
1303	12	Preserve	Hackberry	Good		3	
1304	12	Preserve	Hackberry	Good		3	
1305	8	Preserve	Hackberry	Good		3	
1306	8	Preserve	Hackberry	Good		3	
1307	14	Preserve	Hackberry	Good		3	
1308	7	Preserve	Hackberry	Good		3	
1309	15	Preserve	Hackberry	Good		3	
1310	7	Preserve	Hackberry	Good		3	
1311	7	Preserve	Hackberry	Good		3	
1312	7	Preserve	Hackberry	Good		3	
1313	22	Preserve	Hackberry	Good		3	
1314	10	Preserve	Hackberry	Good		3	
1315	13	Preserve	Hackberry	Good		3	
1316	17	Preserve	Hackberry	Good		3	
1317	8	Preserve	Cedar	Good		3	
1318	16	Preserve	Hackberry	Good		3	
1319	23	Preserve	Oak	Good		1	
1320	25	Preserve	Hackberry	Good		3	
1321	53	Preserve	Oak	Good		1	
1322	19	Preserve	Hackberry	Good		3	
1323	9	Preserve	Hackberry	Good		3	
1324	15	Preserve	Hackberry	Good		3	
1325	14	Preserve	Hackberry	Good		3	
1326	10	Preserve	Hackberry	Good		3	
1327	11	Preserve	Hackberry	Good		3	
1328	8	Preserve	Hackberry	Good		3	
1329	10	Preserve	Hackberry	Good		3	
1330	29	Preserve	Hackberry	Good		3	
1331	11	Preserve	Hackberry	Good		3	
1332	7	Preserve	Hackberry	Good		3	
1333	10	Preserve	Hackberry	Good		3	
1334	9	Preserve	Hackberry	Good		3	
1335	14	Preserve	Hackberry	Good		3	
1336	16	Preserve	Hackberry	Good		3	
1337	11	Preserve	Hackberry	Good		3	
1338	8	Preserve	Hackberry	Good		3	
1339	9	Preserve	Cedar	Good		3	
1340	12	Preserve	Hackberry	Good		3	
1341	32	Preserve	Hackberry	Good		3	
1342	29	Preserve	Hackberry	Good		3	
1343	14	Preserve	Hackberry	Good		3	
1344	7	Preserve	Oak	Good		1	
1345	10	Preserve	Oak	Good		1	
1346	16	Preserve	Hackberry	Good		3	
1347	15	Preserve	Hackberry	Good		3	
1348	17	Preserve	Oak	Good		2	
1349	22	Preserve	Oak	Good		2	
1350	8	Preserve	Oak	Good		2	
1351	7	Preserve	Oak	Good		2	
1352	10	Preserve	Oak	Good		2	
1353	11	Preserve	Hackberry	Good		3	
1354	43	Preserve	Hackberry	Good		3	
1355	6	Preserve	Oak	Good		2	
1356	9	Preserve	Oak	Good		2	
1357	22	Preserve	Oak	Good		2	
1358	30	Preserve	Oak	Good		2	
1359	14	Preserve	Hackberry	Good		3	
1360	9	Preserve	Hackberry	Good		3	
1361	17	Preserve	Hackberry	Good		3	
1362	8	Preserve	Hackberry	Good		3	
1363	7	Preserve	Hackberry	Good		3	
1364	10	Preserve	Hackberry	Good		3	
1365	10	Preserve	Hackberry	Good		3	
1366	8	Preserve	Hackberry	Good		3	
1367	9	Preserve	Cedar	Good		3	
1368	16	Preserve	Oak	Good		2	
1369	7	Preserve	Hackberry	Good		3	
1370	23	Preserve	Hackberry	Good		3	
1371	11	Preserve	Hackberry	Good		3	
1372	19	Preserve	Hackberry	Good		3	
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1375	8	Preserve	Hackberry	Good		3	
1376	31	Preserve	Hackberry	Good		3	
1377	12	Preserve	Hackberry	Good		3	
1378	29	Preserve	Oak	Good		2	
1379	8	Preserve	Hackberry	Good		3	
1380	7	Preserve	Hackberry	Good		3	
1381	6	Preserve	Hackberry	Good		3	
1382	7	Preserve	Cedar	Good		3	
1383	26	Preserve	Hackberry	Good		3	
1384	7	Preserve	Hackberry	Good		3	
1385	10	Preserve	Cedar	Good		3	
1386	24	Preserve	Oak	Good			
1387	22	Preserve	Oak	Good			
1388	27	Preserve	Hackberry	Good		3	
1389	9	Preserve	Cedar	Good			
1390	10	Preserve	Cedar	Good			
1391	25	Preserve	Hackberry	Good		3	
1392	6	Preserve	Hackberry	Good		3	
1393	10	Preserve	Hackberry	Good		3	
1394	8	Preserve	Hackberry	Good		3	
1395	10	Preserve	Hackberry	Good		3	
1396	Cal. Inch	Preserve	Mular	Good			
1397	17	Preserve	Hackberry	Good		3	
1398	6	Preserve	Hackberry	Good		3	
1399	21	Preserve	Cedar	Good			
1400	10	Preserve	Hackberry	Good		3	
1401	12	Preserve	Hackberry	Good		3	
1402	12	Preserve	Hackberry	Good		3	
1403	11	Preserve	Oak	Good			
1404	7	Preserve	Hackberry	Good		3	
1405	13	Preserve	Hackberry	Good		3	
1406	11	Preserve	Hackberry	Good		3	
1407	7	Preserve	Hackberry	Good		3	
1408	6	Preserve	Hackberry	Good		3	
1409	13	Preserve	Hackberry	Good		3	
1410	13	Preserve	Hackberry	Good		3	
1411	13	Preserve	Hackberry	Good		3	
1412	6	Preserve	Hackberry	Good		3	
1413	15	Preserve	Hackberry	Good		3	
1414	17	Preserve	Hackberry	Good		3	
1415	15	Preserve	Hackberry	Good		3	
1416	13	Preserve	Hackberry	Good		3	
1417	10	Preserve	Hackberry	Good		3	
1418	10	Preserve	Hackberry	Good		3	
1419	16	Preserve	Hackberry	Good		3	
1420	7	Preserve	Hackberry	Good		3	
1421	9	Preserve	Hackberry	Good		3	
1422	7	Preserve	Hackberry	Good		3	
1423	18	Preserve	Hackberry	Good		3	
1424	7	Preserve	Hackberry	Good		3	
1425	14	Preserve	Hackberry	Good		3	
1426	21	Preserve	Hackberry	Good		3	
1427	10	Preserve	Hackberry	Good		3	
1428	9	Preserve	Hackberry	Good		3	
1429	11	Preserve	Hackberry	Good		3	
1430	14	Preserve	Hackberry	Good		3	
1431	23	Preserve	Hackberry	Good		3	
1432	7	Preserve	Hackberry	Good		3	
1433	27	Preserve	Hackberry	Good		3	
1434	8	Preserve	Hackberry	Good		3	
1435	42	Preserve	Hackberry	Good		3	
1436	23	Preserve	Hackberry	Good		3	
1437	10	Preserve	Hackberry	Good		3	
1438	20	Preserve	Hackberry	Good		3	
1439	13	Preserve	Hackberry	Good		3	
1440	20	Preserve	Hackberry	Good		3	
1441	18	Preserve	Hackberry	Good		3	
1442	13	Preserve	Hackberry	Good		3	
1443	10	Preserve	Hackberry	Good		3	
1444	13	Preserve	Hackberry	Good		3	
1445	11	Preserve	Hackberry	Good		3	
1446	11	Preserve	Hackberry	Good		3	
1447	10	Preserve	Hackberry	Good		3	
1448	6	Preserve	Hackberry	Good		3	
1449	13	Preserve	Hackberry	Good		3	
1450	8	Preserve	Hackberry	Good		3	
1451	9	Preserve	Hackberry	Good		3	
1452	13	Preserve	Hackberry	Good		3	
1453	7	Preserve	Hackberry	Good		3	
1454	7	Preserve	Hackberry	Good		3	
1455	6	Preserve	Hackberry	Good		3	
1456	8	Preserve	Hackberry	Good		3	
1457	10	Preserve	Hackberry	Good		3	
1458	46	Preserve	Oak	Good		2	
1459	49	Preserve	Oak	Good		2	
1460	8	Preserve	Hackberry	Good		3	
1461	12	Preserve	Hackberry	Good		3	
1462	10	Preserve	Hackberry	Good		3	
1463	7	Preserve	Hackberry	Good		3	
1464	11	Preserve	Hackberry	Good		3	
1465	8	Preserve	Hackberry	Good		3	
1466	13	Preserve	Hackberry	Good		3	
1467	21	Preserve	Oak	Good		2	
1468	7	Preserve	Hackberry	Good		3	
1469	9	Preserve	Hackberry	Good		3	
1470	25	Preserve	Hackberry	Good		3	
1471	7	Preserve	Hackberry	Good		3	
1472	12	Preserve	Soapberry	Good		3	
1473	6	Preserve	Soapberry	Good		3	
1474	11	Preserve	Soapberry	Good		3	
1475	8	Preserve	Soapberry	Good		3	
1476	9	Preserve	Soapberry	Good		3	
1477	18	Preserve	Oak	Good		2	
1478	16	Preserve	Hackberry	Good		3	
1479	15	Preserve	Hackberry	Good		3	
1480	7	Preserve	Soapberry	Good		3	
1481	16	Preserve	Hackberry	Good		3	
1482	7	Preserve	Hackberry	Good		3	
1483	6	Preserve	Hackberry	Good		3	
1484	7	Preserve	Hackberry	Good		3	
1485	12	Preserve	Hackberry	Good		3	
1486	11	Preserve	Hackberry	Good		3	
1487	7	Preserve	Hackberry	Good		3	
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1489	9	Preserve	Hackberry	Good		3	
1490	11	Preserve	Hackberry	Good		3	
1491	11	Preserve	Hackberry	Good		3	
1492	6	Preserve	Hackberry	Good		3	
1493	7	Preserve	Hackberry	Good		3	
1494	20	Preserve	Hackberry	Good		3	
1495	12	Preserve	Hackberry	Good		3	
1496	16	Preserve	Hackberry	Good		3	
1497	6	Preserve	Hackberry	Good		3	
1498	11	Preserve	Hackberry	Good		3	
1499	7	Preserve	Hackberry	Good		3	
1500	7	Preserve	Hackberry	Good		3	
1501	8	Preserve	Hackberry	Good		3	
1502	11	Preserve	Hackberry	Good		3	
1503	9	Preserve	Hackberry	Good		3	
1504	7	Preserve	Hackberry	Good		3	
1505	8	Preserve	Hackberry	Good		3	
1506	14	Preserve	Hackberry	Good		3	
1507	12	Preserve	Hackberry	Good		3	
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1530	9	Preserve	Hackberry	Good		3	
1531	8	Preserve	Hackberry	Good		3	
1532	10	Preserve	Hackberry	Good		3	
1533	20	Preserve	Hackberry	Good		3	
1534	8	Preserve	Hackberry	Good		3	
1535	8	Preserve	Hackberry	Good		3	
1536	8	Preserve	Hackberry	Good		3	
1537	12	Preserve	Hackberry	Good		3	
1538	9	Preserve	Hackberry	Good		3	
1539	11	Preserve	Hackberry	Good		3	
					Total Amount to be Paid for Mitigation		$53,120.00

TYPE 1 100% Value 5:1 Replacement Ratio	TYPE 2 50% Value 3:1 Replacement Ratio	TYPE 3 10% Value 1:1 Replacement Ratio
Floodplain Trees (all trees in floodplain regardless of species)	All Ashes	Common Hackberry
All Oaks	All Elms	Bois D'Arc
Pecan	All Pines	Cottonwood
	Hickory	Junipers
	Black Walnut	Cedars
		Mesquite
The "type" and "value" of any trees not listed in the chart will be determined by staff		

DIAMETER AT BREAST HEIGHT (DBH) INCHES	MITIGATION FEE
6" – 10"	$600
11" – 20"	$1,600
21" – 30"	$4,000
31" +	$5,000

KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

DATE:
DESCRIPTION:
DELTA:

DATE:
DESCRIPTION:
ISSUE:

CLIENT
OLD CELINA, LTD.

PROJECT
W. SUNSET BOULEVARD,
THE RANCH RD. AND CATTLE KING DR.

SHEET TITLE
TREE MITIGATION PLAN- EXISTING TREE LIST

REGISTERED LANDSCAPE ARCHITECT
NATHAN R. PAGE
3237
STATE OF TEXAS
05/13/2022

PROJECT NUMBER:
010001034

DRAWN BY: KFM
DESIGNED BY: MRP
CHECKED BY: CEF

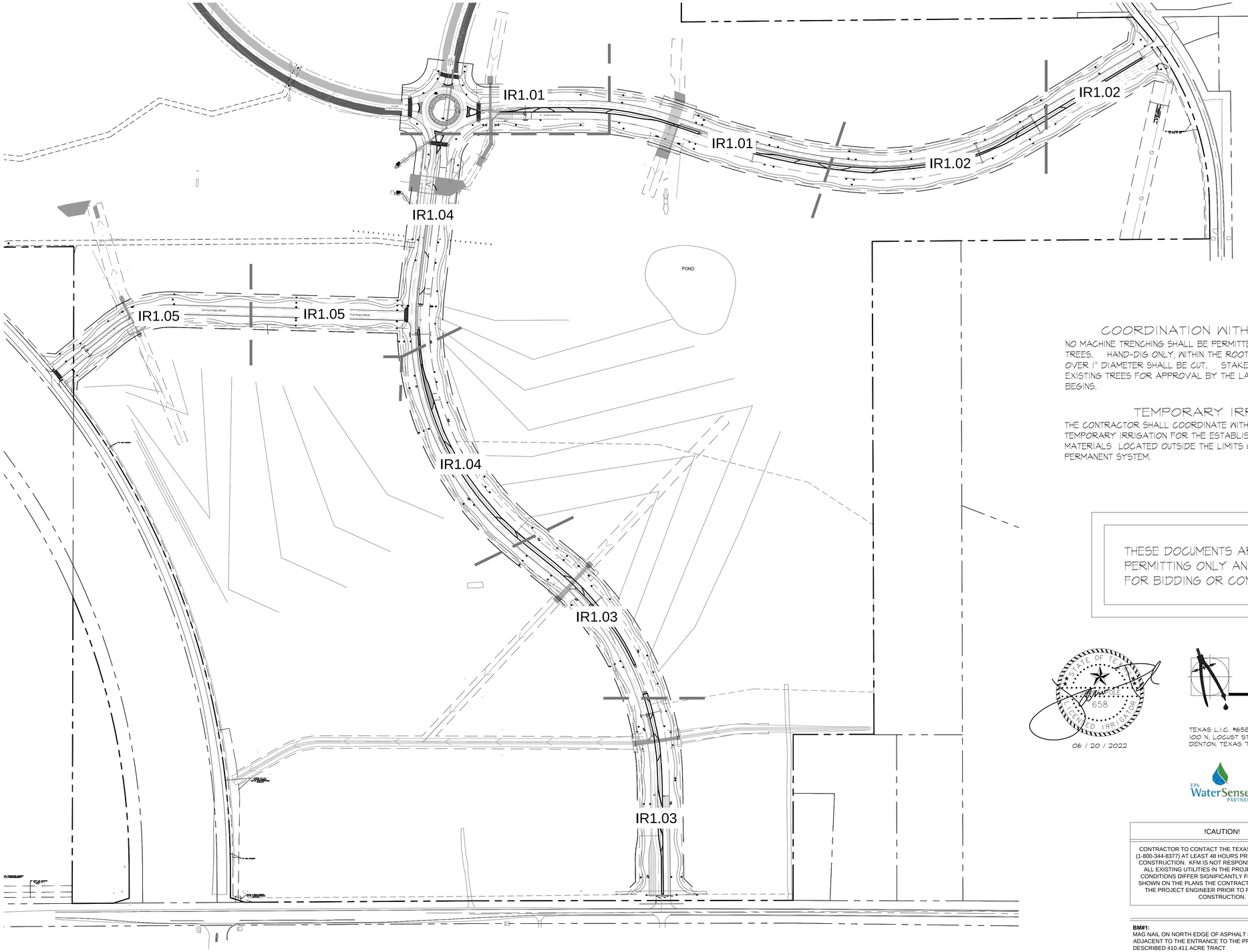
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2021/08/04

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Released for Construction 6.21.22



COORDINATION WITH EXISTING TREES

NO MACHINE TRENCHING SHALL BE PERMITTED WITHIN THE ROOT ZONE OF EXISTING TREES. HAND-DIG ONLY, WITHIN THE ROOT ZONES OF EXISTING TREES. NO ROOTS OVER 1" DIAMETER SHALL BE CUT. STAKE ALL PROPOSED TRENCH ROUTES NEAR EXISTING TREES FOR APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE DIGGING BEGINS.

TEMPORARY IRRIGATION

THE CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN AND PROVIDE TEMPORARY IRRIGATION FOR THE ESTABLISHMENT OF ALL PROPOSED PLANT MATERIALS LOCATED OUTSIDE THE LIMITS OF COVERAGE PROVIDED BY THE PERMANENT SYSTEM.

THESE DOCUMENTS ARE RELEASED FOR PERMITTING ONLY AND ARE NOT INTENDED FOR BIDDING OR CONSTRUCTION PURPOSES.

STATE OF TEXAS
658
LICENSED IRRIGATOR

06 / 20 / 2022

James Pole
IRRIGATION CONSULTANTS

IRRIGATION DESIGN, CONSULTING, AND LANDSCAPE WATER MANAGEMENT

TEXAS L.I.C. #658
100 N. LOCUST ST., SUITE B
DENTON, TEXAS 76201

PHONE: 940.243.2364
FAX: 940.382.2475
james@jamespoleirrigation.com

EPA WaterSense PARTNER

IRRIGATION IN TEXAS IS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) (MC-178) P.O. BOX 13087 T.C.E.Q.'S WEB SITE IS: WWW.TCEQ.STATE.TX.US

!CAUTION!	
CONTRACTOR TO CONTACT THE TEXAS ONE-CALL SYSTEM (1-800-344-8377) AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION. KFM IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM THE LOCATION SHOWN ON THE PLANS THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.	811 Know what's below. Call before you dig.

BENCHMARKS

BM#1:
MAG NAIL ON NORTH EDGE OF ASPHALT PAVEMENT OF F.M. 428, SOUTH SIDE OF THE PROPERTY, ADJACENT TO THE ENTRANCE TO THE PROPERTY, ACROSS FROM THE POINT OF BEGINNING OF THE DESCRIBED 410.411 ACRE TRACT
ELEVATION = 656.17'

BM#2:
'X' CUT FOUND ON NORTH END OF CONCRETE HEADWALL, ON THE EAST SIDE OF F.M. 428, NEAR THE MOST EASTERLY NORTHEAST CORNER OF THE DESCRIBED 410.411 ACRE TRACT
ELEVATION = 665.09'

KFM
ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

ISSUE:	DESCRIPTION:	DATE:
DELTA:	DESCRIPTION:	DATE:

CLIENT: OLD CELINA, LTD.

PROJECT: SUNSET BLVD., TOLLWAY CONNECTOR AND ROADWAY A

SHEET TITLE: OVERALL IRRIGATION PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
KFM ENGINEERING & DESIGN
LANDSCAPE ARCHITECT: Nathan R. Parrott
TBAE No.: 3237 DATE: 8/4/21

PROJECT NUMBER: 010001034

DRAWN BY: AF | DESIGNED BY: AF | CHECKED BY: MP

DATE: 2021/06/20

SHEET:

IR1.00

Released for Construction 6.21.22

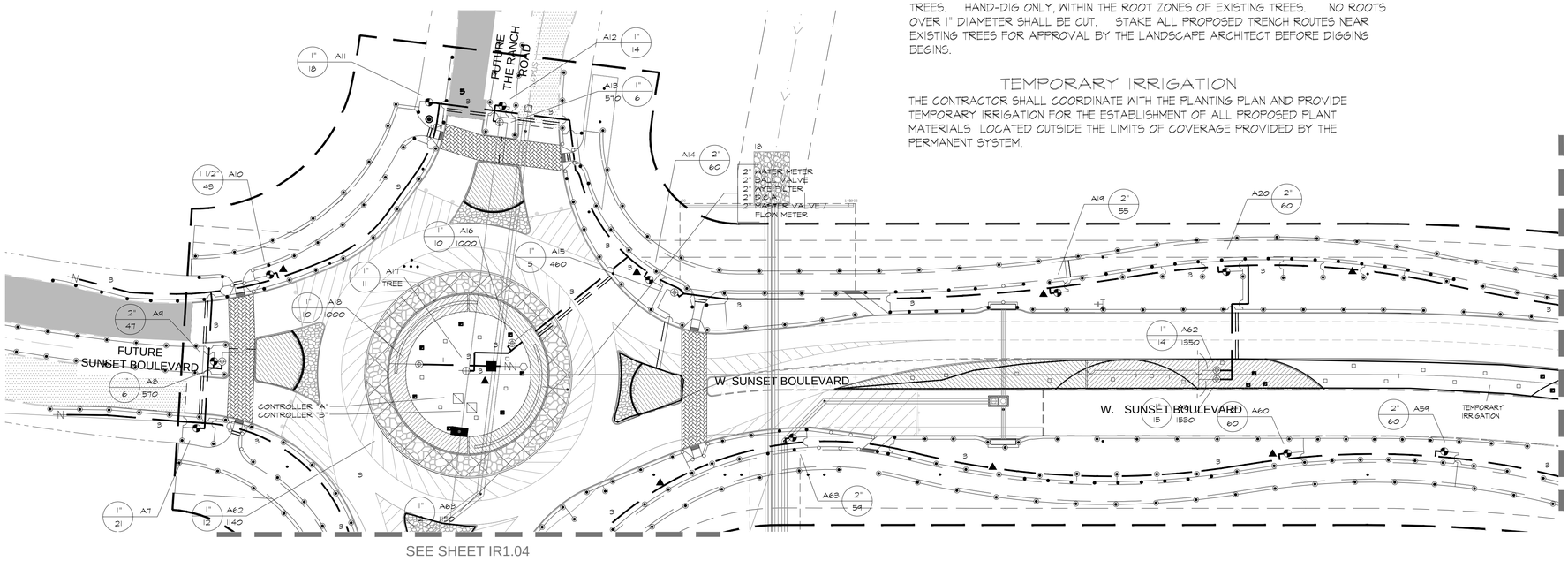
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COORDINATION WITH EXISTING TREES

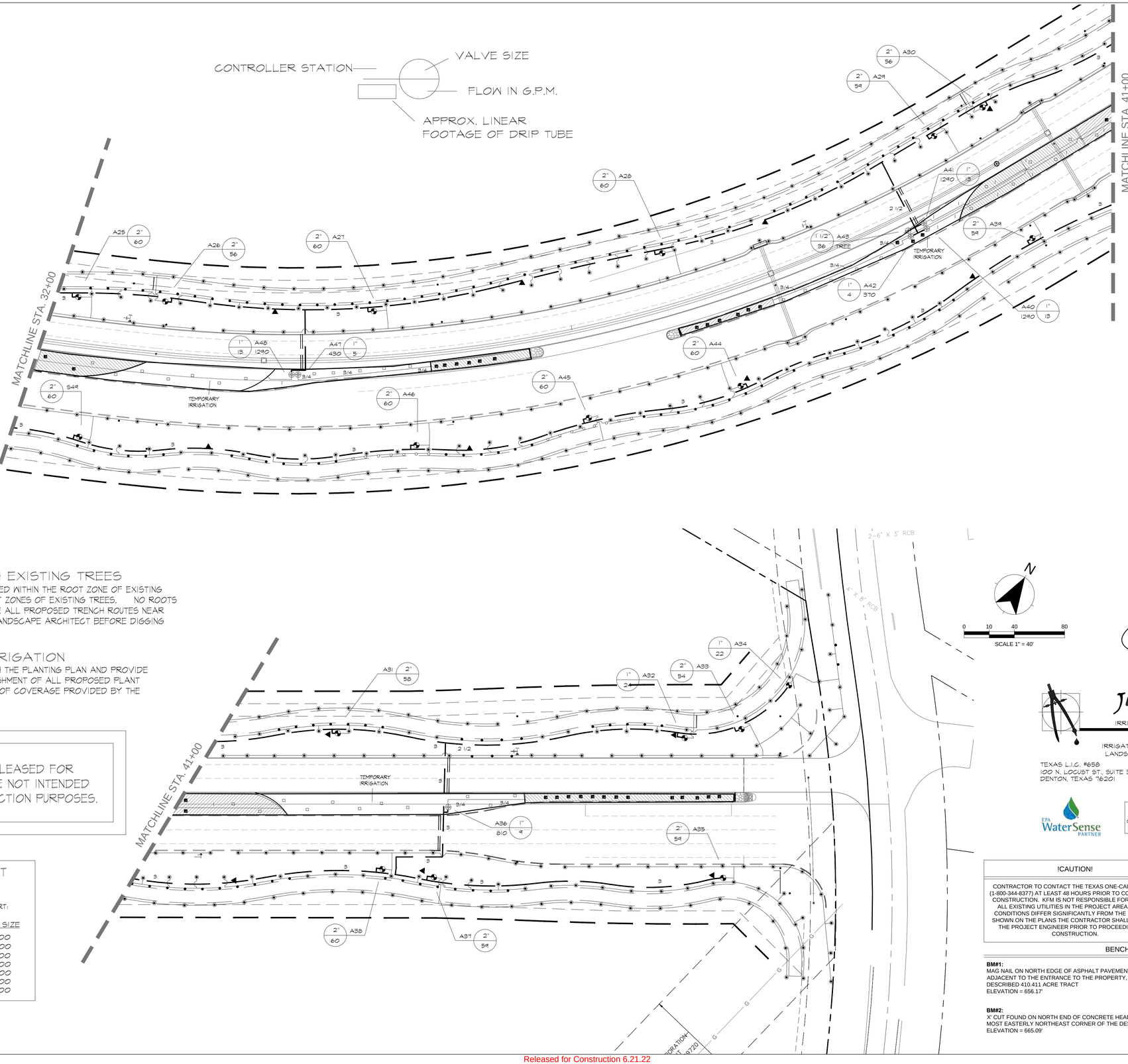
NO MACHINE TRENCHING SHALL BE PERMITTED WITHIN THE ROOT ZONE OF EXISTING TREES. HAND-DIG ONLY, WITHIN THE ROOT ZONES OF EXISTING TREES. NO ROOTS OVER 1" DIAMETER SHALL BE CUT. STAKE ALL PROPOSED TRENCH ROUTES NEAR EXISTING TREES FOR APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE DIGGING BEGINS.

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FUTURE THE RANCH ROAD
FUTURE SUNSET BOULEVARD
W. SUNSET BOULEVARD
W. SUNSET BOULEVARD
CONTROLLER "A"
CONTROLLER "B"
WATER METER
GATE VALVE
WATER FILTER
BFCA
MASTER VALVE / FLOW METER
TEMPORARY IRRIGATION
TREE
A1 1" 18
A2 1" 14
A3 1" 6 570
A4 2" 60
A5 1" 6 570
A6 1" 10 1000
A7 1" 21
A8 1" 10 1000
A9 2" 47
A10 1 1/2" 43
A11 1" 11
A12 1" 5 460
A13 2" 55
A14 2" 60
A15 1" 14 1350
A16 1" 15 1530
A17 2" 60
A18 2" 60
A19 2" 60
A20 1" 14 1350
A21 1" 12 1140
A22 1" 12 1140
A23 1" 15 1530
A24 2" 60
A25 2" 60
A26 2" 60
A27 2" 59
A28 2" 60
A29 2" 59
A30 2" 60
A31 1 1/2" 38 TREE
A32 1" 6 600
A33 1" 12 1150
A34 2" 60
A35 2" 60
A36 2" 60
A37 1 1/2" 31 TREE
A38 1" 6 540
A39 2" 54
A40 2" 60
A41 2" 60
A42 2" 59
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A45 2" 60
A46 2" 60
A47 2" 60
A48 2" 60
A49 2" 60
A50 1" 12 1150
A51 1 1/2" 38 TREE
A52 1" 6 600
A53 2" 60
A54 2" 60
A55 2" 60
A56 1" 6 540
A57 1 1/2" 31 TREE
A58 2" 60
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CONTROLLER STATION — VALVE SIZE / FLOW IN G.P.M. / APPROX. LINEAR FOOTAGE OF DRIP TUBE



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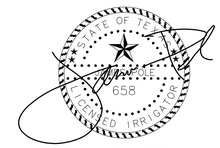
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82 - 120 GPM	3" CLASS 200



06 / 20 / 2022

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WWW.KFM-LLC.COM
TBPE #: F-20821

ISSUE:	DESCRIPTION:	DATE:
DELTA:	DESCRIPTION:	DATE:

CLIENT: OLD CELINA, LTD.

PROJECT: SUNSET BLVD., TOLLWAY CONNECTOR AND ROADWAY A

SHEET TITLE: IRRIGATION PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
KFM ENGINEERING & DESIGN
LANDSCAPE ARCHITECT: Nathan R. Parrott
TBAE No.: 3237 DATE: 8/4/21

PROJECT NUMBER: 010001034

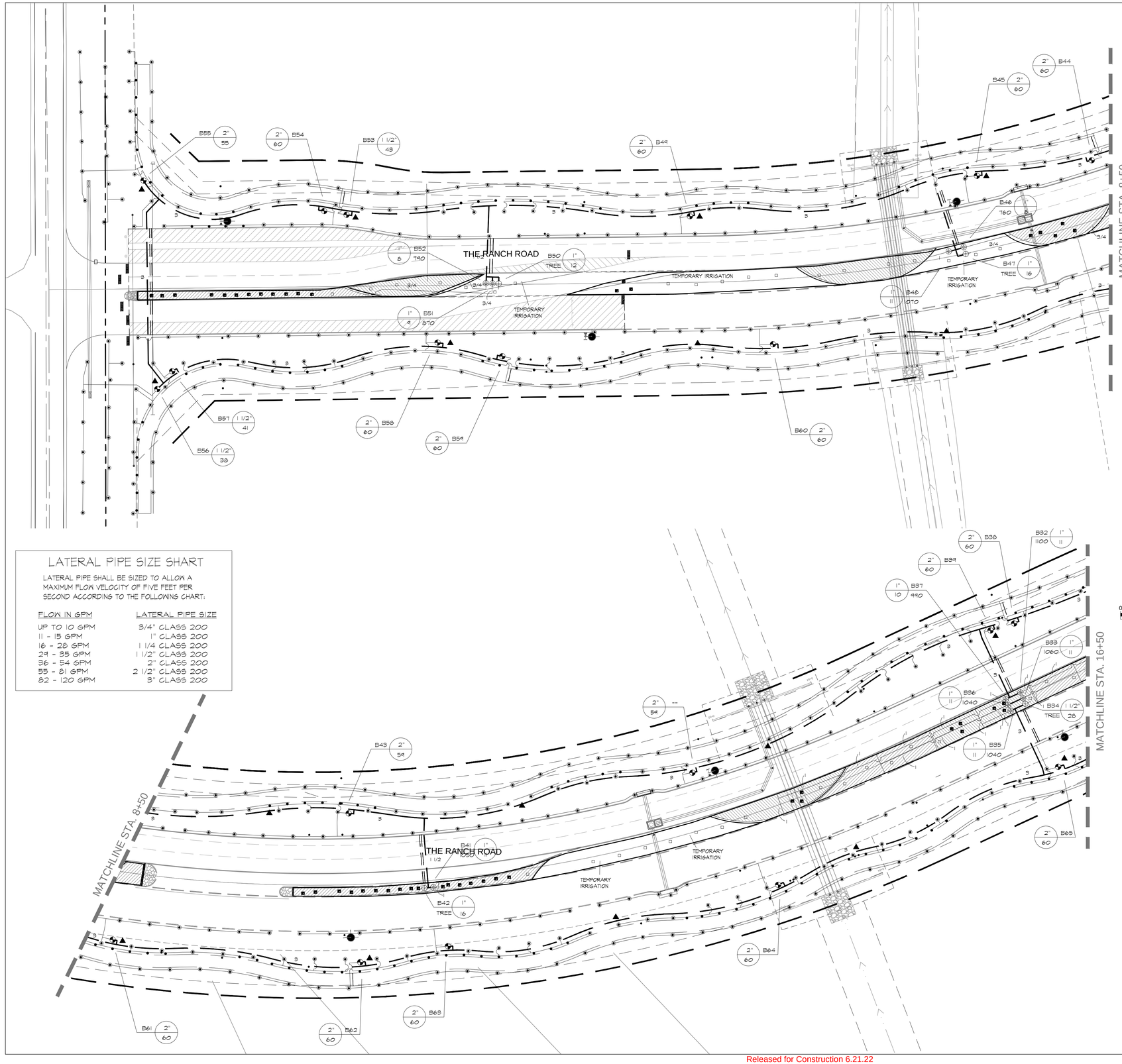
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AF	AF	MP

DATE: 2021/06/20

SHEET:

IR1.02

Released for Construction 6.21.22



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N

0 10 40 80

SCALE 1" = 40'

CONTROLLER STATION — VALVE SIZE / FLOW IN G.P.M. / APPROX. LINEAR FOOTAGE OF DRIP TUBE

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STATE OF TEXAS — JAMES POLE — 658 — LICENSED IRRIGATOR

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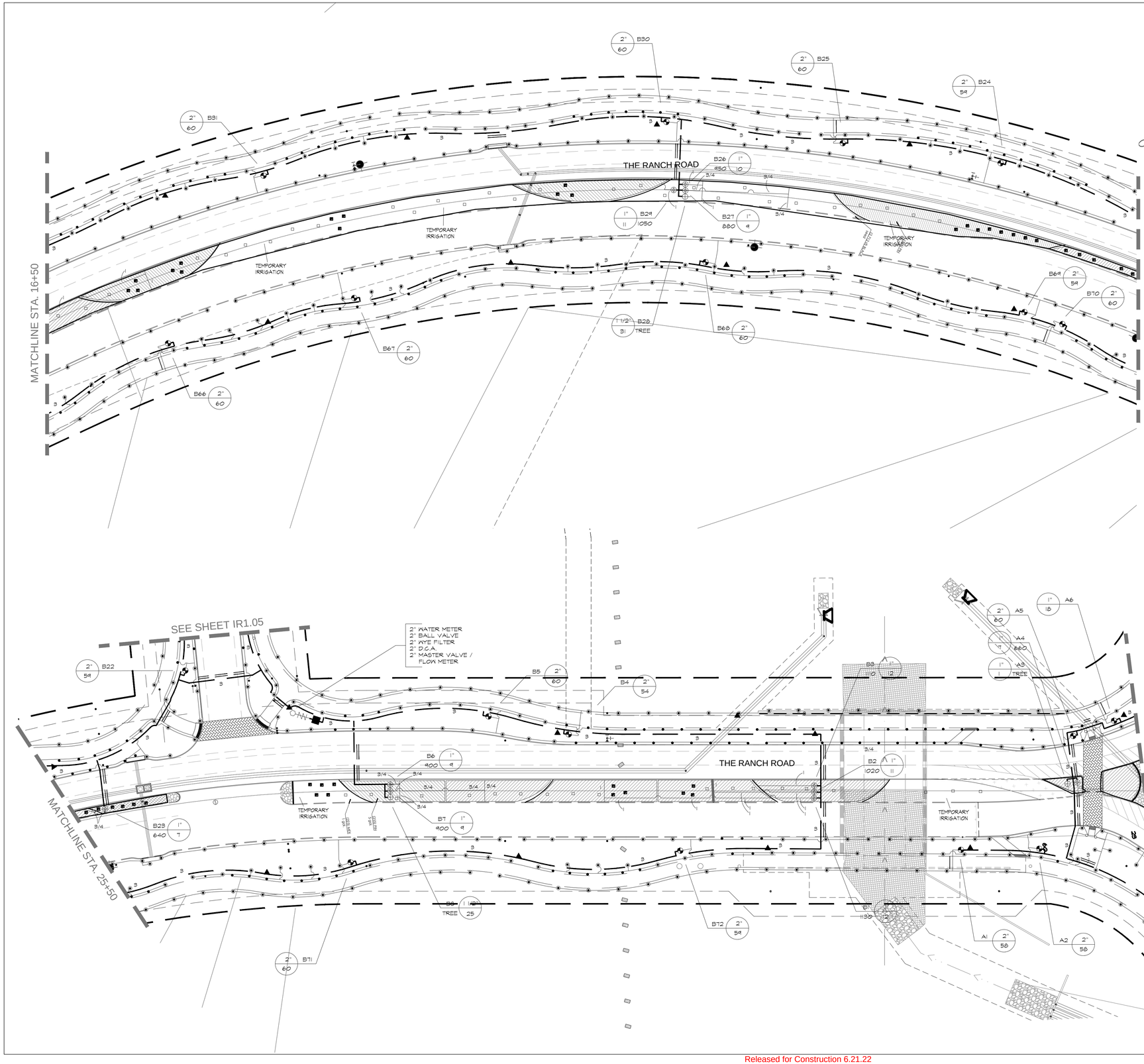
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DATE: 2021/06/20

SHEET:

IR1.03

Released for Construction 6.21.22



CONTROLLER STATION — VALVE SIZE

FLOW IN G.P.M.

APPROX. LINEAR FOOTAGE OF DRIP TUBE

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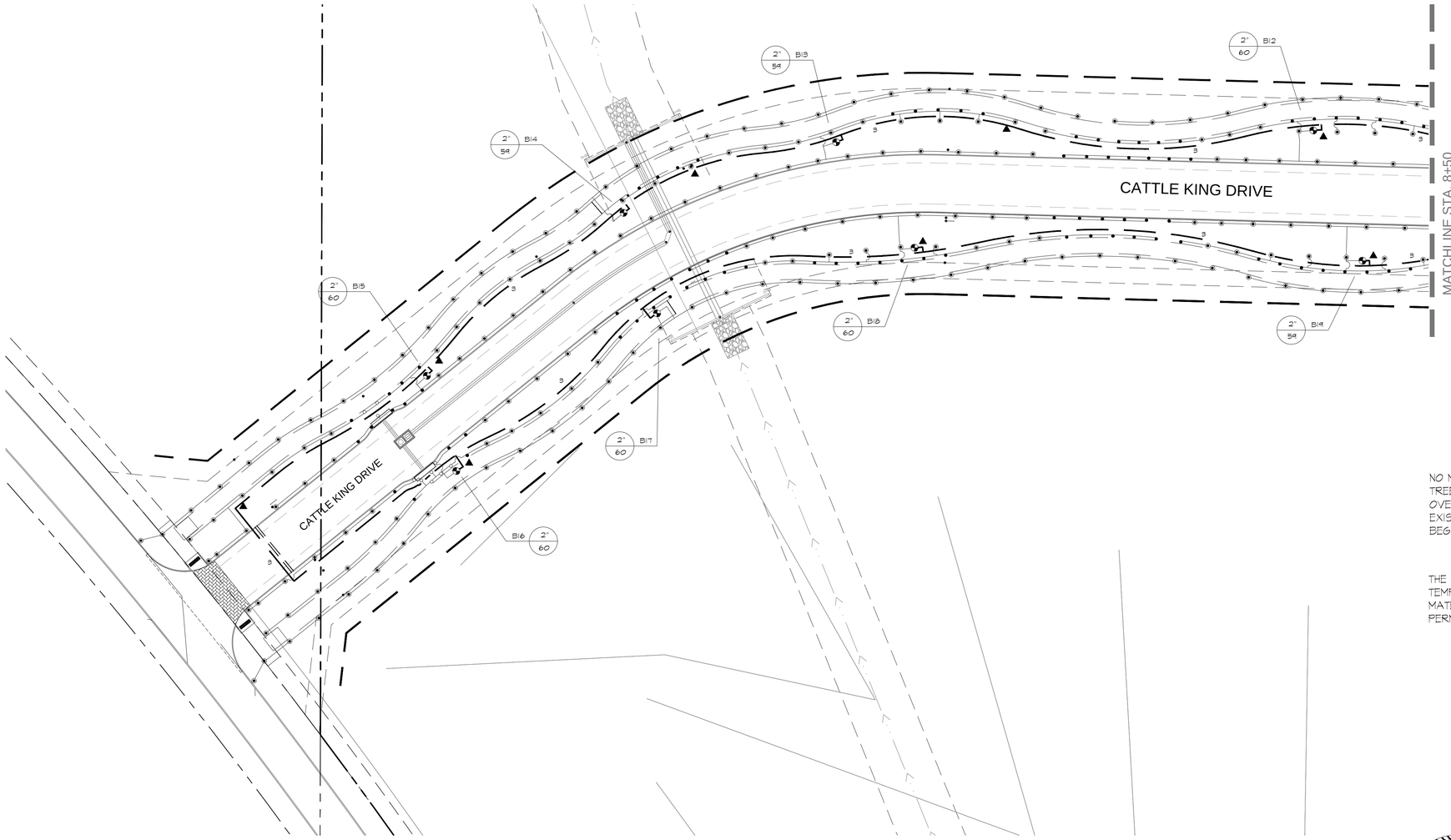
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SHEET:

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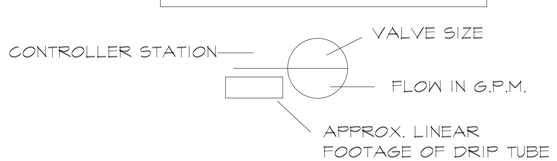
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DRAWN BY:	DESIGNED BY:	CHECKED BY:
AF	AF	MP

DATE: 2021/06/20

SHEET:

IR1.05

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INSTALLATION NOTES

1. COORDINATE IRRIGATION INSTALLATION WITH PLANTING PLAN AND SITE CONDITIONS TO PROVIDE COMPLETE COVERAGE WITH MINIMUM OVERSPRAY. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER. THE IRRIGATION CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE MANDATED IRRIGATION ORDINANCES AND CODES, AND WILL SECURE ALL REQUIRED PERMITS. L.I.C. SHALL PAY ANY ASSOCIATED FEES UNLESS OTHERWISE NOTED. ALL LOCAL CODES SHALL PREVAIL OVER ANY DISCREPANCIES HEREIN AND SHALL BE ADDRESSED BEFORE ANY CONSTRUCTION BEGINS.
2. NO MACHINE TRENCHING SHALL BE PERMITTED WITHIN THE ROOT ZONE OF EXISTING TREES. HAND-DIG ONLY, WITHIN THE ROOT ZONES OF EXISTING TREES. NO ROOTS OVER 1" DIAMETER SHALL BE CUT. STAKE ALL PROPOSED TRENCH ROUTES NEAR EXISTING TREES FOR APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE DIGGING BEGINS.
3. CONFIRM MINIMUM STATIC WATER PRESSURE OF 75 PSI AT THE HIGHEST ELEVATION OF THE SYSTEM LIMITS, AND MAXIMUM STATIC WATER PRESSURE OF 90 P.S.I. AT THE LOWEST ELEVATION OF THE SYSTEM LIMITS AT LEAST 7 DAYS BEFORE BEGINNING WORK. IF STATIC WATER PRESSURE IS OUTSIDE THE RANGE STATED ABOVE, DO NOT PROCEED UNTIL DIRECTED BY THE LANDSCAPE ARCHITECT.
4. LATERAL PIPE SHALL BE INSTALLED AT A MINIMUM DEPTH OF 12 INCHES. MAINLINE PIPE AND WIRES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 18 INCHES. NO MACHINE TRENCHING SHALL BE PERMITTED WITHIN EXISTING TREE ROOT ZONES. WHEN HAND - TRENCHING WITHIN EXISTING TREE ROOT ZONES, NO ROOTS LARGER THAN 1" DIAMETER SHALL BE CUT.
5. ALL PIPES AND WIRES LOCATED UNDER PAVEMENT SHALL BE INSTALLED WITHIN PVC SLEEVES. UNSLEEVED PIPES MAY BE SHOWN UNDER PAVEMENT FOR GRAPHIC CLARITY ONLY. INSTALL THESE PIPES IN ADJACENT LANDSCAPED AREAS.
6. UNLESS NOTED OTHERWISE, ELECTRIC POWER SHALL BE PROVIDED WITHIN FIVE FEET OF CONTROLLER LOCATION BY GENERAL CONTRACTOR. L.I.C. TO PROVIDE FINAL HARD-WIRE TO CONTROLLER. UNSECURED "PLUG-IN" OUTLETS SHALL NOT BE USED WITH EXTERIOR CONTROLLER INSTALLATIONS.
7. 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF #14 GAUGE, U.F. APPROVED FOR DIRECT BURIAL, SINGLE CONDUCTOR "IRRIGATION WIRE". WIRE SPLICES SHALL INCLUDE WC20 CONNECTORS AS MANUFACTURED BY RAINBIRD. ALL FIELD SPLICES SHALL BE LOCATED IN A ROUND VALVE BOX OF SUFFICIENT SIZE TO ALLOW INSPECTION. EACH VALVE BOX SHALL INCLUDE AN EXTRA 3 FEET OF TWO WIRE PATH FOR FUTURE MAINTENANCE. ALL VALVES THAT ARE NOT AT THE END OF THE TWO WIRE PATH SHALL BE INSTALLED WITH A THREE WAY SPLICE.
8. VALVE BOXES SHALL BE INSTALLED FLUSH WITH GRADE, SUPPORTED BY BRICKS IF NEEDED, WITH 3 INCHES OF CLEAN PEA GRAVEL LOCATED BELOW THE VALVE. USE 12" x 17" RECTANGULAR VALVE BOXES WITH LOCKING LID FOR ELECTRIC VALVES, AND 10" ROUND BOXES WITH PURPLE LIDS FOR QUICK COUPLING VALVES UNLESS NOTED OTHERWISE. D.C.A., WITH UPSTREAM BALL VALVE AND WYE FILTER SHALL BE BOXED AND LOCATED ACCORDING TO LOCAL CODE. THE PROPOSED LOCATIONS OF ALL VALVE BOXES SHALL BE STAKED BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE BEFORE INSTALLATION.
9. USE MANUFACTURED SCH. 80 PVC, O-RING TYPE SWING JOINT ASSEMBLIES TO CONNECT ALL QUICK COUPLERS.
10. ALL SPRAY SHALL BE CONNECTED ON A 6" CUT OFF RISER. NO FLEX PIPE OR SWING JOINTS ALLOWED.
11. PROVIDE ONE QUICK COUPLER KEY WITH SWIVEL HOSE ELL FOR EVERY SIX Q.C. VALVES. (MINIMUM ONE SET).
12. CONTRACTOR IS TO CONTACT APPROPRIATE AUTHORITIES AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
13. LATERAL PIPE TO TREE STREAM BUBBLER HEADS IS OMITTED FOR GRAPHIC CLARITY. CONNECT TREE BUBBLER HEADS TO VALVES AS SHOWN WITH CLASS 200 PVC PIPE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF 5 FEET PER SECOND
14. THE PROPOSED LOCATIONS OF ALL ABOVE- GROUND EQUIPMENT INCLUDING BACKFLOW PREVENTORS, CONTROLLERS AND WEATHER SENSORS SHALL BE STAKED BY THE CONTRACTOR FOR APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE BEFORE THESE ITEMS ARE INSTALLED.
15. ALL HEADS SHALL BE INSTALLED A MINIMUM OF 4" FROM PAVEMENT EDGES. (6" OR GREATER WHERE REQUIRED BY LOCAL CODE) CODE) FINAL HEAD ADJUSTMENTS BY THE CONTRACTOR SHALL INCLUDE ARC AND DISTANCE NOZZLE CHANGES, AND THE ADDITION OF CHECK VALVES AT HEADS, WHERE NEEDED, TO PREVENT EXCESSIVE LOW HEAD DRAINAGE. THE CONTRACTOR SHALL BUDGET FOR AND INSTALL CHECK VALVES FOR UP 10% OF THE TOTAL NUMBER OF HEADS, IF NEEDED, WITH NO ADDITIONAL CHARGE TO THE OWNER.
16. WHERE SHOWN ON THE PLANS, MASS SHRUB / GROUNDCOVER BEDS SHALL INCLUDE RAINBIRD XFS-CV SERIES DRIP TUBE WITH PRE-INSTALLED 6 GPH DRIP EMITTERS EVERY 12", INSTALLED IN CENTER-FED GRIDS WITH RONS SPACED 18" APART. INDIVIDUAL DRIP TUBE RUNS SHALL NOT EXCEED 200 L.F. SEE DRIP GRID DETAILS FOR HEADER AND EXHAUST PIPE SIZES. WHERE REQUIRED, PVC LATERAL "TRUNK" LINES SHALL BE INSTALLED 10" DEEP. ALL DRIP TUBE SHALL BE SET 2" BELOW FINISHED SOIL GRADE (NOT INCLUDING MULCH LAYER), SECURED WITH RAINBIRD #LDI6STK STAKES EVERY 18". MANUAL FLUSH VALVES (1/2" PVC BALL VALVE) SHALL BE INSTALLED AT THE FARTHEST POINTS FROM THE ZONE VALVE, USE PRE-FABRICATED RAINBIRD OF HEADER PIPE WITH TWIST LOCK FITTINGS. PRESSURE TEST ALL FITTING CONNECTIONS BEFORE BACKFILLING. INSTALL DRIP TUBE PERPENDICULAR TO SLOPE FACE. EACH DRIP ZONE SHALL INCLUDE ONE "OPERATION INDICATOR", MODEL OPERIND, LOCATED AT THE FARTHEST DISTANCE FROM THE DRIP VALVE ASSEMBLY. INSTALL THE OPERATION INDICATOR ADJACENT TO EDGING OR IN LOW PLANTINGS FOR EASE OF VIEWING. PROVIDE ADDITIONAL CHECK VALVES TO PREVENT TUBE DRAINAGE IN GRIDS WITH GREATER THAN 8 FEET OF ELEVATION CHANGE. INSTALL MANUAL FLUSH VALVES IN A 10" BOX AT THE FARTHEST DISTANCES FROM THE VALVE ASSEMBLY. SPARSLEY SPACED, INDIVIDUAL SHRUB PLANTINGS MAY INCLUDE RAINBIRD #XBT-10 SINGLE-OUTLET EMITTERS OR RAINBIRD #XBT-10-6 MULTI-OUTLET EMITTERS INSTALLED AS DETAILED. PROVIDE MINIMUM TWO, 1 G.P.H. OUTLETS PER INDIVIDUAL SHRUB. SINGLE / MULTI-OUTLET EMITTERS MAY BE CONNECTED TO THE SAME DRIP ZONE VALVE WHICH SERVES ADJACENT DRIP TUBE GRIDS, UNLESS NOTED OTHERWISE.
17. WHERE SHOWN ON THE PLANS, SPECIFIC TURF AREAS SHALL INCLUDE RAINBIRD XFS-CV-06-12 SERIES DRIP TUBE WITH PRE-INSTALLED 6 GPH DRIP EMITTERS AT 12" INTERVALS (TLHCVRS-12), INSTALLED IN CENTER-FED GRIDS WITH RONS SPACED 12" APART. INDIVIDUAL DRIP TUBE RUNS SHALL NOT EXCEED 150 L.F. PVC LATERAL "TRUNK" LINES SHALL BE INSTALLED 10" DEEP. DRIP TUBE SHALL BE SET 4" BELOW FINISHED SOIL GRADE. USE RAINBIRD "QF" HEADER FOR HEADER / EXHAUST LINES, WITH TWIST-LOCK FITTINGS. FLUSH VALVES SHALL BE INSTALLED AT THE FARTHEST POINTS FROM THE ZONE VALVE. USE 17 MM BARBED FITTINGS FOR DRIP LINE CONNECTIONS, SET THE MAXIMUM OPERATING PRESSURE AT 40 PSI. RAINBIRD DRIP TUBE SHALL BE INSTALLED PERPENDICULAR TO SLOPE FACE. INSTALL IN-LINE CHECK VALVES FOR EVERY 10 FEET OF DRIP LINE ELEVATION CHANGE WITHIN THE ZONE. EACH DRIP ZONE SHALL INCLUDE ONE RAINBIRD MAINTENANCE "FLAG" MODEL #OPERIND WHICH SHALL CONSIST OF A 12" POP-UP SPRAY HEAD AND COMPLETELY CLOSED SPRAY NOZZLE. THE POP-UP HEAD SHALL BE CONNECTED TO THE DRIP ZONE PIPE, SET FLUSH WITH GRADE, AND LOCATED AT THE FARTHEST DISTANCE FROM THE DRIP VALVE ASSEMBLY. INSTALL THE "FLAG" HEAD ADJACENT TO EDGING OR IN LOW PLANTINGS FOR EASE OF VIEWING. TEMPORARY SUPPLEMENTAL OVERHEAD WATERING MAY BE REQUIRED FOR INITIAL ESTABLISHMENT OF NEW SOD, SEEDED TURF, OR SEEDED NATIVE MIX AREAS SERVED BY SUB-SURFACE DRIP EQUIPMENT.

RAINBIRD IVM TWO WIRE NOTES

EACH REMOTE CONTROL VALVE AND DRIP REMOTE CONTROL VALVE FOR TWO WIRE CONTROLLER SHALL BE INSTALLED WITH A LXIVMSOL INTEGRATED VALVE MODULE WITH 2-WIRE DECODER/SOLENOID. SYSTEM WIRE TO BE PAIGE ELECTRIC CABLE P7072D 14-2 AWG 2-CONDUCTOR CABLE DIRECT BURIAL WIRE. LXIVMSD SURGE PROTECTION DEVICE SHALL BE INSTALLED AT THE END OF EACH 2-WIRE PATH AND ALONG THE THE 2-WIRE PATH AT AN ON CENTER SPACING NOT TO EXCEED 500 FEET OR EVERY 15 DEVICES; WHICHEVER IS SMALLER. INSTALL THE LXIVMSD SURGE PROTECTION DEVICE AND GROUNDING ROD IN A ROUND VALVE BOX. INSTALL ONE LXIVMSD SURGE DEVICE MINIMUM 8' FROM CONTROLLER. INSTALL PER RAIN BIRD MANUFACTURERS RECOMMENDATIONS. PAIGE ELECTRIC - THE CONTROLLER SHALL BE GROUNDED USING A #182000 5/8" X 8' COPPER CLAD GROUND ROD, A #182005 CAST BRONZE ROD CLAMP AND THE REQUIRED LENGTH OF #6AWG BARE, SINGLE STRAND COPPER GROUND WIRE. INSTALL INSIDE A 10" ROUND VALVE BOX. 120 VOLTS ELECTRICAL POWER FOR CONTROLLER, PROVIDED BY G.C., VERIFY ACTUAL LOCATION IN THE FIELD.

RAINBIRD "TWO WIRE" DECODER CONTROL WIRE INSTALLATION

THE CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S REQUIREMENTS FOR "TWO-WIRE" INSTALLATION.
"TWO-WIRE" PATH CONTROL WIRES SHALL BE PAIGE ELECTRIC CABLE P7072D 14-2 AWG 2-CONDUCTOR CABLE DIRECT BURIAL WIRE.
ALL WIRE SPLICES MUST BE MADE IN A VALVE BOX WITH RAINBIRD WC20 CONNECTORS WATERPROOF CONNECTORS.
ALL CONNECTIONS IN THE TWO-WIRE PATHS (OUTSIDE THE CONTROLLER ENCLOSURE) SHALL BE MADE WITH RAINBIRD WC20 DIRECT BURIAL CONNECTORS, OR EXACT EQUALS.
18 AWG/1MM DIA. WIRE OR LARGER SHALL BE USED FOR ALL DECODER-TO-SOLENOID CONNECTIONS. IN HIGH LIGHTNING AREAS THIS WIRE SHALL BE TWISTED TO MAXIMIZE SURGE SUPPRESSION.
THE INSTALLER SHALL PROVIDE ADEQUATE EARTH GROUND (NOT TO EXCEED 10 OHMS, OR IN COMPLIANCE WITH PRACTICES AS DEFINED IN AMERICAN SOCIETY OF IRRIGATION CONSULTANTS EARTH GROUNDING GUIDELINE 100-2002, AVAILABLE AT WWW.ASIC.ORG) AND CONNECT IT TO ONE OF THE DECODER GROUND LEADS EVERY 500 FT./330M), OR EVERY 15TH DECODER MODULE, WHICHEVER IS SHORTER. MINIMUM GROUND HARDWARE SHALL BE A 4" X 36" (100 X 915MM) COPPER PLATE WITH AT LEAST 10AWG/2.5MM DIA. COPPER WIRE. IN HIGH LIGHTNING AREAS, GROUNDING MAY BE INCREASED TO EVERY 500 FT./150M OR EVERY SIX DECODERS. GROUND CONNECTIONS FROM DECODER GROUND LEAD TO GROUNDING HARDWARE SHALL BE MADE BY JOINING THE 12AWG (2 MM DIA.) DECODER GROUND WIRE WITH A 10AWG (2.5MM DIA.) SOLID COPPER LEAD IN AN APPROVED WIRE NUT OF APPROPRIATE SIZE, INSERTED IN A DBR-6 WATERPROOF DIRECT BURIAL CONNECTOR, OR WITH AN APPROVED WIRE CLAMP. GROUND HARDWARE SHALL EXTEND AT RIGHT ANGLES FROM THE TWO-WIRE RED/BLUE PATH, AND GROUND HARDWARE SHALL BE LOCATED AT LEAST 6FT./2M AWAY FROM THE TWO-WIRE PATH.
ANY SENSOR DECODER SHALL HAVE A BARE GROUND WIRE FOR CONNECTION TO EARTH GROUND, IN ACCORDANCE WITH SPECIFICATIONS APPLYING TO ALL OTHER DECODERS. ANY SENSOR DECODER SHALL COUNT AS A "DECODER" FOR GROUND SPACING PURPOSES.
PROVIDE EARTH GROUND / SURGE PROTECTION AT EVERY FIVE DECODERS.

LEGEND

- RAINBIRD #1806-PRS-SAM POP UP SPRAY HEAD WITH RAINBIRD 1404 SERIES STREAM BUBBLER NOZZLE (ONE PER SHADE TREE)
  SEE INSTALLATION NOTE #13 REGARDING TREE BUBBLER LATERAL PIPE
- RAINBIRD #1806-PRS-SAM POP UP SPRAY HEAD WITH 1402 SERIES STREAM BUBBLER NOZZLE (ONE PER ORN. TREE)
  SEE INSTALLATION NOTE #13 REGARDING TREE BUBBLER LATERAL PIPE
- RAINBIRD XFS-CV SERIES (XFS-CV-06-12) DRIP TUBE IN SHRUB BED INSTALLED AT 2" DEPTH
  SEE INSTALLATION NOTE #16 REGARDING DRIP TUBE LAYOUT IN SHRUB BEDS.
- RAINBIRD XFS-CV-06-12 SERIES DRIP TUBE IN NARROW TURF AREAS INSTALLED AT 4" DEPTH
  SEE INSTALLATION NOTE #17 REGARDING DRIP TUBE LAYOUT IN TURF.
- RAINBIRD 1804-SAM SERIES POP UP SPRAY HEAD WITH R-VAN14 SERIES NOZZLE, AS NOTED BELOW
- RAINBIRD 1804-SAM SERIES POP UP SPRAY HEAD WITH R-VAN18 SERIES NOZZLE, AS NOTED BELOW
- RAINBIRD 1804-SAM SERIES POP UP SPRAY HEAD WITH R-VAN24 SERIES NOZZLE, AS NOTED BELOW
- RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL VALVE AND IVM-SOL SOLENOID
- RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL, "TREE BUBBLER ZONE" VALVE AND IVM-SOL SOLENOID
  SEE INSTALLATION NOTE #13 REGARDING TREE BUBBLER LATERAL PIPE
- RAINBIRD XCZ-100-PRB-COM / 150-PRB-COM SERIES AUTOMATIC DRIP VALVE ASSEMBLY WITH 40 PSI PRESSURE REGULATOR AND COMMERCIAL BASKET FILTER WITH STAINLESS STEEL SCREEN AND IVM-SOL SOLENOID
- RAINBIRD #44LRC QUICK COUPLING VALVE WITH LOCKING PURPLE COVER AND 1" PVC BALL VALVE
- LASCO "VIOIN" SERIES SCH. 80 PVC TRUE UNION BALL VALVE, MAINLINE SIZE
- 2" WILKINS 350 SERIES D.C.A. INSTALLED PER CITY CODE, WITH SAME SIZE WILKINS 850 SERIES BRONZE BALL VALVE AND WILKINS YB SERIES BRONZE WYE FILTER WITH 20 MESH STAINLESS STEEL SCREEN
- 2" IRRIGATION WATER METER AND TAP
- 2" "MASTER" ELECTRIC VALVE WITH PRESSURE REGULATOR AND IVM-SOL SOLENOID AND RAINBIRD FS FLOW SENSOR WITH #LXIVMSEN SERIES SENSOR DECODER.
  SEE DETAIL FOR FLOW SENSOR INSTALLATION.
- RAINBIRD ESPLXIVM-PRO-LXMMSS-LXMMSSPED SERIES 240 STATION TWO-WIRE CONTROLLER, AND WR2-48 WIRELESS RAIN / FREEZE SENSOR. LOCATE SENSOR AS FIELD DIRECTED BY THE LANDSCAPE ARCHITECT.
  RAINBIRD LINE SURGE PROTECTION DEVICE WITH GROUNDING DEVICE
  TO BE SPACED NO MORE THAN 500 FEET APART OR EVERY 15 DECODERS ALONG TWO WIRE PATH
- CLASS 200 PVC MAINLINE PIPE, COLOR PURPLE
  3" DIAMETER AND SMALLER SHALL BE CLASS 200 PVC SOLVENT-WELD TYPE
  4" DIAMETER AND LARGER SHALL BE CLASS 200 PVC O-RING GASKET TYPE WITH DUCTILE IRON GASKET FITTINGS
- CLASS 200 PVC LATERAL PIPE, COLOR PURPLE (SMALLEST PIPE SHALL BE 3/4". NO 1/2" PIPE ALLOWED.)
- TWO 4" CLASS 200 SLEEVE PIPES AT PAVEMENT CROSSINGS WITH 2 1/2" AND SMALLER MAINLINE, UNLESS NOTED OTHERWISE
  ONE 6" AND ONE 4" CLASS 200 SLEEVE PIPE AT PAVEMENT CROSSINGS WITH 3" MAINLINE, UNLESS NOTED OTHERWISE
  ONE 8" AND ONE 4" CLASS 200 SLEEVE PIPE AT PAVEMENT CROSSINGS WITH 4" MAINLINE, UNLESS NOTED OTHERWISE

L.I.C. SHALL SELECT SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE, ADJUSTED FOR NO OVERSPRAY ONTO WALLS AND WALKS. NO OVERSPRAY INTO STREETS IS PERMITTED.

ALL IRRIGATION EQUIPMENT, INCLUDING PVC PIPES, HEAD COVERS, VALVE HANDLES AND VALVE BOX LIDS SHALL BE COLOR PURPLE.

INSTALLATION SHALL MEET ALL CITY OF CELINA IRRIGATION REQUIREMENTS.
L.I.C. SHALL COORDINATE WITH CITY SPECS PRIOR TO CONSTRUCTION.

COORDINATION WITH EXISTING TREES

NO MACHINE TRENCHING SHALL BE PERMITTED WITHIN THE ROOT ZONE OF EXISTING TREES. HAND-DIG ONLY, WITHIN THE ROOT ZONES OF EXISTING TREES. NO ROOTS OVER 1" DIAMETER SHALL BE CUT. STAKE ALL PROPOSED TRENCH ROUTES NEAR EXISTING TREES FOR APPROVAL BY THE LANDSCAPE ARCHITECT BEFORE DIGGING BEGINS.

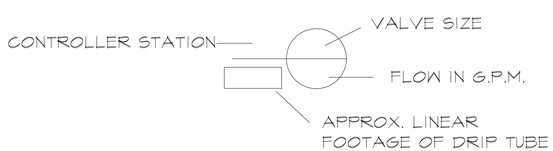
TEMPORARY IRRIGATION

THE CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN AND PROVIDE TEMPORARY IRRIGATION FOR THE ESTABLISHMENT OF ALL PROPOSED PLANT MATERIALS LOCATED OUTSIDE THE LIMITS OF COVERAGE PROVIDED BY THE PERMANENT SYSTEM.

PURPLE EQUIPMENT

ALL PVC PIPES, VALVE BOX LIDS, HEAD COVERS, AND VALVE HANDLES SHALL BE COLOR PURPLE.

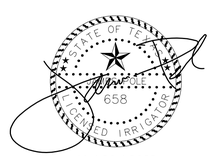
THESE DOCUMENTS ARE RELEASED FOR PERMITTING ONLY AND ARE NOT INTENDED FOR BIDDING OR CONSTRUCTION PURPOSES.



LATERAL PIPE SIZE SHART

LATERAL PIPE SHALL BE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF FIVE FEET PER SECOND ACCORDING TO THE FOLLOWING CHART:

FLOW IN GPM	LATERAL PIPE SIZE
UP TO 10 GPM	3/4" CLASS 200
11 - 15 GPM	1" CLASS 200
16 - 28 GPM	1 1/4 CLASS 200
29 - 35 GPM	1 1/2" CLASS 200
36 - 54 GPM	2" CLASS 200
55 - 81 GPM	2 1/2" CLASS 200
82 - 120 GPM	3" CLASS 200



06 / 20 / 2022

James Pole
IRRIGATION CONSULTANTS
IRRIGATION DESIGN, CONSULTING, AND LANDSCAPE WATER MANAGEMENT
TEXAS L.I.C. #658
100 N. LOCUST ST., SUITE 3
DENTON, TEXAS 76201
PHONE: 940.243.2864
FAX: 940.382.2475
james@jamespoleirrigation.com

EPA WaterSense PARTNER

IRRIGATION IN TEXAS IS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) (MC-178) P.O. BOX 13087 T.C.E.Q.'S WEB SITE IS: WWW.TCEQ.STATE.TX.US

!CAUTION!

CONTRACTOR TO CONTACT THE TEXAS ONE-CALL SYSTEM (1-800-344-8377) AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION. KFM IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM THE LOCATION SHOWN ON THE PLANS THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

811 Know what's below. Call before you dig.

BENCHMARKS

BM#1:
MAG NAIL ON NORTH EDGE OF ASPHALT PAVEMENT OF F.M. 428, SOUTH SIDE OF THE PROPERTY, ADJACENT TO THE ENTRANCE TO THE PROPERTY, ACROSS FROM THE POINT OF BEGINNING OF THE DESCRIBED 410.411 ACRE TRACT
ELEVATION = 656.17'

BM#2:
X' CUT FOUND ON NORTH END OF CONCRETE HEADWALL, ON THE EAST SIDE OF F.M. 428, NEAR THE MOST EASTERLY NORTHEAST CORNER OF THE DESCRIBED 410.411 ACRE TRACT
ELEVATION = 665.09'

KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

ISSUE:	DESCRIPTION:	DATE:

CLIENT: OLD CELINA, LTD.

PROJECT: SUNSET BLVD., TOLLWAY CONNECTOR AND ROADWAY A

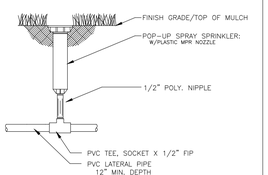
SHEET TITLE: IRRIGATION NOTES

PRELIMINARY
NOT FOR CONSTRUCTION
KFM ENGINEERING & DESIGN
LANDSCAPE ARCHITECT: Nathan R. Parrott
TBAE No.: 3237 DATE: 8/4/21

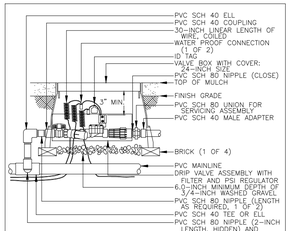
PROJECT NUMBER: 010001034
DRAWN BY: AF
DESIGNED BY: AF
CHECKED BY: MP
DATE: 2021/06/20
SHEET:

IR1.06

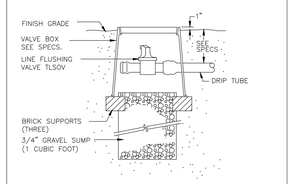
Released for Construction 6.21.22



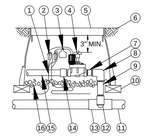
POP-UP SPRAY HEAD



CONTROL ZONE KIT

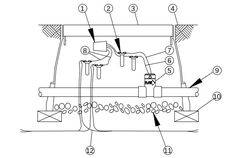


MANUAL LINE FLUSH VALVE



1. 30-INCH LENGTH OF 2-WIRE CABLE
2. WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

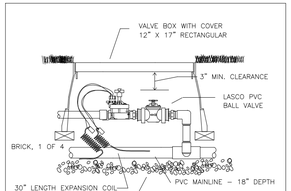
ELECTRIC REMOTE-CONTROL VALVE PEB OR PESB SERIES WITH IVM



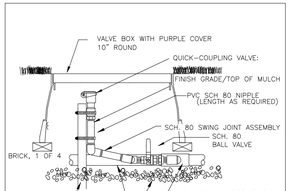
1. RAIN BIRD IVM-SEN
2. WATERPROOF CONNECTION RAIN BIRD WC20 (FOUR REQUIRED)
3. VALVE BOX WITH COVER: RAIN BIRD VB-STD
4. FINISH GRADE/TOP OF MULCH
5. FLOW SENSOR
6. CONNECT THE RED/WHITE STRIPED WIRE ON IVM-SEN TO THE FLOW SENSOR RED WIRE
7. CONNECT THE BLACK/WHITE STRIPED WIRE ON IVM-SEN TO THE FLOW SENSOR BLACK WIRE. BE SURE TO FOLLOW ALL INSTRUCTIONS INCLUDED IN THE FLOW SENSOR.
8. CONNECT THE RED AND BLACK WIRES ON THE IVM-SEN TO THE TWO-WIRE PATH
9. PVC MAINLINE PIPE
10. BRICK (1 OF 4)
11. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
12. TWO-WIRE CABLE BETWEEN DEVICES

NOTES:
1. COIL AN ADDITIONAL 3-FEET OF TWO-WIRE CABLE IN VALVE BOX FOR EASY SERVICING.
2. FOR OPTIMUM PERFORMANCE, FLOW SENSORS SHOULD BE INSTALLED A MINIMUM OF 10 PIPE DIAMETERS IN LENGTH ON THE UPSTREAM (SUPPLY) SIDE AND A LEAST 5 PIPE DIAMETERS IN LENGTH ON THE DOWNSTREAM (DELIVERY) SIDE BEFORE MAKING ANY TRANSITIONS IN PIPE SIZE/DIRECTION OR AWAY FROM THE MASTER VALVE.

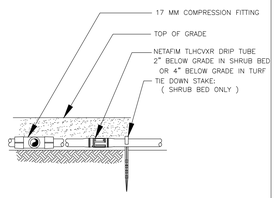
IVM-SEN AND FLOW SENSOR



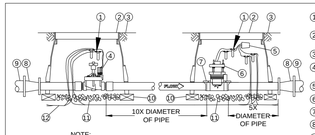
REMOTE CONTROL VALVE WITH PVC BALL VALVE



QUICK COUPLER VALVE WITH PVC BALL VALVE



DRIP TUBE

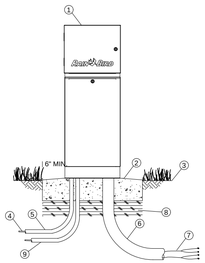


1. WATERPROOF SPLICE CONNECTION: RAIN BIRD WC20
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. FINISH GRADE/TOP OF MULCH
4. NORMALLY CLOSED MASTER VALVE: RAIN BIRD PEB OR PGA WITH IVM
5. RAIN BIRD IVM-SEN
6. FLOW SENSOR: RAIN BIRD FS SERIES
7. DOUBLE-STRAP SADDLE
8. CONCENTRIC REDUCER
9. PVC MAINLINE PIPE
10. BRICK (1 OF 4)
11. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
12. TWO-WIRE CABLE BETWEEN DEVICES

NOTE:
1. COIL AN ADDITIONAL 3-FEET OF TWO-WIRE CABLE IN VALVE BOX FOR EASY SERVICING.

NOTE:
1. REFER TO RAIN BIRD TECHNICAL DATA FOR FLOW SENSOR INSTALLATION BASED ON PIPE SIZING PARAMETERS.

MASTER VALVE WITH IVM-SOL AND FLOW SENSOR WITH IVM-SEN



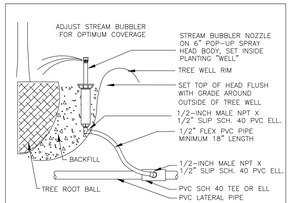
1. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO WITH LXMM METAL CABINET AND LXMMPED METAL PEDESTAL. INSTALL CONTROLLER, CABINET AND PEDESTAL PER MANUFACTURER'S RECOMMENDATIONS.
2. CONCRETE PAD: 6-INCH MINIMUM THICKNESS, 6-INCHES LARGER ON ALL SIDES THAN PEDESTAL FOOTPRINT
3. FINISH GRADE
4. POWER SUPPLY WIRE
5. 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR POWER SUPPLY
6. 2-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR TWO-WIRE CABLE
7. MAXICABLE TWO-WIRE PATH TO FIELD DEVICES USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
8. COMPACTED SUBGRADE
9. 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR GROUND

NOTES:
1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS. THE LXIVM WITH 60 STATIONS AND THE LXIVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS:
2. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

KEY SPECIFICATIONS

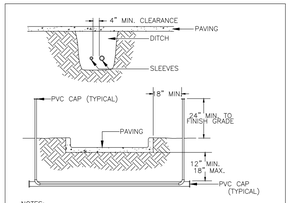
FEATURE / MODEL	MAX # PROGRAMS	MAX # START TIMES	MAX # RUN TIMES	# OF 2-WIRE PATHS	MAX # OF FS SENSORS
LX-IVM	10	60	8	5	5
LX-IVM PRO	40	240	16	10	8

ESP-LXIVM/PRO TWO-WIRE CONTROLLER IN METAL PEDESTAL



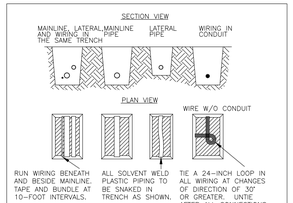
INCLUDE TWO BUBBLER HEADS, SET ON OPPOSITE SIDES OF ROOT BALL

TREE BUBBLER



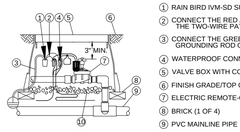
NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE CLASS 200 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.

SLEEVING



NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH CLASS 200 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

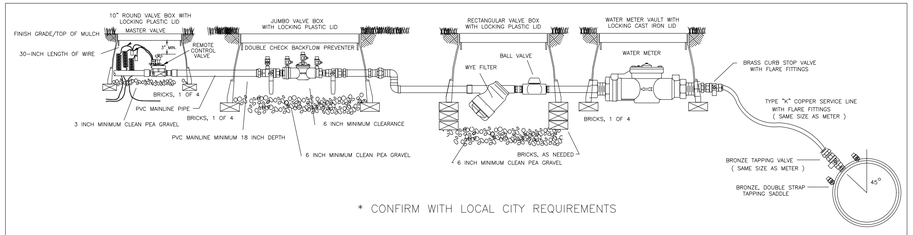
TRENCH DETAIL



1. RAIN BIRD IVM-SD SURGE DEVICE
2. CONNECT THE RED AND BLACK WIRES ON THE IVM-SD TO THE TWO-WIRE PATH
3. CONNECT THE GREEN WIRES FROM THE IVM-SD TO THE GROUNDING ROD OR PLATE
4. WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. ELECTRIC REMOTE-CONTROL VALVE
8. BRICK (1 OF 4)
9. PVC MAINLINE PIPE
10. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
11. TWO-WIRE CABLE BETWEEN DEVICES

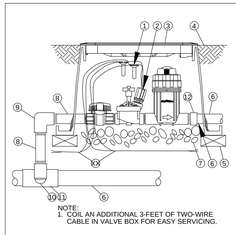
NOTES:
1. COIL AN ADDITIONAL 3-FEET OF TWO-WIRE CABLE IN VALVE BOX FOR EASY SERVICING.
2. ONE IVM-SD IS REQUIRED EVERY 500 FEET OR EVERY 15 FIELD DEVICES.

ELECTRIC REMOTE-CONTROL VALVE WITH IVM-SOL AND IVM-SD (SURGE DEVICE)



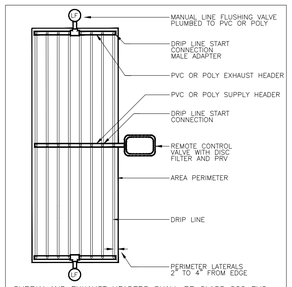
* CONFIRM WITH LOCAL CITY REQUIREMENTS

WATER TAP WITH METER, BALL VALVE, WYE FILTER, BACKFLOW ASSEMBLY, AND MASTER VALVE



1. WATERPROOF SPLICE CONNECTION: RAIN BIRD WC20 (TWO REQUIRED)
2. RAIN BIRD DRIP KIT: XCZ WITH IVM-SOL
3. VALVE BOX WITH COVER: RAIN BIRD VB-STD
4. FINISH GRADE OR TOP OF MULCH
5. BRICK (1 OF 4)
6. PVC PIPE
7. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
8. PVC SCH 80 NIPPLE 1"
9. PVC SCH 80 ELBOW
10. PVC SCH 80 NIPPLE (2" LENGTH, HIDDEN) AND PVC SCH 80 ELBOW
11. PVC SCH 80 TEE OR ELBOW
12. PVC SCH 40 MALE ADAPTER
13. TWO-WIRE CABLE BETWEEN DEVICES (FIELD DECODER, SENSOR DECODER, LINE SURGE PROTECTOR CONTROLLER)

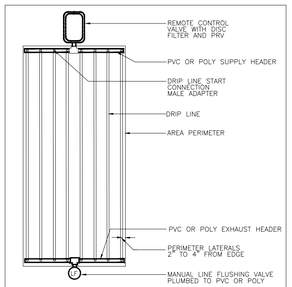
XCZ-WITH IVM-SOL



SUPPLY AND EXHAUST HEADERS SHALL BE CLASS 200 PVC PIPE, OF THE SAME DIAMETER AS THE ZONE VALVE SIZE.

USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

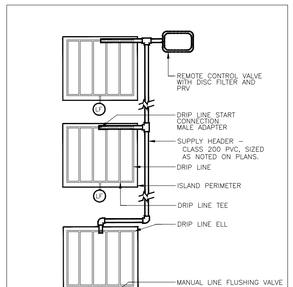
DRIP CENTER FEED LAYOUT



SUPPLY AND EXHAUST HEADERS SHALL BE CLASS 200 PVC PIPE, OF THE SAME DIAMETER AS THE ZONE VALVE SIZE.

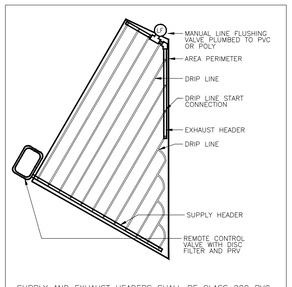
USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

DRIP END FEED LAYOUT



USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

DRIP ISLAND LAYOUT



SUPPLY AND EXHAUST HEADERS SHALL BE CLASS 200 PVC PIPE, OF THE SAME DIAMETER AS THE ZONE VALVE SIZE.

USE DRIP TUBE FOR SUPPLY AND EXHAUST HEADERS ON GRIDS WITH FLOW SMALLER THAN 5 GPM ONLY.

IRREGULAR AREA DRIP LAYOUT

THESE DOCUMENTS ARE RELEASED FOR PERMITTING ONLY AND ARE NOT INTENDED FOR BIDDING OR CONSTRUCTION PURPOSES.

STATE OF TEXAS — Thomas Pole — 658 — LICENSED IRRIGATOR

06 / 20 / 2022

James Pole
IRRIGATION CONSULTANTS
IRRIGATION DESIGN, CONSULTING, AND LANDSCAPE WATER MANAGEMENT

TEXAS L.I.C. #658
100 N. LOCUST ST., SUITE B
DENTON, TEXAS 76201
PHONE: 940.243.2364
FAX: 940.382.2475
james@jamespoleirrigation.com

EPA WaterSense PARTNER

IRRIGATION IN TEXAS IS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) (MC-178) P.O. BOX 13087 T.C.E.Q.'S WEB SITE IS: WWW.TCEQ.STATE.TX.US

!CAUTION!

CONTRACTOR TO CONTACT THE TEXAS ONE-CALL SYSTEM (1-800-344-8377) AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION. KFM IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM THE LOCATION SHOWN ON THE PLANS THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

811 Know what's below. Call before you dig.

BENCHMARKS

BM#1:
MAG NAIL ON NORTH EDGE OF ASPHALT PAVEMENT OF F.M. 428, SOUTH SIDE OF THE PROPERTY, ADJACENT TO THE ENTRANCE TO THE PROPERTY, ACROSS FROM THE POINT OF BEGINNING OF THE DESCRIBED 410.411 ACRE TRACT
ELEVATION = 656.17'

BM#2:
X CUT FOUND ON NORTH END OF CONCRETE HEADWALL, ON THE EAST SIDE OF F.M. 428, NEAR THE MOST EASTERLY NORTHEAST CORNER OF THE DESCRIBED 410.411 ACRE TRACT
ELEVATION = 665.09'

KFM ENGINEERING & DESIGN
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

ISSUE:	DESCRIPTION:	DATE:
DELTA:	DESCRIPTION:	DATE:

CLIENT: OLD CELINA, LTD.

PROJECT: SUNSET BLVD., TOLLWAY CONNECTOR AND ROADWAY A

SHEET TITLE: IRRIGATION DETAILS

PRELIMINARY
NOT FOR CONSTRUCTION
KFM ENGINEERING & DESIGN
LANDSCAPE ARCHITECT: Nathan R. Parrott
TBAE No.: 3237 DATE: 8/4/21

PROJECT NUMBER: 010001034

DRAWN BY:	DESIGNED BY:	CHECKED BY:
AF	AF	MP

DATE: 2021/06/20

SHEET:

IR1.07

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Engineering
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Andy Glasgow, Director of Engineering
CC: Kimberly Brawner, Assistant City Manager
Date: November 14, 2023
Re: MS4 Annual Compliance Update

Action Requested:
Consider and act to accept a report regarding the Annual Stormwater Management Plan actions. (Glasgow)

Background Information:
The City of Celina is closing out its fifth year of the City's 5-year Municipal Separate Storm Sewer System (MS4) General Permit, which authorizes the discharge of stormwater from the City's MS4 to surface water in the State of Texas. This general permit is required for all stormwater operators under the Texas Pollutant Discharge Elimination System (TPDES) program. Since 2018, Celina has contracted with EST to assist and facilitate this permitting process, as well as create annual reports that are submitted to TCEQ and conduct staff trainings to remain compliant with permit requirements.

This 5-year permit sets forth five different minimum control measures (MCMs) that should be met by the City electing to comply with various best management practices (BMPs). The table in the attached report includes the list of the TCEQ-established MCMs, descriptions of the BMPs the City has pursued under the permit and the efforts and procedures that have been established to remain in compliance.

The City of Celina has remained in compliance through year 5 of the TPDES General Permit. City Staff has continued to successfully meet its obligations under the TPDES program and effectively managed stormwater discharges within the City's jurisdiction. The City will be bringing forth a new contract that will serve to establish permit requirements from 2024 - 2029 in the next several months.

Legal Review:
N/A

Supporting Documents:
1. Celina MS4 Council Update_2023

Financial Consideration:
N/A

Staff Recommendation:
Staff recommends approval.

October 23, 2023

City of Celina City Council
112 N. Colorado
Celina, TX 75009

Re: **City of Celina MS4 Annual Compliance Update**

The City of Celina is closing out its fifth year of the City's 5-year municipal separate storm sewer system (MS4) General Permit, which authorizes the discharge of stormwater from the City's MS4 to surface water in the state of Texas. This general permit is required for all stormwater operators under the Texas Pollutant Discharge Elimination System (TPDES) program. Since 2018 Celina has contracted with EST to assist and facilitate this permitting process, as well as create annual reports that are submitted to TCEQ and conduct staff trainings to remain compliant with permit requirements.

This 5-year permit sets forth five different minimum control measures (MCMs) that should be met by Celina electing to comply with various best management practices (BMPs). The table on the attached pages includes the list of the TCEQ-established MCMs, descriptions of the BMPs Celina has pursued under the permit, and the efforts and procedures that have been established to remain in compliance.

The City of Celina has remained in compliance through Year 5 of the TPDES General Permit. Celina staff has continued to successfully meet its obligations under the TPDES program and effectively managed stormwater discharges within the City's jurisdiction.

Sincerely,

Nolan Harvey, PE
EST, Inc.

MCM	BMP	Description	Compliance
MCM 1: Public Education, Outreach, and Involvement	Newsletter with emphasis on stormwater pollution and bacteria control	Newsletter provided to the public to inform and provide ways for citizens to protect their stormwater.	Educational information, such as substances to avoid dumping down the storm drain, and pet waste cleanup sent in monthly newsletter.
MCM 1: Public Education, Outreach, and Involvement	Develop and Present Educational Material to Citizens	Preparation of stormwater educational material for city events, civic organizations, and grade school children	Stormwater booth with stormwater model displayed at touch a truck event.
MCM 1: Public Education, Outreach, and Involvement	Create opportunity for Citizen Involvement	Preparing city council presentation material along with citizen engagement material that addresses stormwater pollution prevention, updating city standards and sources/impact of pollution on receiving streams.	A report was provided to the City Council for review prior to and during a public meeting, and there was time available for public comments.
MCM 1: Public Education, Outreach, and Involvement	Prepare and Maintain City Website with stormwater pollution prevention information (celina-tx.gov)	Updating the city website with stormwater information, including the following: a copy of the permit action items, procedures for reporting illicit discharges, citizen complaint and spill reporting, annual reports, and opportunity for public comment.	The City's website provides information on stormwater, things citizens should know about their stormwater, and how they can prevent stormwater pollution
MCM 2: Illicit Discharge Detection and Elimination (IDDE)	City Map and use of GIS for city maps	Maintaining a GIS map of the City of Celina storm sewer system inlets and outfalls.	The City's stormwater system and detention basin GIS map is updated when projects receive final acceptance.

MCM	BMP	Description	Compliance
MCM 2: Illicit Discharge Detection and Elimination (IDDE)	Evaluate and update Illicit Discharge response plan effectiveness	Annual review and updating documentation of the Illicit Discharge Response Plan, inspection forms, and protocol.	The IDDE procedure is evaluated routinely during staff meetings, as well as the annual MS4 training with EST
MCM 2: Illicit Discharge Detection and Elimination (IDDE)	Complete Annual Training Program for New and Existing Engineering and Inspection Staff	Conducting an annual review and staff training where all instances of illicit discharges and results of the inspections from the past year are reviewed.	Annual training with city engineering and inspection staff conducted by EST
MCM 2: Illicit Discharge Detection and Elimination (IDDE)	Develop City Ordinance and Enforcement Approach to Identify and Prohibit Illicit Discharges	Implement a city ordinance regarding authority to inspect, prohibit and enforce illicit stormwater discharge.	City Ordinances Section 13.10 Stormwater Discharge
MCM 3: Construction Site Stormwater Runoff Control	Develop City Ordinance providing prohibitions, inspections, standards, fees, and enforcement authority over construction stormwater discharges into stormwater sewer system	Implementing a city ordinance establishing the current SWP3 permit, review, and approval for construction projects.	City Ordinances Section 13.10 Stormwater Discharge
MCM 3: Construction Site Stormwater Runoff Control	Construction Site Stormwater Runoff Control Inspection and Enforcement	Weekly inspections of construction projects, identification of discharges into stormwater system, conducting pre-development and pre-construction meetings with development community, and document design review.	Routine inspections and documentation performed by city staff

MCM	BMP	Description	Compliance
MCM 4: Post-Construction Stormwater Management in New Development / Redevelopment	Develop City Ordinance providing maintenance standards, and enforcement authority for retention and detention facilities that discharge into Stormwater Sewer System	Implementing ordinance for post-construction stormwater management in new development and redevelopment.	City Ordinances Section 13.10 Stormwater Discharge
MCM 4: Post-Construction Stormwater Management in New Development / Redevelopment	Post-Construction Stormwater Management in New Development and Redevelopment inspection and enforcement program	Implementing a program (forms, procedures, and schedule) to control post-development runoff through annual inspections of commercial and residential detention/retention facilities.	City Ordinances Section 13.10 Stormwater Discharge
MCM 5: Pollution Prevention and Good Housekeeping for Municipal Operations	Conduct good housekeeping training program for city staff and subcontracted personnel.	Identifying good housekeeping practices and necessary updates for good housekeeping based on the prior years' experience, also the requirement for subcontractor personnel representing or acting on behalf of the city to comply with the city standards of stormwater pollution control and good housekeeping.	Good housekeeping practices are evaluated routinely during staff meetings, as well as the annual MS4 training with EST
MCM 5: Pollution Prevention and Good Housekeeping for Municipal Operations	Annually inspect of city owned facilities	Annual inspection of city-owned storage facilities, stockpiles, and maintenance facilities for good housekeeping practices.	City-owned storage facilities, stockpiles, and maintenance facilities are inspected routinely by staff

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Purchasing
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Dawn Berry, Purchasing Director
CC: Joe Monaco, Director of Marketing & Communications
Date: November 14, 2023
Re: 2023-014 Event Production for Special Events

Action Requested:
Consider and act upon a Master Services Agreement (MSA) contract by and between the City of Celina and B-Weiss Entertainment Group, LLC. (Quigley)

Background Information:
On September 7th, 2023, the City received responses to RFP 2023-014 for event production services for special events. The request for proposal was advertised in the local paper and posted on the City's eProcurement system, in which three hundred and nineteen vendors were notified. Two no-bids and three vendors responded to the solicitation.

The City sought to hire an event production company to assist in implementing its upcoming annual special events. The scope included talent booking, securing the required services, including but not limited to staging, lighting, sound systems, backstage needs, stage security, front of house, monitor tent, electric and other desired audio/visual needs to meet artist requirements. The City may also obtain assistance in the sourcing of equipment/rental items (generators, tents, tables, chairs, fencing, etc.) and/or other event-related services on an as-needed basis.

An initial review was completed by Purchasing and forwarded to staff for evaluation. The Marketing team reviewed the submittals and recommended awarding the Master Services Agreement to B-Weiss Entertainment. The agreement locks in the specialized help with talent and staging, thus eliminating the need to obtain quotes, which frees staff time for the events.

Legal Review:
The contract was previously reviewed and approved.

Supporting Documents:
1. Bid Tabulation

2. Scoring Summary
3. Master Service Agreement for Event Production Services_Final
4. Exhibit 1 - Work Authorization to MSA

Financial Consideration:

There are no current funding considerations. Work Authorizations exceeding $50,000 will be presented to Council for consideration on an as-needed basis. Expenditures will not exceed funds appropriated, and funds will be committed at the issuance of a purchase order for each work authorization.

Staff Recommendation:

Authorize the award as presented.

Event Number	2023-014	**Organization**	City of Celina eBid
Event Title	Event Production for Special Events	**Workgroup**	Purchasing
Event Description		**Event Owner**	Ryan Quigley
Event Type	RFP	**Email**	rquigley@celina-tx.gov
Issue Date	8/21/2023 08:00:01 AM (CT)	**Phone**	
Close Date	9/7/2023 10:00:00 AM (CT)	**Fax**	

Responding Supplier	**City**	**Response Submitted**
B-Weiss Entertainment Group, LLC	Dallas	9/6/2023 10:31:03 PM (CT)
In Depth Events, Inc.	Princeton	9/6/2023 05:45:28 PM (CT)
Soundskilz	San Antonio	9/5/2023 11:09:17 AM (CT)

This summary reflects all submissions received. This document acknowledges receipt of the submission and does not acknowledge responsiveness or acceptance. The City will review and determine the responsiveness based on applicable laws, procurement policy and specifications. The City provides notification to the successful firm in writing and inspection of all submissions is available at that time.

Supplier Scoring Summary

2023-014 - Event Production for Special Events - Scoring Round

Supplier	Rank	Score	Bid Evaluation	Proposals and Previous Experience	Experience of the Project Team	Cost
		90		50.00	15.00	25.00
B-Weiss Entertainment Group, L	1	80.00		46.50	13.00	20.50
Soundskilz	2	63.00		37.75	11.50	13.75
In Depth Events, Inc.	3	54.00		28.75	8.50	16.75
		65.67		**37.67**	**11.00**	**17.00**

MAIN AGREEMENT BETWEEN OWNER AND CONTRACTOR FOR EVENT PRODUCTION SERVICES—TASK ORDER EDITION MAIN AGREEMENT

This Main Agreement is made between **CITY OF CELINA** (Owner) and **B-Weiss Entertainment Group LLC. (**Contractor). Other terms used in the Agreement are defined in Article 7.

From time-to-time Owner may engage Contractor to provide services for one or more specific projects (each a "Specific Project"). Each such engagement will be documented by a Task Order. This Main Agreement sets forth the general terms and conditions that apply to all duly executed Task Orders.

Owner and Contractor further agree as follows:

ARTICLE 1—SERVICES OF CONTRACTOR

1.01 General

A. Contractor's services will be detailed in a duly executed work authorization for each Specific Project, or for a portion of a Specific Project, in a form (or substantially thereto) as attached hereto as Exhibit 1 (the "Task Order").

B. The Main Agreement is not a commitment by the Owner to issue any Task Orders.

C. Contractor will not be obligated to perform any prospective Task Order unless and until

1. Owner and Contractor agree to the particulars of the assignment, including the scope of Contractor's services, time for performance, Contractor 's compensation, and all other material matters, and include such particulars in the Task Order, and

2. Owner and Contractor both sign the Task Order.

D. Each duly executed Task Order will be subject to the terms and conditions of (a) this Main Agreement; (b) the Main Agreement's exhibits (if any); (c) any executed written amendments of the Main Agreement (see Exhibit C); (d) the specific Task Order itself; (e) the specific Task Order's exhibits (if any); and (f) any amendments or modifications of the specific Task Order.

1.02 Task Order Procedure

A. The general recommended format of a Task Order is presented in the accompanying Work Authorization Form (again, attached hereto as Exhibit 1 and incorporated herein by reference). Commonly used Task Order exhibits are presented in the accompanying Exhibits to Task Order document.

B. Each specific Task Order will indicate:

1. Project Background Data.

2. Specific services to be performed by Contractor ("Scope"), including key deliverables.

3. Additions or Modifications to Owner's Responsibilities.

4. Task Order Schedule.

5. Contractor 's Compensation for Task Order; and

6. Primary Subcontractors, if any.

C. With respect to the Contractor 's scope of services under a specific Task Order, each specific

Main Agreement. EJCDC® E-505, Modified Agreement between Owner and Contractor for Professional Services—Task Order Edition. Copyright© 2020 National Society of Professional Contractor s, American Council of Consulting Companies and American Society of Civil Contractor s. All rights reserved.

Task Order may include as an exhibit thereto:

1. Exhibit A: Scope of work/Deliverable
2. Exhibit B: Compensation
3. Exhibit C: Timeline/Schedule

D. Upon signature of the Task Order by both parties (but no earlier than the Effective Date of the specific Task Order), Contractor will commence performance and furnish, or cause to be furnished, the services authorized by the Task Order.

E. Task Orders may be amended as set forth in Paragraph 8.05.B of this Main Agreement.

1.03 Management of Contractor Services

A. All phases of Contractor's services under each Task Order will include management of Contractor's Specific Project responsibilities, including but not limited to the following management tasks, whether separately tracked and itemized or included as being incidental to other phase and scope task items.

1. Develop and submit detailed work plans/scope of work.
2. Coordinate services within Contractor's internal team, and with Contractor's Subcontractors (if any).
3. Prepare for and participate in meetings with Contractors and contractors working on other parts of the Specific Project that may affect, or be affected by, Contractor's services or resulting construction.
4. Submit Invoicing as follows:
   a. Invoices must be submitted monthly by the 10th of each month for the previous month.
   b. Invoices must be submitted to accountspayable@celina-tx.gov.
5. Conduct ongoing management tasks, including:
   a. Maintaining communications records and files pertaining to or arising from Contractor 's services.
   b. With respect to Contractor 's services and other directly relevant parts of the Specific Project, prepare for and participate in periodic progress meetings with Owner to discuss progress, schedule, budget, issues, potential problems, and their resolution.

ARTICLE 2—OWNER'S RESPONSIBILITIES

2.01 Application of Owner's Responsibilities

A. The responsibilities of Owner set forth in Article 2 apply to each Specific Project and each specific Task Order. Supplemental responsibilities of Owner applicable only to a specific Task Order may be stated in the specific Task Order.

2.02 Project Information

B. To the extent Owner has not already provided the following, or has new, additional, or revised information from that previously provided, Owner shall provide Contractor with information and data needed by Contractor in the performance of the Specific Project,

including Owner's:

1. objectives and constraints.
2. space, capacity, and performance requirements.
3. flexibility and expandability needs.
4. budgetary limitations; and
5. any other available information pertinent to the Specific Project.

2.03 Owner's General Responsibilities

C. Owner shall inform Contractor of the policies, procedures, and requirements of Owner that are applicable to Contractor's performance of services under this Agreement and under each Task Order.

D. Owner will provide Contractor with Owner's budget for each Specific Project, including type and source of funding to be used and will promptly inform Contractor if the budget or funding sources change.

E. Owner shall inform Contractor in writing of any safety or security programs that are applicable to the personnel of Contractor, its Subcontractors, and Contractor's Subcontractors, as they visit the Site or otherwise perform services under this Agreement and under each Task Order.

F. Owner shall arrange for safe access to and make all provisions for Contractor to enter upon public and private property as required for Contractor to perform services under this Agreement and under each Task Order.

G. Owner shall provide necessary direction and make decisions, including prompt review of Contractor's submittals, and carry out its other responsibilities in a timely manner so as not to delay Contractor's performance of its services.

H. Owner shall give prompt written notice to Contractor whenever Owner observes or otherwise becomes aware of:

1. any development that affects the scope or time of performance of Contractor 's services.
2. the presence at the Site of any constituent of concern.

I. Owner shall advise Contractor of the identity and scope of services of any independent Contractors employed by Owner to perform or furnish services regarding a Specific Project.

J. Owner shall:

1. Attend and participate in any pre-event, progress, or post event meetings.
2. Primarily communicate with Contractor's Subcontractors through the Contractor.
    a. Promptly inform Contractor of the substance of any communications between Owner and Contractor's Subcontractors.

b. Refrain from directing the services of Contractor's Subcontractors .

3. Authorize Contractor to provide Additional Services as set forth in Article 2 of Exhibit A of each Task Order, as required.

4. Perform or provide the following:

a. All other Owner responsibilities expressly identified in any Task Order, not otherwise set forth in this Agreement.

2.04 Payment

A. Owner shall pay Contractor as set forth in each Task Order, pursuant to the applicable terms of Article 4.

ARTICLE 3—TERM AND TIMES FOR RENDERING SERVICES

3.02 Term

A. This Agreement will be effective and applicable to Task Orders issued hereunder for one (1) years from the Effective Date of the Agreement with the option to renew (via written agreement to be signed by Contractor and Owner) for up to four (4) additional one (1) year terms.

3.03 Commencement

A. Contractor is authorized to begin rendering services under a Task Order as of the Effective Date of the Task Order.

3.04 Time for Completion

A. The Effective Date of the Task Order and the times for completing services or providing deliverables will be stated in each Task Order.

B. If, through no fault of Contractor, such periods of time or dates are changed, or the orderly and continuous progress of Contractor's services is impaired, or Contractor's services are delayed or suspended, then the time for completion of Contractor's services, and the rates and amounts of Contractor's compensation, will be adjusted equitably.

C. If the Owner authorizes increases the scope, extent, or character of a Specific Project, or of Contractor's services, then the time for completion of Contractor's services, and the rates and amounts of Contractor's compensation, will be adjusted equitably.

D. If Contractor fails, for reasons within the sole control of Contractor, to complete the performance required in a Task Order within the time set forth, as duly adjusted, then Owner shall be entitled, as its sole remedy, to the recovery of direct damages to the extent, if any, resulting from such failure by Contractor .

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ARTICLE 4—INVOICES AND PAYMENTS

4.01 Invoices

A. Preparation and Submittal of Invoices: Contractor shall prepare invoices in accordance with its standard invoicing practices.

B. Invoices are due and payable within 30 days of receipt.

4.02 Payments

A. Disputed Invoices: If Owner disputes an invoice, either as to amount or entitlement, then Owner shall promptly advise Contractor in writing of the specific basis for doing so, may withhold only that portion so disputed, and must pay the undisputed portion, subject to the terms of Article 4. After a disputed item has been resolved, Contractor shall include the agreed-upon amount on a new invoice.

B. Failure to Pay: If Owner fails to make any undisputed payment due Contractor within 30 days after receipt of Contractor ’s invoice, then:

1. In addition to other remedies which may be available to Contractor, amounts due Contractor will be increased at the maximum rate of interest permitted by law, and

4.03 Basis of Compensation

A. The basis of compensation shall be determined in each specific task order.

ARTICLE 5—OPINIONS OF COST

5.01 Budget Estimates/Opinions of Probable Cost

A. Contractor’s opinions of probable Cost (if any) are to be made based on Contractor’s experience, qualifications, and general familiarity with the industry. However, because Contractor has no control over the cost of labor, materials, equipment, or services furnished by others, or over contractors’ methods of determining prices, or over competitive bidding or market conditions, Contractor cannot and does not guarantee that proposals, bids, or actual Cost will not vary from opinions of probable Cost prepared by Contractor. If Owner requires greater assurance as to probable Cost, then Owner agrees to obtain an independent cost estimate.

ARTICLE 6—GENERAL CONSIDERATIONS

6.01 Standards of Performance.

A. Contractor ’s Subcontractors: Contractor may retain Subcontractors as Contractor deems necessary to assist in the performance or furnishing of the services, subject to reasonable, timely, and substantive objections by Owner.

B. Compliance with Laws and Regulations, and Policies and Procedures

1. Contractor and Owner shall comply with applicable Laws and Regulations.

2. Contractor shall comply with the policies, procedures, and instructions of Owner that are applicable to Contractor's performance of services under this Agreement.

3. This Agreement is based on Laws and Regulations and Owner-provided written policies

and procedures as of the Effective Date. The following may be the basis for modifications to Owner's responsibilities or to Contractor's scope of services, times of performance, or compensation:

a. changes after the Effective Date of the Task Order to Laws and Regulations,

b. the receipt by Contractor after the Effective Date of the Task Order of Owner-provided written policies and procedures, and

c. changes after the Effective Date of the Task Order to Owner-provided written policies or procedures.

6.02 Insurance

A. Contractor shall procure and maintain insurance as set forth in Exhibit G.

B. Contractor shall create an account with myCOI and upload the certificate of insurance evidencing the coverages indicated in Exhibit G. Such certificates must be furnished prior to commencement of Contractor's services and at renewals thereafter during the life of the Agreement.

C. Contractor shall require all of its subcontractors engaged to provide services hereunder to maintain the same coverage as required of the Contractor.

6.03 Termination

A. Termination for Cause—Task Order

1. Either party may terminate a Task Order for cause upon 30 days' written notice and reasonable opportunity to cure in the event of substantial failure by the other party to perform in accordance with the terms of this Agreement and a specific Task Order, through no fault of the terminating party.

2. Contractor will have no liability to Owner on account of any termination by Contractor for cause.

6.04 Successors, Assigns, and Beneficiaries

A. Neither Owner nor Contractor may assign, sublet, or transfer any rights under or interest (including, but without limitation, claims arising out of this Agreement or money that is due or may become due) in this Main Agreement, or in any Task Order, without the written consent of the other party.

6.05 Dispute Resolution

A. Owner and Contractor agree to negotiate all disputes between them in good faith for a period of 30 days from the date of notice, prior to invoking mediation.

B. Mediation: Owner and Contractor agree that they shall first submit any and all unsettled claims, counterclaims, disputes, and other matters in question between them arising out of or relating to this Main Agreement or any Task Order hereunder, or to any breach of this Main Agreement or any Task Order ("Disputes") to mediation. Owner and Contractor agree to participate in the mediation process in good faith. The process will be conducted on a confidential basis and must be completed within 120 days from the date of notice of the dispute. Owner and Contractor shall split the mediator's fee and shall bear their own costs in connection with the mediation.

C. If the parties fail to resolve a dispute through mediation under Paragraph 6.05.B, then either

or both may invoke the applicable dispute resolution procedures of Exhibit H. If Exhibit H is not included, or if no applicable dispute resolution method is specified in Exhibit H, then the parties may exercise their rights at law.

6.06 Controlling Law; Venue

A. This Main Agreement and all Task Orders (unless expressly stated otherwise) are to be governed by the Laws and Regulations of the state in which the principal office of the Owner is located: **State of Texas, Collin County**

B. Venue for any exercise of rights at law will be the state court having jurisdiction at the location of Owner's principal office; or at the choice of either party, or if federal jurisdictional requirements can be met, in federal court in the district in which Owner's principal office is located.

6.10 Indemnification and Mutual Waiver

A. Indemnification by Contractor: To the fullest extent permitted by Laws and Regulations, Contractor shall indemnify and hold harmless Owner, and Owner's officers, directors, members, partners, agents, and employees, from losses, damages, and judgments (including reasonable Contractors' and attorneys' fees and expenses) arising from third-party claims or actions relating to a Specific Project, provided that any such claim, action, loss, damages, or judgment is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself), including the loss of use resulting therefrom, but only to the extent caused by any negligent act or omission of Contractor or Contractor 's officers, directors, members, partners, agents, employees, or Contractor 's Subcontractors. For clarification purposes only, Contractor's indemnification obligations hereunder apply only to (and to the extent of) the negligence of Contractor or Contractor's Subcontractors in connection with the services to be provided by Contractor hereunder.

B. No Defense Obligation: The indemnification commitments in this Agreement do not include a defense obligation by the indemnitor unless such obligation is expressly stated.

C. Percentage Share of Negligence: To the fullest extent permitted by Laws and Regulations, a party's total liability to the other party and anyone claiming by, though, or under the other party for any cost, loss, or damages caused in part by the negligence of the party and in part by the negligence of the other party or any other negligent entity or individual, will not exceed the percentage share that the party's negligence bears to the total negligence of Owner, Contractor , and all other negligent entities and individuals.

D. Mutual Waiver: To the fullest extent permitted by Laws and Regulations, Owner and Contractor waive against each other, and the other's employees, officers, directors, members, agents, insurers, partners, and Contractors, any and all claims for or entitlement to special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to this Agreement, any Task Order, or a Specific Project, from any cause or causes. Such excluded damages include but are not limited to loss of profits or revenue; loss of use or opportunity; loss of good will; cost of substitute facilities, goods, or services; and cost of capital.

6.11 Miscellaneous Provisions

A. Notices: Any notice required under this Main Agreement, or a Task Order will be in writing, and delivered: in person (by commercial courier or otherwise); by registered or certified mail; or by e-mail to the recipient, with the words "Formal Notice" or similar in the e-mail's subject

line. All notices must be effective upon the date of receipt. Email notice to City: purchasing@celina-tx.gov. Email notice to Contractor: brad@bweissent.com with copy to stallone@ohdlegal.com.

B. Survival: Subject to applicable Laws and Regulations, all express representations, waivers, indemnifications, and limitations of liability included in this Main Agreement or in a Task Order will survive completion or termination for any reason.

C. Severability: Any provision or part of the Main Agreement or any Task Order held to be void or unenforceable under any Laws or Regulations will be deemed stricken, and all remaining provisions will continue to be valid and binding upon Owner and Contractor.

D. No Waiver: A party's non-enforcement of any provision will not constitute a waiver of that provision, nor will it affect the enforceability of that provision or of the remainder of this Agreement.

E. Accrual of Claims: To the fullest extent permitted by Laws and Regulations, all causes of action arising under this Main Agreement and any Task Order will be deemed to have accrued, and all statutory periods of limitation will commence, no later than the date of Completion. If the Specific Project is not completed, then no later than the date of Owner's last payment to Contractor under the applicable Task Order.

ARTICLE 7—DEFINITIONS

7.01 Defined Terms

A. Wherever used in this Agreement (as defined herein), terms (including the singular and plural forms) printed with initial capital letters have the meanings indicated in the text above, in the exhibits, or in the following definitions:

1. Additional Services—The services to be performed for the Owner by Contractor in accordance with a specific Task Order.

2. Agreement—This written contract for services between Owner and Contractor, including the Main Agreement, all exhibits to the Main Agreement, all duly executed amendments, and all Task Orders, including all exhibits and duly executed amendments to such Task Orders.

3. Basic Services—The services to be performed for or furnished to Owner by Contractor in accordance with Exhibit A of a specific Task Order.

4. Change Order—A document which is signed by Contractor and Owner and authorizes an addition, deletion, or revision in the Work or an adjustment in the Contract Price or the Contract Times, or other revision to the Contract, issued on or after the effective date of the Contract.

5. Contract—The entire and integrated written contract between the Owner and Contractor concerning the Work.

6. Contract Documents—Those items designated as "Contract Documents" in the Contract, and which together comprise the Construction Contract.

7. Contract Price—The money that Owner has agreed to pay Contractor for completion of the Work in accordance with the Contract Documents.

8. Contract Times—The number of days or the dates by which Contractor must: (a) achieve

milestones, if any, in the Contract.

9. Cost—The cost to Owner of the Specific Project designed or specified by or for Contractor under a Task Order, including labor, services, materials, equipment, insurance, and bonding costs, and allowances for contingencies.

10. Documents—All documents expressly identified as deliverables in this Main Agreement or in any Task Order, whether in printed or Electronic Document form, required to be provided or furnished by Contractor to Owner.

11. Effective Date of the Main Agreement—The date indicated in this Main Agreement on which it becomes effective, but if no such date is indicated, it means the date on which the Main Agreement is signed and delivered by the last of the two parties to sign and deliver.

12. Effective Date of the Task Order—The date indicated in a specific Task Order on which the Task Order becomes effective, but if no such date is indicated, it means the date on which the Task Order is signed and delivered by the last of the two parties to sign and deliver.

13. Electronic Document—Any Specific Project-related correspondence, attachments to correspondence, data, documents, drawings, information, or graphics, including but not limited to Shop Drawings and other Submittals, that are in an electronic or digital format.

14. Electronic Means—Electronic mail (email), upload/download from a secure Specific Project website, or other communications methods that allow: (a) the transmission or communication of Electronic Documents; (b) the documentation of transmissions, including sending and receipt; (c) printing of the transmitted Electronic Document by the recipient; (d) the storage and archiving of the Electronic Document by sender and recipient; and (e) the use by recipient of the Electronic Document for purposes permitted by this Agreement. Electronic Means does not include the use of text messaging, or of Facebook, Twitter, Instagram, or similar social media services for transmission of Electronic Documents.

15. Contractor —The individual or entity named as such in this Main Agreement.

16. Contractor ’s Subcontractor—An individual, firm, vendor, or other entity having a contract with Contractor to furnish general services, equipment, or materials with respect to a Specific Project as an independent contractor.

17. Laws and Regulations; Laws or Regulations—Any and all applicable laws, statutes, rules, regulations, ordinances, codes, and orders of all governmental bodies, agencies, authorities, and courts having jurisdiction.

18. Main Agreement—The portion of the Agreement containing the general terms and conditions of the contract between Owner and Contractor, applicable to all Task Orders, including but not limited to provisions regarding task order procedures, Owner responsibilities, invoice and payment procedures, standard of care, ownership of documents, suspension and termination, and definitions.

19. Owner—The individual or entity named as such in this Main Agreement and for which Contractor’s services are to be performed. Unless indicated otherwise, this is the same individual or entity that will enter into any Contracts concerning Specific Projects.

20. Site—Lands or areas to be indicated in the Contract Documents for a Specific Project as

being furnished by Owner upon which the Work is to be performed, including rights-of-way and easements, and such other lands furnished by Owner which are designated for the use of Contractor.

21. Subcontractor—An individual or entity having a direct contract with Contractor for the performance of a part of the Work.

22. Supplier—A manufacturer, fabricator, supplier, distributor, materialman, or vendor having a direct contract with Contractor or with any Subcontractor to furnish materials or equipment to be incorporated in the Work by Contractor or a Subcontractor.

23. Task Order—A document executed under this Main Agreement by Owner and Contractor (including incorporated exhibits and amendments if any), stating the scope of services, Contractor 's compensation, times for performance of services, and other relevant information.

ARTICLE 8—EXHIBITS AND APPENDICES TO MAIN AGREEMENT; TASK ORDER FORM; EXHIBITS TO TASK ORDER; SPECIAL PROVISIONS

8.01 Exhibits to Main Agreement

The following exhibits are incorporated by reference and included as part of this Main Agreement, and as such are applicable to all fully-executed Task Orders:

A. Exhibit 1 – Work Authorization Form (the form "Task Order")
B. Exhibit A – N/A
C. Exhibit B – N/A
D. Exhibit C – Amendment to Work Authorization
E. Exhibit D – N/A
F. Exhibit E – N/A
G. Exhibit F – N/A
H. Exhibit G – Insurance
I. Exhibit H – N/A

8.02 Resource Documents: Task Order Form and Exhibits to Task Order

A. The parties acknowledge the accompanying documents, Exhibit 1 & Exhibit C. These documents are a resource for the parties' use when a specific Task Order is issued or amended. To the extent practical and applicable to a Specific Project, the parties will use the Task Order Form and Exhibits to Task Order as the basis for preparing the specific Task Order and its exhibits. The Task Order Form and Exhibits to Task Order are not a part of this Main Agreement or binding on the parties except to the extent they serve as the basis for a duly executed Task Order and its exhibits (and amendment to the same).

8.03 Executed Task Orders and Their Exhibits

A. When a specific Task Order is duly executed by Owner and Contractor, the Task Order and its exhibits become an integral part of the Agreement, governed by the Main Agreement and its exhibits.

8.04 Total Agreement; Amendments to Main Agreement and Task Orders

A. This Agreement (as defined herein) constitutes the entire contractual agreement between Owner and Contractor and supersedes all prior written or oral understandings.

B. Amendments:

1. This Main Agreement may only be amended, supplemented, modified, or canceled by a written instrument duly executed by both parties. Such written instruments should be based whenever possible on the format of Exhibit C to this Main Agreement.

2. Amendments and modifications to a Task Order may be made by execution of a new, expressly related Task Order, or by execution of a written amendment to the Task Order.

3. Nothing in any Task Order will be construed as revising or modifying the terms and conditions of the Main Agreement or its exhibits, except as expressly stated in such Task Order.

8.05 Designated Representatives

A. With the execution of this Main Agreement, Contractor and Owner shall each designate a specific individual to act as representative under the Main Agreement. Such an individual must have authority to execute Task Orders, transmit instructions, receive information, and render decisions with respect to this Main Agreement, on behalf of the party that the individual represents.

B. With the execution of each Task Order, Contractor and Owner shall each designate a specific individual to act as representative with respect to the Task Order. Such individual must have authority to transmit instructions, receive information, and render decisions with respect to the specific Task Order, on behalf of the party that the individual represents.

8.06 Contractor 's Certifications

A. Contractor certifies that it has not engaged in corrupt, fraudulent, or coercive practices in competing for or in executing the Agreement. For the purposes of this Paragraph 8.07:

1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the selection process or in the Agreement execution.

2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the selection process or the execution of the Agreement to the detriment of Owner, or (b) to deprive Owner of the benefits of free and open competition.

3. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the selection process or affect the execution of the Agreement.

8.07 Conflict of Interest

A. Nothing in this Agreement will be construed to create or impose any duty on the part of Contractor that would be in conflict with Contractor’s paramount obligations to the public health, safety, and welfare under the professional practice requirements governing Contractor, its Subcontractors, and all licensed professionals employed by Contractor or its Subcontractors.

B. If during the term of this Agreement a potential or actual conflict of interest arises or is identified:

1. Contractor and Owner together will make reasonable, good faith efforts to avoid or eliminate the conflict of interest; to mitigate any adverse consequences of the conflict of interest; and, if necessary and feasible, to modify this Agreement to address the conflict of interest and its consequences, such that progress under the Agreement may continue.

2. Such efforts will be governed by applicable Laws and Regulations and by any pertinent Owner's policies, procedures, and requirements (including any conflict-of-interest resolution methodologies) provided to Contractor under Paragraph 2.04.A of this Agreement.

CITY OF CELINA	**CONTRACTOR**
_____	_____
Signature	Signature
_____	_____
Printed Name	Printed Name
_____	_____
Date	Date
Address for giving notices:	Address for giving notices:
City of Celina **142 N. Ohio** **Celina, TX 75009** **Attn: Contracts** **469-813-4194** **contracts@celina-tx.gov**	

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EXHIBIT 1 - WORK AUTHORIZATION

MAPS #	2023-014	MAPS Date:	11/14/2023

In accordance with Paragraph 1.01 of the Main Agreement for Professional Services (MAPS) between the **City of Celina, Texas** (Owner) and **B-Weiss Entertainment Group, LLC** (Contractor); Owner has furnished the following event information to Contractor. Contractor's scope of work has been developed based on this information.

Event Name:			
Work Authorization #		**Purchase Order#:**	
Contractor Representative:		**Owner Representative:**	

INVOICE SUBMITTAL

Invoice Instructions: **Electronic Submission is preferred.**	Email to:	accountspayable@celina-tx.gov & **events@celina-tx.gov**
	Mail to:	City of Celina Accounts Payable 142 N. Ohio Celina, TX 75009
	Include PO number and project name	

OWNER OPTIONAL INFORMATION:

1. **Work performed:** All work shall be completed in accordance with the scope listed below and the terms detailed in the Main Agreement for contractor services. Any changes to the scope of work must be in writing and approved by both parties prior to work performed.
2. **Date and Time to Commence:** Upon Receipt of Purchase Order, Signed Work Authorization.

CONSULTANT PROVIDED INFORMATION:

1. **Scope of Work:** **Attach as Exhibit A**
2. **Compensation:** **Attach as Exhibit B**
3. **Timeline / Schedule:** **Attach as Exhibit C**

ACCEPTANCE:

This Work Order is accepted pursuant to the terms listed above.

Execution of this Work Authorization by Owner and Consultant makes it subject to the terms and conditions of the Main Agreement and its exhibits and appendices, which Main Agreement, exhibits, and appendices are incorporated by this reference.

CITY OF CELINA

Signature

Printed Name & Title

Date

CONTRACTOR

Signature

Printed Name & Title

Date

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Purchasing
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Ryan Quigley, Purchasing Agent
CC: Kimberly Brawner, Assistant City Manager
Date: November 14, 2023
Re: Bookmobile Vehicle Purchase

Action Requested:
Consider and act to purchase a 2023 Express Van with box for the Library from Reliable Chevrolet through a cooperative contract with TIPS for an amount not to exceed $55,236.00. (Quigley)

Background Information:
In June of 2023, the Library was awarded a special projects grant in the amount of $75,000.00 from the Texas State Library and Archives Commission. The Department would like to use those grant funds to purchase a bookmobile to help reach residents who may not be able to come to the central library. This purchase is for the vehicle itself through a cooperative agreement with TIPS. The Department will come back to City Council for future authorization for the outfitting of the vehicle, which will transform its interior into a bookmobile.

The City maintains an executed Interlocal Agreement with the above cooperative agency. Chapter 271 of the Local Government Code authorizes cooperative purchases. Use of the contracts satisfies the competitive bidding requirement while saving time and funding in the development of specifications and duplication of work during the process.

Legal Review:
N/A

Supporting Documents:
1. Reliable Chevy TIPS Quote

Financial Consideration:
Funding is available through grant funds. Expenditures will not exceed funds appropriated, and funds will be committed at the issuance of a purchase order.

Staff Recommendation:
Staff recommends awarding the purchase as presented.

TIPS	PRICING WORKSHEET For MOTOR VEHICLES Only	CONTRACT # 230404	Date Prepared:	10/26/2023

This Worksheet is prepared by Contractor and given to End User. If a PO is issued, both documents MUST be emailed to Reliable Chevrolet @ dadams@reliablechevrolet.com or faxed to 972-952-8172. Therefore please type or print legibly.

Buying Agency:	CITY OF CELINA	Contractor:	RELIABLE CHEVROLET
Contact Person:		Prepared By:	DOUG ADAMS
Phone:		Phone:	972-952-1561
Fax:	FAN # 815538	Fax:	972-952-8172
Email:		Email:	dadams@reliablechevrolet.com

Spec #:		Description:	2023 EXPRESS CUTAWAY - WABASH 14' BOX ADDED

A. Product Item Base Unit Price:	37063

B. Published Options - Itemize below - Attach additional sheet(s) if necessary - Include Option Code in description if applicable.
(Note: Published Options are options which were submitted and priced in Contractor's bid.)

Description	Cost	Description	Cost
CLOTH SEATS			
REMOTE KEYLESS ENTRY			
BODY MOUNT CUSHIONS			
OUTSIDE REARVIEW MIRRORS			
ANTENNA EQUIPMENT			
LOCKING DIFF			
4.3L V6			
BLUETOOTH WITH LEATHER WRAPPED STEERING			
AM/FM STEREO WITH MP3 PLAYER			
POWER WINDOWS AND DOOR LOCKS			
TILT AND CRUISE		Subtotal From Additional Sheet(s):	
CHROME APPEARANCE PACKAGE		Subtotal B:	0

C. Unpublished Options - Itemize below / attach additional sheet(s) if necessary.
(Note: Unpublished options are items which were not submitted and priced in Contractor's bid.)

Description	Cost	Description	Cost
WABASH HI HAT 14' BOX INSTALLED	18018		
		Subtotal From Additional Sheet(s):	
		Subtotal C:	18018

Check: Total cost of Unpublished Options (C) cannot exceed 25% of the total of the Base Unit Price plus Published Options (A+B).	For this transaction the percentage is:	49%

D. Total Cost Before Any Applicable Trade-In / Other Allowances / Discounts (A+B+C)

Quantity Ordered:	1	X Subtotal of A + B + C:	55081	=	Subtotal D:	55081

E. TIPS Order Processing Charge (Amount Per Current Policy)	Subtotal E:	

F. Trade-Ins / Special Discounts / Other Allowances / Freight / Installation / Miscellaneous Charges

Description	Cost	Description	Cost
SOLD TO GOVERNMENT ENTITY		DELIVERY (OPTIONAL)	155
NO TAXES, CHARGE 5 TAG AND 7 INSPECT			
EXTERIOR COLOR --- WHITE		Subtotal F:	155

Delivery Date: AVAILABLE NOW	G. Total Purchase Price (D+E+F):	55236

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Purchasing
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Dawn Berry, Purchasing Director
CC: Andrew Figueroa, Director of Public Works
Date: November 14, 2023
Re: FY 24 Vehicle Purchase - Dump Truck for PW

Action Requested:
Consider and act to authorize the purchase of a 2025 International HV607 Dump Truck from Southwest International Trucks through a cooperative agreement with BuyBoard in an amount not to exceed $150,740.82. (Figueroa)

Background Information:
Staff requests authorization to procure a 2025 dump truck for the Public Works Department. The vehicle is an enhancement to the fleet (MB-573). The vehicle will be purchased through a cooperative contract with Buyboard, Contract # 723-23.

The City maintains an executed Interlocal Agreement with the above cooperative agency. Chapter 271 of the Local Government Code authorizes cooperative purchases. Use of the contracts satisfies the competitive bidding requirement while saving time and funding in the development of specifications and duplication of work during the process.

Legal Review:
N/A

Supporting Documents:
1. 478 Dump Truck - HV607 Dump Truck 6x4 - NEW

Financial Consideration:
Funding is available in the current budget. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:

Staff recommends approval.

Texas Local Government Purchasing Cooperative
The Buy Board

PRICING WORKSHEET				*Proposal # 8858-01*	
Buying Agency: City of Celina			Date Prepared		10/24/2023
Southwest International Trucks			Contract 723-23		
Product Description: 2025 International HV607 6x4					
60,000 GVWR Dump truck			HV607 6x4 is base chassis		
Contact Person: Andrew Figueroa			Item: Base Chassis Bid		$ 76,968.82
B: Options	Option cost is MSRP				
Two front tow hooks	84.00		Engine control remote mounted		60.00
120,000 PSI frame rails with outer reinforcement	2,060.00		Allison 3500 RDS 6 speed transmission		8,102.00
Stainless steel front bumper	362.00		Modine oil cooler		898.00
20,000 lb. front axle and suspension	3,449.00		Stalk shifter/ Synthetic transmission oil		253.00
Trailer connections with protection valve	542.00		Suspension air control valve		163.00
Bendix air dryer with mounting	500.00		40,000 lb. rear axle		666.00
Air brake ABS system	761.00		Hendrickson air suspension		4,796.00
2 air tanks mounted under battery box	158.00		DEF tank cover		233.00
Dust shields	175.00		Dual fuel tanks		1,953.00
Tilting steering column	125.00		Interior grab handle		33.00
Dual steering gears	1,159.00		Air ride passenger seat with arm rest		668.00
Polished aluminum aftertreatment cover	498.00		C-loop mirrors/ Hood mirrors		712.00
Exhaust system with vertical tailpipe	2,541.00		Exterior grab handle/ Fresh air filter		194.00
Body builder wiring	100.00		Sunshade with bright finish		928.00
AM/FM radio with Bluetooth	483.00		Cowl tray lid		200.00
Back up alarm	120.00		Polished aluminum front and rear wheels		3,487.00
Trailer connection socket	439.00		Body PTO switches		148.00
Battery box with cover	1,136.00		11R22.5 Continental front tires		624.00
Delco Starting motor	193.00		Factory surcharge		2,000.00
Air horn	94.00				
Additional power source	$109.00				
Rubber fender extensions	$104.00				
Bug screen	$131.00				
Mud flaps for front wheels	$148.00				
Cummins L9 engine 330 HP/1000 torque	$2,633.00				
Subtotal Column 1:	$ 18,104.00		Subtotal Column 2:		$26,118.00
Total Options					$ 44,222.00
CHASSIS WITH FACTORY OPTIONS					$ 121,190.82
TOTAL BODY PRICE	See attached body spec sheet				28,400.00
	Warren Body quote # 14817				

Additional Options:						
Buy Board Fee						400.00
Transportation						0.00
DOT Inspection with Fire Extinguisher and Road Flare Kit						750.00
					TOTAL BUY BOARD PRICE	$150,740.82

Tanner Bragg
Southwest International Trucks-Arlington.
Arlington, Texas 76010
Fax# 817-861-7084
Office# 817-664-2906
E-mail Address: tanner.bragg@swit-tx.com

PRICE IS SUBJECT TO FURTHER FACTORY INCREASES

To purchase this unit, please issue a purchase order to Southwest International Trucks, Inc. and send it to the Buy Board.
We will order your truck when we receive notification from the Buy Board of your purchase order.

Thank you,
Tanner Bragg

Life Connected.

Purchasing
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Benjamin Sutton, Buyer
CC: Cody Webb, Director of Parks & Recreation
Date: November 14, 2023
Re: FY 24 Vehicle Replacements - P&R

Action Requested:
Consider and act to authorize the purchase of two vehicles for the Parks & Recreation Department from Silsbee Ford through a cooperative agreement with the Interlocal Purchasing System (TIPS), in an amount not to exceed $91,836.50. (Sutton)

Background Information:
Staff requests authorization to procure two new Ford F150 trucks through the Vehicle and Equipment Replacement Fund (VERF) to replace units 1607 and 1608 through the following cooperative agreement.

Model	Price	CoOp	Contract #	Replaces Unit
Ford F150	$ 45,918.25	TIPS	210907	1607 (2016 Chevy Silverado 1500)
Ford F150	$ 45,918.25	TIPS	210907	1608 (2016 Chevy Silverado 1500)

The City maintains an executed Interlocal Agreement with the above cooperative agency. Chapter 271 of the Local Government Code authorizes cooperative purchases. Use of the contracts satisfies the competitive bidding requirement while saving time and funding in the development of specifications and duplication of work during the process.

Legal Review:
N/A

Supporting Documents:
1. FORD F150 REPLACES 1607 1608 SILSBEE

Financial Consideration:
Funding is available in the current budget. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:
Staff recommends approval.



PRODUCT PRICING SUMMARY

TIPS USA 210907 AUTOMOBILES

VENDOR- Silsbee Ford, 1211 Hwy 96 N., Silsbee TX 77656

End User: CITY OF CELINA (TIPS #TX998775) **Prepared by:** RICHARD HYDER

Contact: BEN SUTTON 469.589.5701 X1072 **Phone:** 409.300.1385

Email: BSUTTON@CELINA-TX.GOV **Email:** RHYDER.COWBOYFLEET@GMAIL.COM

Product Description: FORD F150 SUPER CREW **Date:** October 18, 2023

A. **Bid Item:** 32 **A. Base Price:** $ 36,584.00

B. **Factory Options**

Code	Description	Bid Price	Code	Description	Bid Price
W1C	2023 F150 SUPERCREW 4X2 5.5' BED	$ 3,895.00		POWER EQUIPMENT GROUP	$ -
YZ	EXTERIOR WHITE	$ -		REVERSE SENSING SYSTEM	$ -
AS	40/20/40 VINYL SEATING	$ -	53A	TRAILER TOW PKG	$ 1,325.00
	REAR VIEW CAMERA	$ -	XL3	ELECTRONIC LOCKING AXLE	$ 430.00
995	5.0L V8 GAS	$ 2,560.00			
101A	XL MID PACKAGE	$ -			
	CRUISE	$ -			
	BLUETOOTH	$ -			

Total of B. Published Options: $ 8,210.00

Published Option Discount (5%) $ (410.50)

C. **Unpublished Options**

Description	Bid Price	Options	Bid Price
ION GRILL LEDS 1 AMBER 1 BLUE	$ 290.00		
REAR VERTEX LEDS 1 AMBER 1 BLUE REVERSE L	$ 180.00		
INSTALLATION	$ 360.00	#128252, #142073	
3 KEYS/FOBS TOTAL	$ 150.00		

Total of C. Unpublished Options: $ 980.00

D. **Floor Plan Interest (for in-stock and/or equipped vehicles):** $ -

E. **Lot Insurance (for in-stock and/or equipped vehicles):** $ -

F. **Contract Price Adjustment:** $ -

G. **Additional Delivery Charge:** 317 **miles** $ 554.75

H. **Subtotal:** $ 45,918.25

I. **Quantity Ordered** 2 **x H =** $ 91,836.50

J. **Trade in:** $ -

K. **Total Purchase Price** $ 91,836.50

Life Connected.

Purchasing
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Ryan Quigley, Purchasing Agent
CC: Andrew Figueroa, Director of Public Works
Date: November 14, 2023
Re: FY 24 Vehicle Purchase - Public Works

Action Requested:
Consider and act to purchase a 2024 Ford F150 for the Public Works Department from Silsbee Ford, through a cooperative contract with TIPS, for an amount not to exceed $55,982.00. (Quigley)

Background Information:
Staff recommends the purchase of a vehicle for the Assistant Director of Public Works - Utilities. The vehicle is an enhancement to the fleet (MB-557). The purchase will be through the TIPS cooperative contract 210907.

The City maintains an executed Interlocal Agreement with the above cooperative agency. Chapter 271 of the Local Government Code authorizes cooperative purchases. Use of the contracts satisfies the competitive bidding requirement while saving time and funding in the development of specifications and duplication of work during the process.

Legal Review:
N/A

Supporting Documents:
1. Silsbee Ford Quote PW

Financial Consideration:
Funding is available in the current budget. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:

Staff recommends approval.



PRODUCT PRICING SUMMARY

TIPS USA 210907 AUTOMOBILES

VENDOR- Silsbee Ford, 1211 Hwy 96 N., Silsbee TX 77656

End User: CITY OF CELINA (TIPS #TX998775) **Prepared by:** RICHARD HYDER

Contact: KEVIN HEISEL 972.382.4041 **Phone:** 409.300.1385

Email: KHELSEL@CELINA-TX.GOV **Email:** RHYDER.COWBOYFLEET@GMAIL.COM

Product Description: FORD F150 CREW CAB **Date:** October 16, 2023

A. **Bid Item:** 32 **A. Base Price:** $ 36,584.00

B. **Factory Options**

Code	Description	Bid Price	Code	Description	Bid Price
W1K	2024 F150 CREW CAB 4X2 5.5' BED	$ 9,295.00		BLUETOOTH	$ -
YZ	EXTERIOR WHITE	$ -		REVERSE SENSING	$ -
CS	INTERIOR BLACK/SLATE CLOTH 40/20/40	$ -		TRAILER TOW PKG	$ 1,325.00
99P	2.7L V6 ECOBOOST	$ 1,260.00	18B	BLACK PLATFORM RUNNING BOARDS	$ 250.00
101A	EQUIPMENT 101A PKG	$ -			
	REAR VIEW CAMERA	$ -	924	REAR PRIVACY GLASS	$ 100.00
	POWER EQUIPMENT	$ -	96W	SPRAY IN BEDLINER	$ 595.00
	CRUISE	$ -		COPILOT 360	$ -

Total of B. Published Options: $ 12,825.00

Published Option Discount (5%) $ (641.25)

C. **Unpublished Options**

Description	Bid Price	Options	Bid Price
AMBER/BLUE LEDS GRILL MOUNT	$ 250.00	TRUX 1967--GO POWER 3000 WATT INVERTER,	$ 3,155.00
AMBER BLUE LEDS SURFACE MOUNT REAR	$ 250.00	LOUVERED HEADACHE RACK, WEATHERTEC	
FEDERAL ALLEGIANT BLUE/AMBER LIGHT BAR	$ 1,520.00	FLOOR MATS, 5LB FIRE EXTINGUISHER, LOW	
WINDOW TINT	$ 295.00	PROFILE TOOLBOX, SAFETY TRIANGLES KIT	
INSTALLATION	$ 860.00		
ELECTRIC BRAKE CONTROLLER	$ 225.00		
3 KEYS	$ 150.00	**PW 8.15.23**	

Total of C. Unpublished Options: $ 6,705.00

D. **Floor Plan Interest (for in-stock and/or equipped vehicles):** $ -

E. **Lot Insurance (for in-stock and/or equipped vehicles):** $ -

F. **Contract Price Adjustment:** $ -

G. **Additional Delivery Charge:** 291 **miles** $ 509.25

H. **Subtotal:** $ 55,982.00

I. **Quantity Ordered** 1 **x H =** $ 55,982.00

J. **Trade in:** $ -

K. **Total Purchase Price** $ 55,982.00

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Purchasing
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Benjamin Sutton, Buyer
CC: Robin Bromiley, Director of Finance
Date: November 14, 2023
Re: FY 24 Utility Customer Service Vehicle Enhancement

Action Requested:
Consider and act to authorize the purchase of a 2023 Dodge Ram 1500 for Utility Customer Service from Grapevine Dodge through a cooperative agreement with BuyBoard in an amount not to exceed $39,629.00. (Sutton)

Background Information:
Staff requests authorization to procure one new truck as an enhancement to the fleet through the following cooperative agreement.

Item Description	Unit #	CoOp	Contract	Price
Ram 1500	ENH	BuyBoard	#601-19	$ 39,629.00

The City maintains an executed Interlocal Agreement with the above cooperative agency. Chapter 271 of the Local Government Code authorizes cooperative purchases. Use of the contracts satisfies the competitive bidding requirement while saving time and funding in the development of specifications and duplication of work during the process.

Legal Review:
N/A

Supporting Documents:
1. Utility Billing Enhancement

Financial Consideration:

A budget amendment has been provided to City Council in order to appropriate the funds for this expenditure. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:
Staff recommends approval.

PRODUCT PRICING SUMMARY BASED ON CONTRACT

BUYBOARD #601-19

Grapevine Dodge Chrysler Jeep 2601 William D Tate, Grapevine, TX 76051

End Use: CITY OF CELINA

Rep: Dennis Thomas

Contact: BENJAMIN SUTTON

Phone: 817-410-7541

Phone/Email: BSUTTON@CELINA-TX.GOV

Email: dthomas@grapevinedcj.com

Product Description: 23 1500 QUAD CAB 4X2

Date: 10/25/2023

A. Bid Series 1500

A. Base Price: 17,888

B. Published Options [Itemize each below]

Code	Options	Bid Price	Code	Options	Bid Price
DS1L41	23 QUAD CAB (EXT) 4X2	18,331	29B	TRADESMAN 3.6L V6	STD
PW7	WHITE	NC	TXX8	VINYL INTERIOR	STD
DMD	3.55 AXLE	92	GXM	REMOTE KEYLESS ENTRY	184
LM1	DAYTIME RUNNING LIGHTS	39	TTB	LT265/70R17E AT & SPARE	243
XCH	2 EXTRA KEYS	189	AHC	TRAILER TOW GROUP	543
				HITCH, BRAKE CONTROLLER	
				MIRRORS	
				Total of B. Published Options:	19,621

C. Unpublished Options $= 0.0%

Options	Bid Price	Options	Bid Price
4 STROBES	1495		
AMBER/BLUE FRONT			
AMBER/BLUE TOP OF CAB			
AMBER/ BLUE ABOVE REAR BUMPER			
		Total of C. Unpublished Options:	1495

D.	Pre-delivery Inspection:	
E.	Texas State Inspection:	$
F.	Manufacturer Destination/Delivery:	$
G.	Floor Plan Interest (for in-stock and/or equipped vehicles):	$
H.	Lot Insurance (for in stock and/or equipped vehicles):	$
I.	Contract Price Adjustment: _____	$
J.	Additional Delivery Charge: _____ miles	$225
K.	Subtotal:	$39,229
L.	Quantity Ordered _____ x K =	$
M.	Trade in: _____	
N.	BUYBOARD Administrative Fee ($400 per purchase order)	$400.00
O.	TOTAL PURCHASE PRICE INCLUDING BUYBOARD FEE	$39,629

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Purchasing
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Benjamin Sutton, Buyer
CC: Andy Glasgow, Director of Engineering
Date: November 14, 2023
Re: FY 24 Engineering VERF and Enhancement Purchase

Action Requested:
Consider and act to authorize the purchase of four vehicles for the Engineering Department from Grapevine Dodge through a cooperative agreement with BuyBoard in an amount not to exceed $177,308.00. (Sutton)

Background Information:
Staff requests authorization to procure four 2023 Dodge Ram 1500 4x4 trucks. The purchase includes two VERF replacements and two enhancements through a cooperative agreement with BuyBoard.

Model	Price	CoOp	Contract #	Unit/ Mbudget ID #
Ram 1500	$44,327.00	BuyBoard	601-19	VERF Replacement Unit 1807 (2018 Chevy Silverado)
Ram 1500	$44,327.00	BuyBoard	601-19	VERF Replacement Unit 1623 (2016 Chevy Silverado)
Ram 1500	$44,327.00	BuyBoard	601-19	669 Enhancement
Ram 1500	$44,327.00	BuyBoard	601-19	493 Enhancement

The City maintains an executed Interlocal Agreement with the above cooperative agency. Chapter 271 of the Local Government Code authorizes cooperative purchases. Use of the contracts satisfies the competitive bidding requirement while saving time and funding in the development of specifications and duplication of work during the process.

Legal Review:

N/A

Supporting Documents:

1. Engineering VERF and Enhancement Vehicles 1807,1623, Item 669, Item 493

Financial Consideration:

Funding is available in the current budget for three of the vehicles. A budget amendment has been provided to City Council in order to appropriate the funds for one vehicle. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:

Staff recommends approval.

PRODUCT PRICING SUMMARY BASED ON CONTRACT

BUYBOARD #601-19

Grapevine Dodge Chrysler Jeep 2601 William D Tate, Grapevine, TX 76051

End Use: CITY OF CELINA

Rep: Dennis Thomas

Contact:ANDY GLASGOW

Phone: 817-410-7541

Phone/Email: AGLASGOW@CELINA-TX.GOV

Email: dthomas@grapevinedcj.com

Product Description: 2023 RAM 1500 QUAD CAB 4X4 STOCK R2

Date: 10/26/2023

A. Bid Series 1500

A. Base Price: 17,888

B. Published Options [Itemize each below]

Code	Options	Bid Price	Code	Options	Bid Price
DS6L41	23 QUAD CAB 4X4	22,259	29B	TRADESMAN 3.6L V6	STD
PW7	WHITE	NC	TXX8	VINYL INTERIOR	STD
DSA	ANTI SPIN AXLE	480	GXM	REMOTE KEYLESS ENTRY	184
DMD	3.55 AXLE	92	TTB	LT265/70R17E A/T & SPARE	243
AHC	TRAILER TOW GROUP	543	XCH	2 EXTRA KEYS	189
MRU	BLACK RUNNING BOARDS	674			
				Total of B. Published Options:	24,664

C. Unpublished Options $= 0.0%

Options	Bid Price	Options	Bid Price
6 strobes			
2 GRILL			
2 TOP OF CAB			
2 ABOVE BUMPER/BELOW TAILGATE	1495		
		Total of C. Unpublished Options:	1495

D.	Pre-delivery Inspection:		
E.	Texas State Inspection:		$
F.	Manufacturer Destination/Delivery:		$
G.	Floor Plan Interest (for in-stock and/or equipped vehicles):		$
H.	Lot Insurance (for in stock and/or equipped vehicles):		$
I.	Contract Price Adjustment:		$
J.	Additional Delivery Charge:	_____ miles	$180
K.	Subtotal:		$44,227
L.	Quantity Ordered 4 x K =		$176,908
M.	Trade in:		
N.	BUYBOARD Administrative Fee ($400 per purchase order)		$400.00
O.	TOTAL PURCHASE PRICE INCLUDING BUYBOARD FEE		$177,308

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Purchasing
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Ryan Quigley, Purchasing Agent
CC: Andrew Figueroa, Director of Public Works
Date: November 14, 2023
Re: FY 24 Equipment Purchase, Water Department

Action Requested:
Consider and act to purchase a new forklift for the Water Department from Equipment Depot through a cooperative contract with Sourcewell for an amount not to exceed $71,891.51. (Quigley)

Background Information:
Staff requests authorization to purchase a Princeton PB 55.3 forklift for the Water Department. This unit is an enhancement to the Fleet (MB-683). The purchase will be made through a cooperative contract with Sourcewell, Contract # 091520-MCF.

The City maintains an executed Interlocal Agreement with the above cooperative agency. Chapter 271 of the Local Government Code authorizes cooperative purchases. Use of the contracts satisfies the competitive bidding requirement while saving time and funding in the development of specifications and duplication of work during the process.

Legal Review:
N/A

Supporting Documents:
1. Equipment Depot Quote PW

Financial Consideration:
Funding is available in the current budget. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:
Staff recommends approval.

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EQUIPMENT DEPOT®

MATERIAL HANDLING \\ AERIALS \\ SPECIALTY EQUIPMENT \\ PARTS \\ SERVICE \\ RENTALS

Equipment Depot
15051 FAA Blvd
Ft. Worth, Tx 76155
EQDepot.com

Date: 10/3/2023
Quotation Number: FTGAM 00786--REVISED
Salesperson: Gary Mason
Phone Number: 817-269-6106
Email Address: gary.mason@eqdepot.com
FOB: FOB : Delivered- Wherever in Celina you want.

To: City of Celina
142 N Ohio St
Celina, TX 75009
972-382-2682
Ccox@celina-tx.org
Attn: Chris Cox

Ship To: City of Celina
142 N Ohio St
Celina, TX 75009
972-382-2682
Ccox@celina-tx.org
Attn: Chris Cox

Thank you for the opportunity to serve your company. Attached is the proposal you requested. From our commitment to safety excellence to our one-of-a-kind Performance. Guaranteed.™ pledge, we promise to be the best service company in the industry. Period.

If you have any questions, please do not hesitate to contact us.

Thank you again and we look forward to working with you.

(1) Princeton PB 55.3 with 12' Mast, PiggyBack Forklifts

Standard Equipment
5,500 Lb Capacity
3WD
Moving Mast
HTT
Long Wheelbase with Reinforced Side Frame for Resistance to Torsional Twist
56 Hp Tier 4 Final Water-Cooled Kohler Turbo Engine with Rear and Right-Side Engine Access
Hydrostatic Drive System with High Torque Hydraulic Motors (HTT)
12 Volt Electrical System with Replaceable Fuses
Electronic-Controlled Throttle Pedal
Hydraulic Forward/Reverse Motion Pedal
Rear Hydraulic Power Steering
E-Coat Paint for Maximum Corrosion Prevention in Princeton Blue with Grey Trim
ANSI Certified Rollover Protection System/Falling Object Protection System Overhead Guard (ROPS/FOPS OHG) And Spacious, Ergonomic, High-Visibility Center-Seated Operator Compartment
Ergonomically Placed Hand Holds for Safe Ingress/Egress (In and Out) Of Operator's Compartment
See Through Tinted Weather Shield
Cushioned Operator's Seat
Two Forward and One Rear LED Work Lights
Two-Stage Vertical Lift Mast with 5" Total Side Shift And +10°/-8° (Fwd/Rear) Mast Tilt
Two Hydraulically Operated Telescoping Stabilizers
Manual Switch-Operated Hydraulic Differential Traction (Diff-Lock) Control
Manual Switch-Operated Electrical Parking Brake
Drive Control Interlock Seat Belt with High Visibility Orange Webbing, Equipped with Seat Presence Alarm
LED Amber Strobe Light
Audible Backup Alarm
DOT Red and White Conspicuity Safety Tape
Rear Transport LED Lighting
Industry Proven Frame Hooks for EZ Hitch"® Mounting System
Transport Securing Safety Chains

** Sourcewell Contract # 091520-MCF**

Prepared By:Gary Mason
817-269-6106
gary.mason@eqdepot.com

Remote Ground Mount+ (RGM+, Delayed 2022 Release)
Conformance To ANSI/ITSDF B56.14 For Truck Mounted Forklifts

Load Handling	Side Shift - 5"
Load Backrest	Standard
Forks	Pallet - 48" x 4" x 1.75" - Class II
Mounting System	No Mounting System
Tires	31" 8-Ply - R1
Warning Light	LED Amber Strobe
Paint	Standard - Princeton Blue with Grey Trim

Other Included Equipment & Accessories

Delivery: Have 4 available currently, early February 2024. Subject to chand, and or prior sale!

Total Equipment And Accessories Each $ 71,891.51

Plus all taxes if applicable!

** Sourcewell Contract # 091520 **

Total Price : $ 71,891.51

Plus all taxes if applicable!

Prices, Payments, Interest: Applicable taxes, freight, installation and documentation/filing fees are extra. Payment terms are NET 10 DAYS. All overdue amounts bear a finance charge of 1 1/2% per month.

Finance & Lease Terms:

Available upon request!

Prepared By:Gary Mason
817-269-6106
gary.mason@eqdepot.com

Other companies talk about performance. We guarantee it. Here's our pledge and promise to be the best service company in the industry. Period.

RESOLUTION

Have a concern? Not for long. Our employees are empowered to solve customer concerns on the spot. If you are still not satisfied, it's elevated to the regional leader for immediate attention and resolution.

SERVICE

Ready to roll 24/7/365 days a year and backed by a 4-hour emergency response time, or the first hour of labor is on us. Plus, free loaners on forklift and aerial lift repairs if we fail to fix it right the first time or by the time promised.

PARTS

All parts purchased from us are guaranteed for 6 months.

RENTALS

Rental equipment will be delivered on-time as promised or delivery is free.

30 DAY BUYBACK

If the new equipment fails to perform as promised and you're not satisfied, we'll buy it back. It's that simple.

EQUIPPED TO SERVE™

Prepared By:Gary Mason
817-269-6106
gary.mason@eqdepot.com

ACCEPTANCE

BUYER AGREES THAT ACCEPTANCE OF SELLER'S QUOTATION HEREIN (THE "QUOTE") SHALL BE MADE EITHER BY (A) EXECUTING IN THE APPROPRIATE SPACE BELOW AND RETURNING THE EXECUTED DOCUMENT TO SELLER, (B) BUYER'S PURCHASE OF SERVICES OR EQUIPMENT, IN WHOLE OR IN PART, FROM THIS QUOTE, OR SELLER'S COMMENCEMENT OF ANY WORK IN FULFILLMENT OF BUYER'S ORDER, IN WHOLE OR IN PART, FROM THIS QUOTE, (C) ELECTRONIC ACCEPTANCE, OR (D) ANY OTHER MEANS INDICATING BUYER'S WILLINGNESS TO ORDER SERVICES OR EQUIPMENT, IN WHOLE OR IN PART, FROM THIS QUOTE.

BY ACCEPTING THIS QUOTE, BUYER UNCONDITIONALLY ACCEPTS AND AGREES TO BE BOUND BY THE PROVISIONS ON THE REVERSE SIDE HEREOF, WHICH INCLUDES SELLER'S TERMS AND CONDITIONS, ALL OF WHICH ARE INCORPORATED BY REFERENCE INTO THIS QUOTE FOR ALL PURPOSES. THIS QUOTE, INCLUDING ALL ASPECTS OF BUYER'S PURCHASE OF SERVICES OR EQUIPMENT FROM SELLER, SHALL BE GOVERNED BY AND SUBJECT TO THE PROVISIONS FOUND ON THE REVERSE SIDE HEREOF.

ACCEPTED BY SELLER

Gary Mason — NAME
Princeton — TITLE
Sales Specialist

X Gary Mason — SIGNATURE
10-3-2023 — DATE:

ACCEPTED BY BUYER

X [redacted]
COMPANY

X [redacted] — NAME
X [redacted] — TITLE (Authorized officer or representative required)

X [redacted] — SIGNATURE
X [redacted] — DATE
PO # [redacted] If Required

This quotation shall become a contract only upon signature by the Sales Manager or General Manager at Equipment Depot's business offices. (Rev. 7-2019)

Prepared By:Gary Mason
817-269-6106
gary.mason@eqdepot.com

TERMS AND CONDITIONS AGREEMENT ("AGREEMENT")

1. DEFINITION. "Buyer" means the party identified on the reverse side of this Agreement that is purchasing certain equipment and/or services from Seller. "Seller" means Equipment Depot

2. QUOTATION. This quotation is an offer to sell certain equipment ("Equipment") or services ("Services") as described in this quote to Buyer and is tendered by Buyer for acceptance by Seller. This quotation can only be a binding offer if signed by the General Manager or General Sales Manager at the branch of Seller's sales and service office stated herein. Upon said acceptance, this Agreement shall be effective after and shall survive (i) delivery of the Equipment or completion of Services, as applicable, and (ii) the signing of any additional security agreement relating to Equipment. If the terms hereof conflict with any such security agreement, the terms of the latter shall control.

3. SHIPMENT. Unless otherwise agreed in writing, all prices are for material packed for domestic shipment and for delivery F.O.B. factory or point of shipment. Shipping dates are approximate and based on prompt receipt of all necessary information. Notwithstanding anything to the contrary, all risk of loss for the Equipment shall be upon the Buyer from point of shipment. Buyer shall pay all transportation and delivery charges to final destination.

4. PRICES. Prices quoted herein are based on present costs. Prices are subject to increase by Seller at any time prior to commencement of Services, or delivery in respect of all or any portion of the Equipment, on order for scheduled commencement or delivery more than six (6) months from order date, to the extent necessary to cover Seller's increased costs applicable thereto.

5. PAYMENT. Partial shipments may be made and payments therefor shall become due in accordance with the terms hereof. Finance charges are subject to rates in effect at time of delivery of Equipment. The terms of sale herein are subject to credit approval and Seller may at any time prior to commencement of Services or delivery of Equipment modify the terms of payment originally specified to assure prompt payment for the Services and/or Equipment ordered.

6. TAXES. The amount of taxes stated on the face hereof, if any, is approximate only. Buyer is liable for the full amount of taxes applicable to or as a result of this transaction, exclusive of franchise taxes and taxes measured by the net income of Seller. Buyer shall pay the amount of all such taxes as at any time requested by Seller as if originally added to the price. If Seller pays such taxes, Buyer shall reimburse Seller therefor.

7. SECURITY INTEREST AND DEFAULT. Seller shall retain a security interest in Equipment until the total selling price, including taxes, delivery and other charges, is paid in full by Buyer. Buyer agrees to sign and deliver to Seller any additional security interest and UCC documents required by Seller and agrees to do such other acts and execute such other instruments as Seller may request to give Seller a valid security interest in the Equipment.

If Buyer fails or refuses to accept delivery of the Equipment and parts ordered hereunder or shall default in the performance of any of the terms, covenants and conditions of this Agreement, Seller may retain the cash deposited or paid to it and the Equipment accepted by it on account of the sale price, if any, and apply the same toward payment of its damages. If the Equipment has been delivered to Buyer at the time of default, Seller may declare the full amount due and payable without notice or demand and may repossess the Equipment. Repossession and disposition of the Equipment, and suit for any deficiency, shall be pursuant to applicable laws. The remedies provided herein in favor of Seller shall not be deemed exclusive, but shall be cumulative and shall be in addition to all other remedies available to Seller's at law or in equity.

8. WARRANTY. The manufacturer's warranty for Equipment in effect at the time of sale confirmation for the Equipment shall apply. Seller makes no representations or warranties of any kind or character as to the Equipment, and hereby disclaims all warranties or representations, expressed or implied, including but not limited to the warranties of fitness for any particular purpose, merchantability, quality, design or condition of the Equipment, or conformity to models or samples.

9. DELAYS. Seller shall not be liable for loss or damage due to delay in delivery or manufacture of the Equipment, or commencement or completion of Services, resulting from any cause beyond Seller's reasonable control, including but not limited to, compliance with any regulations, orders, or instructions of any federal, state or municipal government or any department or agency thereof, acts of God, acts or omissions of Buyer, acts of civil or military authority, fires, strikes, factory

shutdowns or alterations, embargoes, war, riot, delays in transportation or Seller's inability to obtain necessary labor, manufacturing facilities or materials from the Seller's usual sources; and any delays resulting from any such cause shall constitute a waiver of all claims for damages. **IN NO EVENT SHALL BUYER OR SELLER BE LIABLE FOR ANY INDIRECT, SPECIAL OR CONSEQUENTIAL LOSS OR DAMAGES, INCLUDING BUT NOT LIMITED TO LOSS PROFITS AND LOSS REVENUE, EVEN IF INFORMED OF THE POSSIBILTY OF SUCH DAMAGES, HOWEVER SAME MAY BE CAUSED.**

10. CANCELLATION. Buyer may cancel its order, reduce quantities, revise specifications or scope or extend schedules only by agreement by Seller in its sole discretion. In the event of such agreement, Buyer shall be liable for reasonable and applicable charges which shall include but not be limited to restocking fees, freight charges, cancellation charges, demobilization costs, or other similar charges, and shall also take into account expenses already incurred or to be incurred by Seller and commitments made by Seller, and Buyer shall indemnify Seller against any losses resulting therefrom.

11. ENTIRE AGREEMENT AND APPLICABLE LAW. The rights and obligations of Seller and Buyer under any order placed pursuant hereto shall be governed by the laws of the state of Tx. The provisions hereof are intended by Buyer and Seller to be the entire agreement pertaining to the subject matter hereof, and supersede all prior agreements, understandings, negotiations and discussions, whether oral or written, of the parties hereto pertaining to the subject matter hereof. No waiver, modification or addition to any of the terms hereof shall be binding on Seller unless made in writing by the General Manager or the General Sales Manager at Seller's branch as stated herein. In the event of conflict between a service agreement or Buyer's purchase order and the terms hereof, the latter shall control.

12. TITLE. Title to the Equipment shall not pass to Buyer until the purchase price has been paid in full. In the event of non-payment within sixty (60) days after delivery, Seller reserves the right to repossess the Equipment and to charge a reasonable sum for the use thereof during the period from delivery to repossession.

13. ENFORCEABILITY. If any part or provision of this Agreement is declared invalid by a competent authority, such declaration shall not have the effect of invalidating or voiding the remainder of this Agreement. The parties agree that the part(s) of this Agreement so held to be invalid, void or unenforceable shall be modified to the extent required to make it enforceable, or, if necessary, the Agreement shall be deemed to be amended to delete the unenforceable part or provision, and the remainder shall have the same force and effect as if such part or provision had never been included herein.

(Rev. 7-2019)

Technical Specifications

Princeton PB55+

PIGGYBACK®



PB+

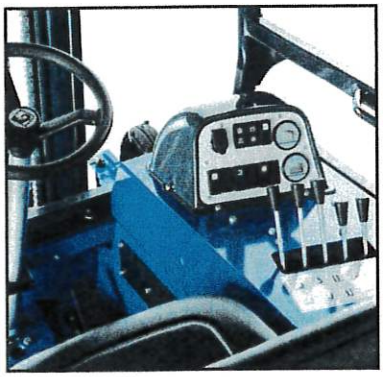
PRINCETON DELIVERY SYSTEMS®

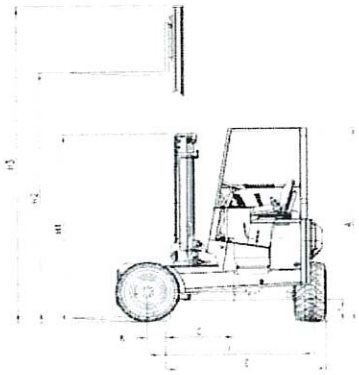
TIER 4 FINAL Compliant

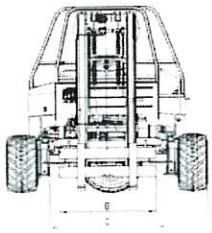
3 of 4

Princeton PB55+ Technical Specifications









	Model	PB55+
	TYPE	Standard
1	CAPACITY @ 24" LOAD CENTER	5500 lbs
2	DIESEL ENGINE	56 HP Kohler
3	ENGINE EMISSION COMPLIANCE	EPA Tier4 Final
4	MAXIMUM RPM	2700 RPM
5	ELECTRICAL SYSTEM	12 Volt
6	DRIVE WHEELS	3
7	STEERING	Hydrostatic
8	TIRE TYPE	31 x 15.5 - 15 8-Ply (TG) 31 x 15.5 - 15 8-Ply (TG)
9	TIRE OUTSIDE DIAMETER	31"
10	TIRE WIDTH	15.5"
11	MAXIMUM SPEED	7 mph
12	MAXIMUM GRADABILITY	30%
13	TURNING RADIUS	86"
14	UNLADEN WEIGHT	6280 lbs 10'
14a	UNLADEN WEIGHT (OPTIONAL)	6400 lbs 12'
15	WORKING PRESSURE (ATTACHMENTS)	2500 psi
16	TILT OF MAST (FORWARD/BACKWARD)	10° / 8°
17	SIDESHIFT	5"
18	FORK SECTION	45 x 4 x 1.75"
19	MAST CARRIAGE TRAVEL	25"
A	HEIGHT TO TOP OF CANOPY	101"
B	FORK CARRIAGE WIDTH (CLASS)	48.25" (II)
C	FRAME OPENING	57.75"
D	OVERALL WIDTH	101"
E	OVERHANG	80"
F	WHEELBASE	77.5"
G	CENTER OF GRAVITY (FROM FORK FACE)	26.5"
H1	LIFT HEIGHT	120"
H2	MAST HEIGHT - COLLAPSED	97.25"
H3	MAST HEIGHT - RAISED	157"
H1a	LIFT HEIGHT	144"
H2a	MAST HEIGHT - COLLAPSED	109.25"
H3a	MAST HEIGHT - RAISED	181"
J	GROUND CLEARANCE	11"
K	FACE OF FORK TO CENTER OF FRONT TIRE	9"
L	ANSI STANDARD	B56.14

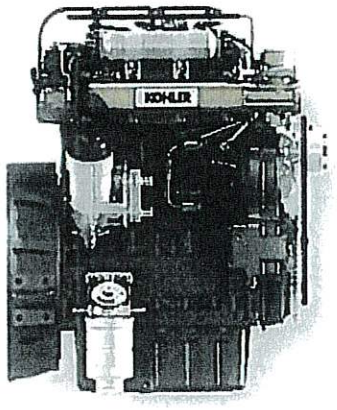
The above specifications are not binding upon the manufacturer and may be changed without prior notice.
High Torque Transmission (HTT) option available - increases torque by 30%*
Weights may vary, depending on tire and/or fork options

*HTT equipped models will have a reduced maximum ground speed

For more information, contact your local PiggyBack Dealer

PRINCETON DELIVERY SYSTEMS®
Princeton Delivery Systems
12233 Williams Road
Perrysburg, OH 43551 USA
tel 1.800.331.5851
www.piggy-back.com

KOHLER. | Relentless Power. Legendary Performance.



Kohler Diesel KDI Electronic Common Rail

KDI1903TCR

With advanced features like the common rail, 4-valve head, turbocharger, electronic cooled EGR, turbocharger, oil control system and diesel-oxygenated catalyst (DOC). KOHLER Diesel KDI common rail engines do not have a DPF - lowering operating costs and maintenance. Discover the long-lasting performance of KOHLER Diesel KDI

HP	Shaft	Cylinders	Cooling	Fuel Type	Status
56	Horizontal	Three	Liquid	Diesel	Current

Professional Grade Design.

With powerful features and extensive programming of the ECU, KOHLER KDI Electronic Common Rail engines run so clean they do not require a DPF - lowering operating costs and lessening maintenance. Discover the quiet, long-lasting performance of KDI

User-Friendly Maintenance.

- No DPF service
- One side service
- 500 hour oil change intervals

High Power Performance.

- Turbocharger
- High-pressure common rail (2000 bar)
- 4 valves per cylinder
- Up to 300 Nm of torque at 1500 rpm

Increased Efficiency.

- Advanced common rail direct injection system

Quiet, Smooth Operation.

- Hydraulic valve lifters
- Controlled combustion with multiple injections per cycle
- Straight tooth gear reduced pitch
- Liquid-cooled

Reliability and Long Life Design.

- Cast iron crankcase with vibration-absorbing bed plate

- No Diesel Particulate Filter (DPF)
- Close-circuit crankcase breather

Engine Uses

Engine Type:

Four-stroke in-line, cast iron block, high pressure common rail, waste-gate turbocharger, no DPF

Model	***Diesel KDI1903TCR***
J1940 Power hp(kW) [1]	56 (42)
Displacement cu in (cc)	113.5 (1861)
Bore in (mm)	3.5 (88)
Stroke in (mm)	4 (102)
Peak Torque lbs. ft (Nm)	165.9 (225)
Compression Ratio	NA
Dry Weight lbs (kg)	512.6 (233)
Oil Capacity U.S. quarts (L)	8.9 (8.5)
Lubrication	Full Pressure
Dimensions L x W x H in	23.5 x 20.5 x 26.16

[1] Power (hp) and Torque (lbs ft) specifications for Kohler general purpose engines are rated pursuant to Society of Automotive Engineers (SAE) J1940 based on gross output testing performed according to SAE J1995 without the air cleaner and muffler. Actual engine power and torque are lower and affected by accessories (air cleaner, exhaust, charging, cooling, fuel pump, etc.), application, engine speed, ambient operating conditions (temperature, humidity and altitude) and other factors. This J1940 / J1995 rating provides consistent measurement to customers who may want to control the intake and exhaust features of the engine. For more information, contact Kohler Co. Engine Engineering Department. Kohler Co. reserves the right to change product specifications, designs and standard equipment without notice and without incurring obligation.

Life Connected.

Purchasing
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Ryan Quigley, Purchasing Agent
CC: Andrew Figueroa, Director of Public Works
Date: November 14, 2023
Re: FY 24 Equipment Purchase Stormwater Department

Action Requested:
Consider and act to purchase a trailer for the Stormwater Department from Interstate Trailers through a cooperative contract with Buyboard for an amount not to exceed $42,698.30. (Quigley)

Background Information:
Staff recommends the purchase of a new Interstate trailer, Model 40DLA, for the Stormwater Department. The is an enhancement to the fleet (MB-634). The additional trailer will be used on a daily basis to carry an excavator and not require switching out with the streets department, thereby creating greater efficiency.

The City maintains an executed Interlocal Agreement with the above cooperative agency. Chapter 271 of the Local Government Code authorizes cooperative purchases. Use of the contracts satisfies the competitive bidding requirement while saving time and funding in the development of specifications and duplication of work during the process.

Legal Review:
N/A

Supporting Documents:
1. PW Trailer_Interstate_42698.30

Financial Consideration:
Funding is available in the current budget. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:

Staff recommends approval.

INTERSTATE TRAILERS, INC.

Phone: 1-800-433-5384
Fax: 1-817-453-5445

Quotation No: 4101623-5BB
Date: 10/16/2023

Dealer: ***City of Celina***
10165 County Rd. 106
Celina, Texas 75009
Bus: (972) 385-2682
Email: jsmith@celina-tx.gov

Salesman: Treye Phelps
Terms: Net due 10 days
Delivery: 30 weeks

BUYBOARD 687-22

Interstate model 40DLA - Standard Specification

General description:	40,000 lb. capacity tag-along trailer with beavertail & ramps.
Load capacity:	40,000 lbs. at 65 M.P.H. (G.V.W.R. 47,600 lbs.)
Overall length:	30'-0"
Deck length:	24'-0" (19'-0" flat deck + 5'-0" beavertail)
Deck width:	8'-6"
Deck height:	36" unloaded
Frame construction:	Pierced mainbeam construction with one piece interlocking crossmembers. Mainbeams: W14" x 22 lbs. per ft., grade 50 Hi-tensile. Crossmembers: 6" I-beam x 3.9 lbs per ft., grade 50 Hi-tensile on 22" centers. 3/16" steel fabricated knee bracing on every other x-member. Siderails: C8" x 11.5 lbs. per ft. Grade 50 Hi-tensile.
Headboard:	8" channel, full width of trailer.
Decking:	2" nominal oak secured to cross-members with 5/16" torque screws.
Standard paint:	Black Urethane (Optional colors available) Rust prohibitive undercoating.
Suspension:	Hutch 9700 multi-point spring with radius rod axle tracking adjustment, 44,000 lb. capacity.
Axles:	(2) 22,500 lb. capacity with oil bath hubs.
Brakes:	12-1/4" x 7-1/2" air with "Wabco" anti-lock braking system and spring parking brakes.
Wheels:	8 hole, hub piloted steel disc.
Tires:	215/75R17.5, (H)
Ramps:	60" x 22" wood-filled with spring assist.
Jack:	25,000 lb. 2 speed, side crank.
Hitch:	4 position cast steel pintle eye, 1-5/8" stock, 3" I.D.
Tie downs:	(8) heavy duty D-rings, 4 per side.
Lights:	12 volt DOT & ICC approved. All lights are LED type and flush mounted in rubber grommets. Wiring is run in flexible neoprene jacket and modular in design. 7 way plug.

Standard Unit, Dealer Net: $25,198.00

Factory Installed Options:

Note: Optional equipment may change standard specifications.

☑ 6'-0" beavertail::	$435.00	☑ Additional deck length:	9	ft. @ $435.00 per ft.
☑ 235/75R17.5, (H) tires:	$780.00	☑ Additional tie down rings:	16	@ $55.00 each
☑ Lockable tool box lid:	$346.00	☐ Stake pockets & rubrail:		$750.00
☑ Spare tire & wheel:	$596.00	☑ Amber strobes:		$613.00
☑ Spare tire carrier:	$300.00	☑ Bucketplate on beavertail:		$602.00
☑ Dual Elec/Hyd landing gears:	$4,225.00	☑ 7' x 3' air assisted ramps:		$4,400.00
☐ Angle iron traction on ramps: N/C		Additional deck length required w/air ramps		
☐ Self-cleaning traction dovetail: N/C				

Misc. options:	**Price:**
☑ State Inspection	$ 150.00
☑ (2) ea. 15" x 13" x 48" Underbody toolboxes	$ 1,374.00
☑ (2) ea. Side steps, one each side	$ 650.00
☑ BuyBoard Discount	$ (2,215.70)

NOTES:

BuyBoard 687-22

28' flat
6' beavertail
Paint Black

12 ea. D-rings per side
Every 2'
Ramps with steel tips tapered
to Zero degrees

Quotes good for 15 days unless otherwise stated and do not incld. F.E.T., state taxes or licensing fees.

Sub Total:	42,248.30
Freight:	450.00
Total net F.O.B. dealership:	**$ 42,698.30**

Life Connected.

Purchasing
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Dawn Berry, Purchasing Director
CC: John Cullison, Police Chief
Date: November 14, 2023
Re: FY 24 Upfitting Police Vehicles

Action Requested:
Consider and act to purchase outfitting equipment and installation services for previously ordered Police Department vehicles from various vendors through cooperative contracts with Buyboard, DIR, and Tarrant County for an amount not to exceed $445,946.97. (Sutton)

Background Information:
Staff requests authorization to purchase police vehicle outfitting equipment and installation services for the Police Department. The City Council previously authorized the vehicle purchases in September and October of 2023. The equipment and installation services will be obtained through the following vendors and cooperative contracts.

Item Description	Unit/Item Numbers	Vendor	Contract	Quote	Price
Tahoe Upfitting (4)	0507/0508/512/527	Defender Supply	Tarrant County #2022-200	#37235	$ 112,567.00
F150 Upfitting (3)	8501/8502/FY23 Midyear Enhancement	Defender Supply	Tarrant County #2022-200	#37249	$ 79,800.00
F150 Upfitting (4)	0503/0504/0505/0506	Defender Supply	Tarrant County #2022-200	#37250	$ 106,400.00
Traverse Upfitting (2)	501/518	Defender Supply	Tarrant County #2022-200	#37251	$ 12,000.00
Radar Mount/ Brackets	0507/0508/512/527/8501/8502/0503/0504/0505/0506/FY23 Midyear Enhancement	Stalker Concepts	BuyBoard 703-23	#2079307	$ 2,837.88
Radar/ Cabling/ Speed Modules	512/527/0503/0504/0505/0506/0507/0508/8501/8502/FY23 Midyear Enhancement	Stalker Concepts	BuyBoard 703-23	#2078209/ #2079086	$ 11,229.22
Radios	0503/0504/0505/0506/512/527	Motorola	DIR-TSO-4101	#2361284	$ 48,037.86
Laptops/ Docks/Cradle Points	0507/0508/512/527/0503/0504/0505/0506	GTS Tech Solutions	DIR-CPO-4751/ DIR-TSO-4025	#QT0104194 / QT0104212	$ 52,767.28
Laptops/ Docks	8501/8502/FY23 Midyear Enhancement	GTS Tech Solutions	DIR-TSO-4025	#QT0102346	$ 12,597.06
Cradlepoints	8501/8502/FY23 Midyear Enhancement	GTS Tech Solutions	DIR-CPO-4751	#QT0102426	$ 7,190.67
Chargers/Cradles	8501/8502/FY23 Midyear Enhancement	Tyler Technologies	N/A	#2023-427655	$ 520.00
				TOTAL	$ 445,946.97

The City maintains an executed Interlocal Agreement with the cooperative agencies listed above. Chapter 271 of the Local Government Code authorizes cooperative purchases. Use of the contracts satisfies the competitive bidding requirement while saving time and funding in the development of specifications and duplication of work during the process.

Legal Review:
N/A

Supporting Documents:
1. Tahoe Upfitting (4) #37235
2. F150 Upfitting (3) #37249
3. F150 Upfitting (4) #37250
4. Traverse Upfitting (2) #37251
5. Radar Mounts and Brackets #2079307
6. Radar-Cabling-Speed Modules #2079086
7. Cabling - Speed Modules #2078209
8. Radios #2361284
9. Laptops -Docks -Cradle Points #QT0104194 #QT0104212
10. Laptops - Docks #QT0102346
11. Cradlepoints #QT0102426
12. Chargers and Cradles #2023-427655

Financial Consideration:
Funding is available in the current budget. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:
Staff recommends authorizing the purchases as presented.

FY 24 Tahoe

DEFENDER SUPPLY™

845 FM 407 W
Argyle, TX 76226

Date	9/30/2023
Estimate #	37235
Estimate By	George Severe
	george@defendersupply.c...
	903-771-0845



Bill To

Celina TX PD
110 North Colorado
Celina, Texas 75009

Customer Contact	Alex Jones
Customer Phone	972-382-2121
Customer E-mail	ajones@Celina-tx.gov

2024 Chevrolet Tahoe 9... | Vehicle Base Color - Black

Description	Qty	Price	Total
parts are for Customer Supplied 2024 Chevrolet Tahoe 9C1 RWD's - #'s			
ht Bar Patrol Units - Customer PO #			
stomer PO # for $112,567.00 for (4) Four Units Parts & Up			
lina TX PD - WO #			
ntact Info:			
x Jones #593 trol Officer lina Police Department) N Colorado St. Celina, TX 75009 ice: 972.382.2121 X: 972.382.3879 w.celina-tx.gov nes@celina-tx.gov			
ergency Equipment is Purchased Through Defender Supply using e Tarrant County Cooperative Contract # 2022-200			
ch: On the Cencom Controller where the "Howler" normally is, please gram a "Front Flash" button there please. Thanks, George			
fender Supply TAHOE Light Bar Package 1 - Whelen 54" Legacy CanX DUO Lightbar with Integrated Traffic Advisor and Full Across ce Down/Alley Lighting, Cruise, Photo Cell Low Power (R/W, B/W Font d Side, R/A, B/A Rear) with Strap Kit, 100 Watt Speaker and Bracket, re Controller, Sync Module, Expansion Module, Power Distribution d Main Harness. Includes Installation.	4	5,152.00	20,608.00
ckout Module for 2020 Tahoe	1	420.00	420.00
tallation of Above Blackout Module	2.5	125.00	312.50

Final sale amount may be subject to state and local sales tax. PLEASE NOTE: Once this estimate has been approved, either by signature on this form, written approval referencing the estimate number or the issuance of purchase order, any changes or cancellations of parts made by the customer are subject to a 25% restocking fee. Any addtional customer-requested parts/services will be added to the total amount of the sale.

** All customer supplied equipment is assumed to be either brand new in box or bench tested and fully functional with all necessary vehicle specific cables and brackets – troubleshooting and/or repairing inoperable or incomplete customer supplied equipment will be subject to our normal labor rate of $125/hour **

Vehicle & Emergency Equipment Total

Signature

DEFENDER SUPPLY™

845 FM 407 W
Argyle, TX 76226

Date	9/30/2023
Estimate #	37235
Estimate By	George Severe
	george@defendersupply.c...
	903-771-0845



Bill To
Celina TX PD 110 North Colorado Celina, Texas 75009

Customer Contact	Alex Jones
Customer Phone	972-382-2121
Customer E-mail	ajones@Celina-tx.gov

2024 Chevrolet Tahoe 9...	Vehicle Base Color - Black

Description	Qty	Price	Total
fender Supply TAHOE Steel Textured Coating Push Bumper. Includes pping and Installation.	1	634.50	634.50
fender Supply Push Bumper Lighting Package - Includes 6, Tri Color per LED Light Heads (R/B/W), 4 Forward Facing and 2 Side Facing n 45° Brackets. Progressing Flash Patterns with Slide Switch, Take wn, Alley, Low Power and Cruise Functions Available (Core/Carbide ly). Includes Installation.	4	1,236.75	4,947.00
fender Supply License Plate Lighting Package -Includes 2, Rear cing Tri Color Super LED Light Heads (R/B/W), Mounted Horizontally Each Side of License Plate. Progressing Flash Patterns with Slide itch, Cruise, Tail/Brake, Reverse White Functions Available re/Carbide Only). Includes Installation.	4	588.50	2,354.00
fender Supply Front Cabin Dome Light - Includes 1, 3' Round d/White Dome Light with Switch. Includes Installation.	4	227.25	909.00
stix Plus Chevy Tahoe "Shorty with Lock" "Mid Width" Center Console .5" wide). Includes Arm Rest Pad, (1) Aftermarket 12v Plug & B/USB-C Extension Plug.	4	1,274.50	5,098.00
to Desk Magnetic Console Mic Clip			
ludes Shipping & Installation.			
xtra 12 Volt Power Outlets, Mounted to the Passenger Side of the nsole	4	146.00	584.00
fender Supply Dual Tone Siren Package for Core. Includes Amp, 100 tt Speaker, Bracket. Includes Installation.	4	662.50	2,650.00
ch: Please make headlights & taillights flash.			

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Vehicle & Emergency Equipment Total

Signature

DEFENDER SUPPLY™

845 FM 407 W
Argyle, TX 76226

Date	9/30/2023
Estimate #	37235
Estimate By	George Severe
	george@defendersupply.c...
	903-771-0845



Bill To
Celina TX PD 110 North Colorado Celina, Texas 75009

Customer Contact	Alex Jones
Customer Phone	972-382-2121
Customer E-mail	ajones@Celina-tx.gov

2024 Chevrolet Tahoe 9...	Vehicle Base Color - Black

Description	Qty	Price	Total
stomer Supplied Radio Information ice Radio Make & Model: Motorola APX 8500 All-Band P25 r 2 Piece Radio Unit: 2-Piece ntrol Head Info: 05 :quency Used: Customer Supplied Antenna & Coax		0.00	0.00
stomer Supplied Docking Station			
fender Supply Computer Mount; Console. Includes Installation.	4	441.75	1,767.00
Spotlight, Fender or Mirror Lights			
fender Supply Running Board Lighting - Includes Four Dual Color ɔer LED Light Heads (4x R/W/B), 2 on Each Running Board. ıgressing Flash Patterns with Slide Switch, Alley, Low Power and ıise Functions Available (Core/Carbide Only). Includes Installation.	4	949.00	3,796.00
fender Supply Rear Side Window Lighting Package - Includes Two Tri lor Super LED Light Heads (R/B/W) Mounted 1 on Each Rear Side ıdow. Progressing Flash Patterns with Slide Switch, Alley, Low Power ł Cruise Functions Available (Core/Carbide Only). Includes tallation.	4	482.50	1,930.00
fender Supply TAHOE Traffic Advisor Package	4	1,571.25	6,285.00
Eight Dual Color Module Super LED Full Function Light Stick (R/A, ı) with Progressing Flash Patterns with Slide Switch, Cruise, Low ıver Functions Mounted on Rear Hatch Behind Glass with Vehicle ɔcific Shroud and Brackets. ...			
Dual Color Super LED Light Heads (R/B), Mounted Horizontally der The Hatch on Each Corner, Rear Facing When Open. Includes tallation.			

Final sale amount may be subject to state and local sales tax. PLEASE NOTE: Once this estimate has been approved, either by signature on this form, written approval referencing the estimate number or the issuance of purchase order, any changes or cancellations of parts made by the customer are subject to a 25% restocking fee. Any addtional customer-requested parts/services will be added to the total amount of the sale.

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Vehicle & Emergency Equipment Total

Signature

DEFENDER SUPPLY™

845 FM 407 W
Argyle, TX 76226

Date	9/30/2023
Estimate #	37235
Estimate By	George Severe
	george@defendersupply.c...
	903-771-0845



Bill To
Celina TX PD 110 North Colorado Celina, Texas 75009

Customer Contact	Alex Jones
Customer Phone	972-382-2121
Customer E-mail	ajones@Celina-tx.gov

2024 Chevrolet Tahoe 9...	Vehicle Base Color - Black

Description	Qty	Price	Total
fender Supply Tail Light Hide-Away Lighting Package -Includes 2, al Color Super LED Light Heads (1x R/W, 1x B/W) Inserted in the verse Section of the Tail Lights. Cruise, Low Power and White in verse Function Available (Configuration 2 Core/Carbide Only). ludes Installation.	4	407.50	1,630.00
⊦Gard Single Compartment, Pro-Cell, 1/3 Partition, w/ Passenger e Only Outboard Seat Belts.	4	3,575.00	14,300.00
ɜ P1300 Pro-Cell Prisoner Containment System is a great solution for ɜts who need to achieve total prisoner containment during transports.			
fender Supply Surface Mount Dual Weapon Universal Cuff Lock with ɜecond Timer, Switch, Defender Supply Gunlock Wire Harness. ludes Installation. Mounted on Partition Wall in Rear Seat Area.	4	563.75	2,255.00
fender Supply Rear Seat Dome Light - Includes (2) Two 3" Round d/White Dome Lights Mounted Over Rear Driver and Passenger Side ɜt with Independent Switches Mounted on the C-pillar for each responding Side. Includes Installation.	4	329.50	1,318.00
	8		0.00
ıelen Smoke Grey Lens for Legacy Lightbar (Need 2)	8	150.00	1,200.00
ıelen Smoke Grey Divider Lens for Legacy Lightbar (Need 2)	8	12.00	96.00
ıelen Smoke Grey Optic Cut Center Lens for Legacy Lightbar (Need	4	110.00	440.00
ıelen Perimeter Enhancement Surface Mount Light with Black Flange, ɔer-LED in Steady White - Mounted on Center of Rear Hatch tallation of Above Light Bar Lens & Rear Cargo Light	4 10	147.00 125.00	588.00 1,250.00
tallation of 795 Opticom/Emitter and bracketry on the Outside of the htbar.	4	1,888.75	7,555.00

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Vehicle & Emergency Equipment Total

Signature

DEFENDER SUPPLY™

845 FM 407 W
Argyle, TX 76226

Date	9/30/2023
Estimate #	37235
Estimate By	George Severe
	george@defendersupply.c...
	903-771-0845



Bill To
Celina TX PD 110 North Colorado Celina, Texas 75009

Customer Contact	Alex Jones
Customer Phone	972-382-2121
Customer E-mail	ajones@Celina-tx.gov

2024 Chevrolet Tahoe 9...	Vehicle Base Color - Black

Description	Qty	Price	Total
fender Supply custom installation for the following:	4	3,910.00	15,640.00
t: antity: cement:			
Door Special White Door Paint Service for 2023 Tahoe - *** See stomer Supplied Pictures on WO # 20747-1 for Special Paint Scheme	4	1,000.00	4,000.00
aphics-Design & Install Reflective Graphics for Customer's partment by Mike Glass - Signs Direct @ Defender Supply - Need it #'s	4	890.00	3,560.00
ndow Tint - For Two Front Windows	4	80.00	320.00
ish and Prepare Vehicle for Delivery to Customer	4	100.00	400.00
ic. Shop Supplies	4	30.00	120.00
pping of Above Emergency Parts for Upfit	4	150.00	600.00

Final sale amount may be subject to state and local sales tax. PLEASE NOTE: Once this estimate has been approved, either by signature on this form, written approval referencing the estimate number or the issuance of purchase order, any changes or cancellations of parts made by the customer are subject to a 25% restocking fee. Any additional customer-requested parts/services will be added to the total amount of the sale.

** All customer supplied equipment is assumed to be either brand new in box or bench tested and fully functional with all necessary vehicle specific cables and brackets – troubleshooting and/or repairing inoperable or incomplete customer supplied equipment will be subject to our normal labor rate of $125/hour **

Vehicle & Emergency Equipment Total

Signature

DEFENDER SUPPLY™

845 FM 407 W
Argyle, TX 76226

Date	9/30/2023
Estimate #	37235
Estimate By	George Severe
	george@defendersupply.c...
	903-771-0845



Bill To
Celina TX PD 110 North Colorado Celina, Texas 75009

Customer Contact	Alex Jones
Customer Phone	972-382-2121
Customer E-mail	ajones@Celina-tx.gov

2024 Chevrolet Tahoe 9... | Vehicle Base Color - Black

Description	Qty	Price	Total
tallation of Customer Supplied Equipment	40	125.00	5,000.00
ice Radio - Motorola APX 8500 All-Band P25 (2-Piece)			
ice Radio Speaker			
dio Wiring Harness			
cking Station			
torola Multiplexer w/ Coax Adapters			
S/ WIFI Roof-Mount Antenna			
V-1 Sharkfin Multipurpose Antenna			
adle Point with Power Cables - Mounted in top level of cargo box			
adlepoint Roof Antenna			
on In Car Video System			
ora Printer Dock w/ Power Cable			
foot long CAT5 Ethernet Cables			
alker Radar System			
stomer to Pick Up Vehicle(s)			

Final sale amount may be subject to state and local sales tax. PLEASE NOTE: Once this estimate has been approved, either by signature on this form, written approval referencing the estimate number or the issuance of purchase order, any changes or cancellations of parts made by the customer are subject to a 25% restocking fee. Any additional customer-requested parts/services will be added to the total amount of the sale.

** All customer supplied equipment is assumed to be either brand new in box or bench tested and fully functional with all necessary vehicle specific cables and brackets – troubleshooting and/or repairing inoperable or incomplete customer supplied equipment will be subject to our normal labor rate of $125/hour **

Vehicle & Emergency Equipment Total

Signature

DEFENDER SUPPLY™

845 FM 407 W
Argyle, TX 76226

Date	9/30/2023
Estimate #	37235
Estimate By	George Severe
	george@defendersupply.c...
	903-771-0845



Bill To
Celina TX PD 110 North Colorado Celina, Texas 75009

Customer Contact	Alex Jones
Customer Phone	972-382-2121
Customer E-mail	ajones@Celina-tx.gov

2024 Chevrolet Tahoe 9...	Vehicle Base Color - Black

Description	Qty	Price	Total
nes@Celina-tx.gov lina TX PD - Work Order # - Requesting Customer Supplied Parts for ıoe Patrol Units Sir, n being asked by the service department to have your customer ›plied equipment shipped to us. Please mark the box(s) with "WO # " we can get your equipment checked in correctly. I show you are ›plying the following equipment: Police Radio - Motorola APX 8500 All-Band P25 (2-Piece) Police Radio Speaker Radio Wiring Harness Docking Station Motorola Multiplexer w/ Coax Adapters GPS/ WIFI Roof-Mount Antenna 5-IN-1 Sharkfin Multipurpose Antenna Cradle Point with Power Cables - Mounted in top level of cargo box Cradlepoint Roof Antenna Axon In Car Video System Zebra Printer Dock w/ Power Cable 20 foot long CAT5 Ethernet Cables Stalker Radar System ase ship to: fender Supply Parts Department – WO # 5 FM 407 West ıyle, Texas 76226 ice (903) 771-0845 anks, George			

Final sale amount may be subject to state and local sales tax. PLEASE NOTE: Once this estimate has been approved, either by signature on this form, written approval referencing the estimate number or the issuance of purchase order, any changes or cancellations of parts made by the customer are subject to a 25% restocking fee. Any addtional customer-requested parts/services will be added to the total amount of the sale.

** All customer supplied equipment is assumed to be either brand new in box or bench tested and fully functional with all necessary vehicle specific cables and brackets – troubleshooting and/or repairing inoperable or incomplete customer supplied equipment will be subject to our normal labor rate of $125/hour **

Vehicle & Emergency Equipment Total	$112,567.00

Signature _____

DEFENDER SUPPLY

845 FM 407 W
Argyle, TX 76226

Date	10/2/2023
Estimate #	37249
Estimate By	George Severe george@defendersupply.c... 903-771-0845



Bill To
Celina TX PD 110 North Colorado Celina, Texas 75009

Customer Contact	Alex Jones
Customer Phone	972-382-2121
Customer E-mail	ajones@Celina-tx.gov

2023 Ford F-150 Respon...	Thank you for you're continued business!

Description	Qty	Price	Total
All Parts are for Customer Supplied 2023 Ford F-150 Police Responder XL 4WD SuperCrew 5.5" Box Vin #'s CS- CS- CS- Customer PO # for $79,800.00 for (3) Three Units Parts & Up Fit. Celina TX PD - WO # Emergency Equipment is Purchased Through Defender Supply using The Tarrant County Cooperative Contract # 2022-200			
Defender Supply F150 Light Bar Package 1 - Whelen 54' Legacy WeCanX DUO Lightbar with Integrated Traffic Advisor and Full Across Take Down/Alley Lighting, Cruise, Photo Cell Low Power (R/W, B/W Font And Side, R/A, B/A Rear) with Strap Kit, 100 Watt Speaker and Bracket, Core Controller, Sync Module, Expansion Module, OBDII Canport Harness Defender Supply Power Distribution and Main Harness. Includes Installation.	3	4,743.33333	14,230.00
Defender Supply F150 Aluminum Textured Coating Push Bumper. Includes Shipping and Installation.	3	697.00	2,091.00
Defender Supply F150 Textured Coating Heavy Duty Bolt-on Brush Guard Wing Wraps. Includes Shipping and Installation.	3	1,239.25	3,717.75
Plastix Plus F150 FULL SIZE Console with Locking Arm Rest Lid. Includes USB/USB-c extension plug, & Magnetic Console Mic Clips - Includes Installation	3	1,439.75	4,319.25

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** All customer supplied equipment is assumed to be either brand new in box or bench tested and fully functional with all necessary vehicle specific cables and brackets – troubleshooting and/or repairing inoperable or incomplete customer supplied equipment will be subject to our normal labor rate of $125/hour **

Vehicle & Emergency Equipment Total

Signature

DEFENDER SUPPLY™

845 FM 407 W
Argyle, TX 76226

Date	10/2/2023
Estimate #	37249
Estimate By	George Severe
	george@defendersupply.c...
	903-771-0845



Bill To
Celina TX PD 110 North Colorado Celina, Texas 75009

Customer Contact	Alex Jones
Customer Phone	972-382-2121
Customer E-mail	ajones@Celina-tx.gov

2023 Ford F-150 Respon...	Thank you for you're continued business!

Description	Qty	Price	Total
3 Extra 12 Volt Power Outlets, Mounted to the Passenger Side of the Console	3	146.00	438.00
Defender Supply Front Cabin Dome Light - Includes 1, 3' Round Red/White Dome Light with Switch. Includes Installation.	3	227.25	681.75
Defender Supply Dual Tone Siren Package for Core. Includes Amp, 100 Watt Speaker, Bracket. Includes Installation.	3	662.50	1,987.50
Make & Model of Customer Supplied Police Radio - Motorola APX 8500 All-Band P25 Does the Customer Supplied Police Radio need to be “Hot”, Powered all the time or on Ignition - On Ignition Is Customer Supplied Police Radio a One or Two Piece Unit - Two Piece What is the Frequency of Customer Supplied Police Radio - 800Mhz & VHF Customer Supplied Docking Station		0.00	0.00
Defender Supply Computer Mount; Console. Includes Installation.	3	507.50	1,522.50
Defender Supply F150 Headlight Flasher - Headlight Light Flashing Module. Includes Installation.	3	257.50	772.50
Defender Supply Push Bumper Lighting Package - Includes 6, Tri Color Super LED Light Heads (R/B/W), 4 Forward Facing and 2 Side Facing with 45º Brackets. Progressing Flash Patterns with Slide Switch, Take Down, Alley, Low Power and Cruise Functions Available (Core/Carbide Only). Includes Installation.	3	1,237.75	3,713.25
Defender Supply Mirror Lighting Package 1 - Includes Two Tri-Color Super LED Light Heads Mounted Under Mirror (R/B/W) with 180º Light Spread and integrated Alley Function. Includes Installation.	3	1,056.00	3,168.00

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** All customer supplied equipment is assumed to be either brand new in box or bench tested and fully functional with all necessary vehicle specific cables and brackets – troubleshooting and/or repairing inoperable or incomplete customer supplied equipment will be subject to our normal labor rate of $125/hour **

Vehicle & Emergency Equipment Total

Signature

DEFENDER SUPPLY™
845 FM 407 W
Argyle, TX 76226

Date	10/2/2023
Estimate #	37249
Estimate By	George Severe
	george@defendersupply.c...
	903-771-0845



Bill To

Celina TX PD
110 North Colorado
Celina, Texas 75009

Customer Contact	Alex Jones
Customer Phone	972-382-2121
Customer E-mail	ajones@Celina-tx.gov

2023 Ford F-150 Respon... Thank you for you're continued business!

Description	Qty	Price	Total
Defender Supply Rear Side Window F150 Lighting Package - Includes 2 Tri Color Super LED Light Heads (R/B/W), Mounted in Rear Side Glass on Rear Passenger Doors with Brackets. Progressing Flash Patterns with Slide Switch, Alley, Low Power and Cruise Functions Available (Core/Carbide Only). Includes Installation.	3	450.00	1,350.00
Defender Supply F150 Traffic Advisor Package - 1 Eight Dual Color Module Super LED Full Function Light Stick (R/A, B/A) with Progressing Flash Patterns with Slide Switch, Cruise, Low Power Functions Mounted in the Rear Window with Vehicle Specific Shroud and Brackets.	3	1,075.00	3,225.00
Defender Supply License Plate Lighting Package -Includes 2, Rear Facing Tri Color Super LED Light Heads (R/B/W), Mounted Horizontally on Each Side of License Plate. Progressing Flash Patterns with Slide Switch, Cruise, Tail/Brake, Reverse White Functions Available (Core/Carbide Only). Includes Installation.	3	588.50	1,765.50
Defender Supply Tail Light Hide-Away Lighting Package -Includes 2, Dual Color Super LED Light Heads (1x R/W, 1x B/W) Inserted in the Reverse Section of the Tail Lights. Cruise, Low Power and White in Reverse Function Available (Configuration 2 Core/Carbide Only). Includes Installation.	3	317.50	952.50
Setina Rear Seat Cargo Deck with Drawer & Rear Seat Cargo Deck with Drawer & Setina Window Bars for the Ford F150 - Includes Installation	3	3,946.00	11,838.00
Defender Supply Surface Mount Dual Weapon Universal Cuff Lock with 8 Second Timer, Switch, Defender Supply Gunlock Wire Harness. Includes Installation. Mounted on Partition. *** Tech Place Ford Factory Seat in Rear Cargo Bed for Customer ***	3	568.75	1,706.25

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Vehicle & Emergency Equipment Total

Signature

DEFENDER SUPPLY™

845 FM 407 W
Argyle, TX 76226

Date	10/2/2023
Estimate #	37249
Estimate By	George Severe
	george@defendersupply.c...
	903-771-0845



Bill To

Celina TX PD
110 North Colorado
Celina, Texas 75009

Customer Contact	Alex Jones
Customer Phone	972-382-2121
Customer E-mail	ajones@Celina-tx.gov

2023 Ford F-150 Respon... Thank you for you're continued business!

Description	Qty	Price	Total
Defender Supply Rear Seat Dome Light - Includes (2) Two 3" Round Red/White Dome Lights Mounted Over Rear Driver and Passenger Side Seat with Independent Switches Mounted on the C-pillar for each Coresponding Side. Includes Installation.	3	319.50	958.50
Defender Supply Whelen Smoked 54" Light Bar Lens - Includes Installation	3	725.75	2,177.25
Defender Supply Blackout module for F150	3	679.16667	2,037.50
No Bed Cover			
Decked bed storage for Silverado 1500 (19+) w/ 5' 9' bed in Black. Includes Installation	3	1,451.00	4,353.00
(4) Door White Door Paint Service for 2021 Ford F-150 Responder 4-Door - See Customer Previous Build Pictures on WO # 21885	3	1,000.00	3,000.00
Graphics-Design & Install Reflective Graphics for Customer's Department by Mike Glass - Signs Direct @ Defender Supply - Need Unit #'s	3	890.00	2,670.00
Window Tint - All Windows - Crew Cab Truck	3	220.00	660.00
Wash and Prepare Vehicle for Delivery to Customer	3	100.00	300.00
Misc. Shop Supplies	3	30.00	90.00
Shipping of Above Emergency Parts for Upfit	3	150.00	450.00

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Vehicle & Emergency Equipment Total

Signature

DEFENDER SUPPLY™

845 FM 407 W
Argyle, TX 76226

Date	10/2/2023
Estimate #	37249
Estimate By	George Severe george@defendersupply.c... 903-771-0845



Bill To

Celina TX PD
110 North Colorado
Celina, Texas 75009

Customer Contact	Alex Jones
Customer Phone	972-382-2121
Customer E-mail	ajones@Celina-tx.gov

2023 Ford F-150 Respon... Thank you for you're continued business!

Description	Qty	Price	Total
Installation of Customer Supplied Equipment	45	125.00	5,625.00
Police Radio - Motorola APX 8500 All-Band P25 (2-Piece) Police Radio Speaker Police Radio Wiring Harness Police Radio Roof Antennas Docking Station Motorola Multiplexer w/ Coax Adapters GPS/ WIFI Roof-Mount Antenna 5-IN-1 Sharkfin Multipurpose Antenna Cradle Point with Power Cables - Mounted in top level of cargo box Cradlepoint Roof Antenna Flashlight Charging Sleeve w/ Power Cable Axon In Car Video System Zebra Printer Dock w/ Power Cable 20 foot long CAT5 Ethernet Cables Stalker Radar System			
Customer to Pick Up Vehicle(s)			

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Vehicle & Emergency Equipment Total

Signature

DEFENDER SUPPLY

845 FM 407 W
Argyle, TX 76226

Date	10/2/2023
Estimate #	37249
Estimate By	George Severe george@defendersupply.c... 903-771-0845



Bill To
Celina TX PD 110 North Colorado Celina, Texas 75009

Customer Contact	Alex Jones
Customer Phone	972-382-2121
Customer E-mail	ajones@Celina-tx.gov

2023 Ford F-150 Respon...	Thank you for you're continued business!

Description	Qty	Price	Total
ajones@Celina-tx.gov Celina TX PD - Work Order # - Requesting Customer Supplied Parts for Slick Top Ford F-150 Patrol Units Hi Sir, I am being asked by the service department to have your customer supplied equipment shipped to us. Please mark the box(s) with “WO # ” so we can get your equipment checked in correctly. I show you are supplying the following equipment: 4X Police Radio - Motorola APX 8500 All-Band P25 (2-Piece) 4X Police Radio Speaker 4X Police Radio Wiring Harness 4X Police Radio Roof Antennas 4X Docking Station 4X Motorola Multiplexer w/ Coax Adapters 4X GPS/ WIFI Roof-Mount Antenna 4X 5-IN-1 Sharkfin Multipurpose Antenna 4X Cradle Point with Power Cables - Mounted in top level of cargo box 4X Cradlepoint Roof Antenna 4X Flashlight Charging Sleeve w/ Power Cable 4X Axon In Car Video System 4X Zebra Printer Dock w/ Power Cable 4X 20 foot long CAT5 Ethernet Cables 4X Stalker Radar System Please ship to: Defender Supply Parts Department – WO # 845 FM 407 West Argyle, Texas 76226 Office (903) 771-0845 Thanks, George		0.00	0.00

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Vehicle & Emergency Equipment Total

Signature

DEFENDER SUPPLY™

845 FM 407 W
Argyle, TX 76226

Date	10/2/2023
Estimate #	37249
Estimate By	George Severe
	george@defendersupply.c...
	903-771-0845



Bill To
Celina TX PD 110 North Colorado Celina, Texas 75009

Customer Contact	Alex Jones
Customer Phone	972-382-2121
Customer E-mail	ajones@Celina-tx.gov

2023 Ford F-150 Respon...	Thank you for you're continued business!

Description	Qty	Price	Total

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Vehicle & Emergency Equipment Total	**$79,800.00**

Signature _____

DEFENDER SUPPLY

845 FM 407 W
Argyle, TX 76226

Date	10/2/2023
Estimate #	37250
Estimate By	George Severe george@defendersupply.c... 903-771-0845



Bill To
Celina TX PD 110 North Colorado Celina, Texas 75009

Customer Contact	Alex Jones
Customer Phone	972-382-2121
Customer E-mail	ajones@Celina-tx.gov

2023 Ford F-150 Respon... Thank you for you're continued business!

Description	Qty	Price	Total
All Parts are for Customer Supplied 2023 Ford F-150 Police Responder XL 4WD SuperCrew 5.5" Box Vin #'s CS- CS- CS- CS- Customer PO # for $106,400.00 for (4) Four Units Parts & Up Fit. Celina TX PD - WO # Emergency Equipment is Purchased Through Defender Supply using The Tarrant County Cooperative Contract # 2022-200			
Defender Supply F150 Light Bar Package 1 - Whelen 54' Legacy WeCanX DUO Lightbar with Integrated Traffic Advisor and Full Across Take Down/Alley Lighting, Cruise, Photo Cell Low Power (R/W, B/W Font And Side, R/A, B/A Rear) with Strap Kit, 100 Watt Speaker and Bracket, Core Controller, Sync Module, Expansion Module, OBDII Canport Harness Defender Supply Power Distribution and Main Harness. Includes Installation.	4	4,735.25	18,941.00
Defender Supply F150 Aluminum Textured Coating Push Bumper. Includes Shipping and Installation.	4	697.00	2,788.00
Defender Supply F150 Textured Coating Heavy Duty Bolt-on Brush Guard Wing Wraps. Includes Shipping and Installation.	4	1,239.25	4,957.00
Plastix Plus F150 FULL SIZE Console with Locking Arm Rest Lid. Includes USB/USB-c extension plug, & Magnetic Console Mic Clips - Includes Installation	4	1,439.50	5,758.00

Final sale amount may be subject to state and local sales tax. PLEASE NOTE: Once this estimate has been approved, either by signature on this form, written approval referencing the estimate number or the issuance of purchase order, any changes or cancellations of parts made by the customer are subject to a 25% restocking fee. Any addtional customer-requested parts/services will be added to the total amount of the sale.

** All customer supplied equipment is assumed to be either brand new in box or bench tested and fully functional with all necessary vehicle specific cables and brackets – troubleshooting and/or repairing inoperable or incomplete customer supplied equipment will be subject to our normal labor rate of $125/hour **

Vehicle & Emergency Equipment Total

Signature

DEFENDER SUPPLY™

845 FM 407 W
Argyle, TX 76226

Date	10/2/2023
Estimate #	37250
Estimate By	George Severe
	george@defendersupply.c...
	903-771-0845



Bill To

Celina TX PD
110 North Colorado
Celina, Texas 75009

Customer Contact	Alex Jones
Customer Phone	972-382-2121
Customer E-mail	ajones@Celina-tx.gov

2023 Ford F-150 Respon... Thank you for you're continued business!

Description	Qty	Price	Total
3 Extra 12 Volt Power Outlets, Mounted to the Passenger Side of the Console	4	146.00	584.00
Defender Supply Front Cabin Dome Light - Includes 1, 3' Round Red/White Dome Light with Switch. Includes Installation.	4	227.25	909.00
Defender Supply Dual Tone Siren Package for Core. Includes Amp, 100 Watt Speaker, Bracket. Includes Installation.	4	662.50	2,650.00
Make & Model of Customer Supplied Police Radio - Motorola APX 8500 All-Band P25 Does the Customer Supplied Police Radio need to be “Hot”, Powered all the time or on Ignition - On Ignition Is Customer Supplied Police Radio a One or Two Piece Unit - Two Piece What is the Frequency of Customer Supplied Police Radio - 800Mhz & VHF		0.00	0.00
Customer Supplied Docking Station			
Defender Supply Computer Mount; Console. Includes Installation.	4	507.50	2,030.00
Defender Supply F150 Headlight Flasher - Headlight Light Flashing Module. Includes Installation.	4	257.50	1,030.00
Defender Supply Push Bumper Lighting Package - Includes 6, Tri Color Super LED Light Heads (R/B/W), 4 Forward Facing and 2 Side Facing with 45º Brackets. Progressing Flash Patterns with Slide Switch, Take Down, Alley, Low Power and Cruise Functions Available (Core/Carbide Only). Includes Installation.	4	1,237.75	4,951.00
Defender Supply Mirror Lighting Package 1 - Includes Two Tri-Color Super LED Light Heads Mounted Under Mirror (R/B/W) with 180º Light Spread and integrated Alley Function. Includes Installation.	4	1,056.00	4,224.00

Final sale amount may be subject to state and local sales tax. PLEASE NOTE: Once this estimate has been approved, either by signature on this form, written approval referencing the estimate number or the issuance of purchase order, any changes or cancellations of parts made by the customer are subject to a 25% restocking fee. Any addtional customer-requested parts/services will be added to the total amount of the sale.

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Vehicle & Emergency Equipment Total

Signature

DEFENDER SUPPLY

845 FM 407 W
Argyle, TX 76226

Date	10/2/2023
Estimate #	37250
Estimate By	George Severe
	george@defendersupply.c...
	903-771-0845



Bill To

Celina TX PD
110 North Colorado
Celina, Texas 75009

Customer Contact	Alex Jones
Customer Phone	972-382-2121
Customer E-mail	ajones@Celina-tx.gov

2023 Ford F-150 Respon... Thank you for you're continued business!

Description	Qty	Price	Total
Defender Supply Rear Side Window F150 Lighting Package - Includes 2 Tri Color Super LED Light Heads (R/B/W), Mounted in Rear Side Glass on Rear Passenger Doors with Brackets. Progressing Flash Patterns with Slide Switch, Alley, Low Power and Cruise Functions Available (Core/Carbide Only). Includes Installation.	4	450.00	1,800.00
Defender Supply F150 Traffic Advisor Package - 1 Eight Dual Color Module Super LED Full Function Light Stick (R/A, B/A) with Progressing Flash Patterns with Slide Switch, Cruise, Low Power Functions Mounted in the Rear Window with Vehicle Specific Shroud and Brackets.	4	1,075.00	4,300.00
Defender Supply License Plate Lighting Package -Includes 2, Rear Facing Tri Color Super LED Light Heads (R/B/W), Mounted Horizontally on Each Side of License Plate. Progressing Flash Patterns with Slide Switch, Cruise, Tail/Brake, Reverse White Functions Available (Core/Carbide Only). Includes Installation.	4	588.50	2,354.00
Defender Supply Tail Light Hide-Away Lighting Package -Includes 2, Dual Color Super LED Light Heads (1x R/W, 1x B/W) Inserted in the Reverse Section of the Tail Lights. Cruise, Low Power and White in Reverse Function Available (Configuration 2 Core/Carbide Only). Includes Installation.	4	317.50	1,270.00
Setina Rear Seat Cargo Deck with Drawer & Rear Seat Cargo Deck with Drawer & Setina Window Bars for the Ford F150 - Includes Installation	4	3,946.00	15,784.00
Defender Supply Surface Mount Dual Weapon Universal Cuff Lock with 8 Second Timer, Switch, Defender Supply Gunlock Wire Harness. Includes Installation. Mounted on Partition. *** Tech Place Ford Factory Seat in Rear Cargo Bed for Customer ***	4	568.75	2,275.00

Final sale amount may be subject to state and local sales tax. PLEASE NOTE: Once this estimate has been approved, either by signature on this form, written approval referencing the estimate number or the issuance of purchase order, any changes or cancellations of parts made by the customer are subject to a 25% restocking fee. Any addtional customer-requested parts/services will be added to the total amount of the sale.

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Vehicle & Emergency Equipment Total

Signature

DEFENDER SUPPLY™

845 FM 407 W
Argyle, TX 76226

Date	10/2/2023
Estimate #	37250
Estimate By	George Severe
	george@defendersupply.c...
	903-771-0845



Bill To
Celina TX PD 110 North Colorado Celina, Texas 75009

Customer Contact	Alex Jones
Customer Phone	972-382-2121
Customer E-mail	ajones@Celina-tx.gov

2023 Ford F-150 Respon...	Thank you for you're continued business!

Description	Qty	Price	Total
Defender Supply Rear Seat Dome Light - Includes (2) Two 3" Round Red/White Dome Lights Mounted Over Rear Driver and Passenger Side Seat with Independent Switches Mounted on the C-pillar for each Coresponding Side. Includes Installation.	4	319.50	1,278.00
Defender Supply Whelen Smoked 54" Light Bar Lens - Includes Installation	4	725.75	2,903.00
Defender Supply Blackout module for F150	4	662.50	2,650.00
No Bed Cover			
Decked bed storage for Silverado 1500 (19+) w/ 5' 9' bed in Black. Includes Installation	4	1,451.00	5,804.00
(4) Door White Door Paint Service for 2021 Ford F-150 Responder 4-Door - See Customer Previous Build Pictures on WO # 21885	4	1,000.00	4,000.00
Graphics-Design & Install Reflective Graphics for Customer's Department by Mike Glass - Signs Direct @ Defender Supply - Need Unit #'s	4	915.00	3,660.00
Window Tint - All Windows - Crew Cab Truck	4	220.00	880.00
Wash and Prepare Vehicle for Delivery to Customer	4	100.00	400.00
Misc. Shop Supplies	4	30.00	120.00
Shipping of Above Emergency Parts for Upfit	4	150.00	600.00

Final sale amount may be subject to state and local sales tax. PLEASE NOTE: Once this estimate has been approved, either by signature on this form, written approval referencing the estimate number or the issuance of purchase order, any changes or cancellations of parts made by the customer are subject to a 25% restocking fee. Any addtional customer-requested parts/services will be added to the total amount of the sale.

** All customer supplied equipment is assumed to be either brand new in box or bench tested and fully functional with all necessary vehicle specific cables and brackets – troubleshooting and/or repairing inoperable or incomplete customer supplied equipment will be subject to our normal labor rate of $125/hour **

Vehicle & Emergency Equipment Total

Signature

DEFENDER SUPPLY™

845 FM 407 W
Argyle, TX 76226

Date	10/2/2023
Estimate #	37250
Estimate By	George Severe
	george@defendersupply.c...
	903-771-0845



Bill To
Celina TX PD 110 North Colorado Celina, Texas 75009

Customer Contact	Alex Jones
Customer Phone	972-382-2121
Customer E-mail	ajones@Celina-tx.gov

2023 Ford F-150 Respon...	Thank you for you're continued business!

Description	Qty	Price	Total
Installation of Customer Supplied Equipment	60	125.00	7,500.00
Police Radio - Motorola APX 8500 All-Band P25 (2-Piece) Police Radio Speaker Police Radio Wiring Harness Police Radio Roof Antennas Docking Station Motorola Multiplexer w/ Coax Adapters GPS/ WIFI Roof-Mount Antenna 5-IN-1 Sharkfin Multipurpose Antenna Cradle Point with Power Cables - Mounted in top level of cargo box Cradlepoint Roof Antenna Flashlight Charging Sleeve w/ Power Cable Axon In Car Video System Zebra Printer Dock w/ Power Cable 20 foot long CAT5 Ethernet Cables Stalker Radar System			
Customer to Pick Up Vehicle(s)			

Final sale amount may be subject to state and local sales tax. PLEASE NOTE: Once this estimate has been approved, either by signature on this form, written approval referencing the estimate number or the issuance of purchase order, any changes or cancellations of parts made by the customer are subject to a 25% restocking fee. Any addtional customer-requested parts/services will be added to the total amount of the sale.

** All customer supplied equipment is assumed to be either brand new in box or bench tested and fully functional with all necessary vehicle specific cables and brackets – troubleshooting and/or repairing inoperable or incomplete customer supplied equipment will be subject to our normal labor rate of $125/hour **

Vehicle & Emergency Equipment Total

Signature

DEFENDER SUPPLY

845 FM 407 W
Argyle, TX 76226

Date	10/2/2023
Estimate #	37250
Estimate By	George Severe
	george@defendersupply.c...
	903-771-0845



Bill To
Celina TX PD 110 North Colorado Celina, Texas 75009

Customer Contact	Alex Jones
Customer Phone	972-382-2121
Customer E-mail	ajones@Celina-tx.gov

2023 Ford F-150 Respon...	Thank you for you're continued business!

Description	Qty	Price	Total
ajones@Celina-tx.gov Celina TX PD - Work Order # - Requesting Customer Supplied Parts for Slick Top Ford F-150 Patrol Units Hi Sir, I am being asked by the service department to have your customer supplied equipment shipped to us. Please mark the box(s) with “WO # ” so we can get your equipment checked in correctly. I show you are supplying the following equipment: 4X Police Radio - Motorola APX 8500 All-Band P25 (2-Piece) 4X Police Radio Speaker 4X Police Radio Wiring Harness 4X Police Radio Roof Antennas 4X Docking Station 4X Motorola Multiplexer w/ Coax Adapters 4X GPS/ WIFI Roof-Mount Antenna 4X 5-IN-1 Sharkfin Multipurpose Antenna 4X Cradle Point with Power Cables - Mounted in top level of cargo box 4X Cradlepoint Roof Antenna 4X Flashlight Charging Sleeve w/ Power Cable 4X Axon In Car Video System 4X Zebra Printer Dock w/ Power Cable 4X 20 foot long CAT5 Ethernet Cables 4X Stalker Radar System Please ship to: Defender Supply Parts Department – WO # 845 FM 407 West Argyle, Texas 76226 Office (903) 771-0845 Thanks, George		0.00	0.00

Final sale amount may be subject to state and local sales tax. PLEASE NOTE: Once this estimate has been approved, either by signature on this form, written approval referencing the estimate number or the issuance of purchase order, any changes or cancellations of parts made by the customer are subject to a 25% restocking fee. Any addtional customer-requested parts/services will be added to the total amount of the sale.

** All customer supplied equipment is assumed to be either brand new in box or bench tested and fully functional with all necessary vehicle specific cables and brackets – troubleshooting and/or repairing inoperable or incomplete customer supplied equipment will be subject to our normal labor rate of $125/hour **

Vehicle & Emergency Equipment Total

Signature

DEFENDER SUPPLY™

845 FM 407 W
Argyle, TX 76226

Date	10/2/2023
Estimate #	37250
Estimate By	George Severe
	george@defendersupply.c...
	903-771-0845



Bill To
Celina TX PD 110 North Colorado Celina, Texas 75009

Customer Contact	Alex Jones
Customer Phone	972-382-2121
Customer E-mail	ajones@Celina-tx.gov

2023 Ford F-150 Respon...	Thank you for you're continued business!

Description	Qty	Price	Total

Final sale amount may be subject to state and local sales tax. PLEASE NOTE: Once this estimate has been approved, either by signature on this form, written approval referencing the estimate number or the issuance of purchase order, any changes or cancellations of parts made by the customer are subject to a 25% restocking fee. Any addtional customer-requested parts/services will be added to the total amount of the sale.

** All customer supplied equipment is assumed to be either brand new in box or bench tested and fully functional with all necessary vehicle specific cables and brackets – troubleshooting and/or repairing inoperable or incomplete customer supplied equipment will be subject to our normal labor rate of $125/hour **

Vehicle & Emergency Equipment Total	**$106,400.00**

Signature _____

DEFENDER SUPPLY

845 FM 407 W
Argyle, TX 76226

Date	10/2/2023
Estimate #	37251
Estimate By	George Severe
	george@defendersupply.c...
	903-771-0845



Bill To

Celina TX PD
110 North Colorado
Celina, Texas 75009

Customer Contact	Alex Jones
Customer Phone	972-382-2121
Customer E-mail	ajones@Celina-tx.gov

2024 Chevrolet Traverse Vehicle Base Color - Black

Description	Qty	Price	Total
All Parts are for Two Customer Supplied 2024 Chevrolet Traverse			
CID Traverse Unit Vin #'s			
Customer PO #'s Received for (2) Two Units @ $6,000.00 each - Total is $12,000.00			
Celina TX PD - WO #			
All Hidden Lights - Uncover Vehicle			
Emergency Equipment is Purchased Through Defender Supply using The Tarrant County Cooperative Contract # 2022-200			
Defender Supply custom installation for the following: Whelen Siren Speaker - Mounted behind Grill Whelen Siren Speaker Bracket - Mounted behind Grill Whelen Cencom Core Amp Control Module Whelen WCX Core Control Head, Hand Held Defender Supply Expansion Module Bracket ST Blade Compact Fuse Blocks Defender Supply Main Harness	2	2,279.00	4,558.00
Defender Supply Lighting Package -Includes 4 Tri Color Super LED Light Heads (R/B/W), Mounted in Grill. Progressing Flash Patterns with Slide Switch, Take Down and Cruise Functions Available (Core/Carbide Only). Includes Installation.	2	992.75	1,985.50
Defender Supply Rear Side Window Lighting Package - Includes Two Tri Color Super LED Light Heads (R/B/W) Mounted 1 on Each Rear Side Window. Progressing Flash Patterns with Slide Switch, Alley, Low Power and Cruise Functions Available (Core/Carbide Only). Includes Installation.	2	483.25	966.50

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** All customer supplied equipment is assumed to be either brand new in box or bench tested and fully functional with all necessary vehicle specific cables and brackets – troubleshooting and/or repairing inoperable or incomplete customer supplied equipment will be subject to our normal labor rate of $125/hour **

Vehicle & Emergency Equipment Total

Signature

DEFENDER SUPPLY™

845 FM 407 W
Argyle, TX 76226

Date	10/2/2023
Estimate #	37251
Estimate By	George Severe george@defendersupply.c... 903-771-0845



Bill To
Celina TX PD 110 North Colorado Celina, Texas 75009

Customer Contact	Alex Jones
Customer Phone	972-382-2121
Customer E-mail	ajones@Celina-tx.gov

2024 Chevrolet Traverse	Vehicle Base Color - Black

Description	Qty	Price	Total
Defender Supply Rear Deck Lighting Package -Includes 2, Rear Facing Tri Color Super LED Light Heads (R/B/W), Mounted on Rear Deck. Progressing Flash Patterns with Slide Switch, Cruise, Tail/Brake, Reverse White Functions Available (Core/Carbide Only). Includes Installation.	2	750.00	1,500.00
Wash and Prepare Vehicle for Delivery to Customer	2	100.00	200.00
Misc. Shop Supplies	2	20.00	40.00
Shipping of Above Emergency Parts for Upfit	2	40.00	80.00
No Paint, Tint or Graphics			
Defender Supply Wiring Harness, Power Distribution Block and Battery Management System for use without a Base Package.	2	1,335.00	2,670.00
Customer to Deliver & Pick Up Units			

Final sale amount may be subject to state and local sales tax. PLEASE NOTE: Once this estimate has been approved, either by signature on this form, written approval referencing the estimate number or the issuance of purchase order, any changes or cancellations of parts made by the customer are subject to a 25% restocking fee. Any addtional customer-requested parts/services will be added to the total amount of the sale.

** All customer supplied equipment is assumed to be either brand new in box or bench tested and fully functional with all necessary vehicle specific cables and brackets – troubleshooting and/or repairing inoperable or incomplete customer supplied equipment will be subject to our normal labor rate of $125/hour **

Vehicle & Emergency Equipment Total	**$12,000.00**

Signature _____

2324-

STALKER radar
applied concepts, inc.

QUOTE #2079307

855 E. Collins Blvd
Richardson, TX 75081
Phone: 972-398-3780
Fax: 972-398-3781

National Toll Free: 1-800- STALKER

Inside Sales Partner: Chris Frett, +1-972-801-4866, chrisf@a-concepts.com

Reg Sales Mgr: Michael Guinn, +1-972-213-0349, michaelg@a-concepts.com

Date: 10/05/23

Effective From : 10/05/2023 **Valid Through:** 01/03/2024 Lead Time: 4 working days

Bill To:	**Customer ID:** 107045	**Ship To:**	*FedEx Ground*
City of Celina 142 N Ohio St Celina, TX 75009-6201	Accounts Payable	Celina Police Dept 110 N Colorado St Celina, TX 75009-6219	Officer Alex Jones

Grp	Qty	Package	Description	Wrnty/Mo	Price	Ext Price
1	1		Accessories	0	$0.00	$0.00

Ln	Qty	Part Number	Description	Price	Ext Price
1	7	200-1341-10	2021-2023 Ford F-150 Front Combo Mount, Ka Band	$161.00	$1,127.00
2	7	200-1342-00	2019-2023 Ford F150 KA Antenna Rear Mount	$77.28	$540.96
3	4	200-1475-00	2021-2023 Tahoe Ant/CU/Display Combo Mount	$150.88	$603.52
4	4	200-1476-00	2021-2023 Tahoe Ka Band Rear Antenna Mount	$119.60	$478.40
				Group Total	$2,749.88

Product	$2,749.88	Sub-Total:	$2,749.88
Discount	$0.00	Sales Tax 0%	$0.00
		Shipping & Handling:	$88.00
		Total: USD	**$2,837.88**

Payment Terms: Net 30 days

Buy Board # 703-23

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This Quote or Purchase Order is subject in all respects to the Terms and Conditions detailed at the back of this document. These Terms and Conditions contain limitations of liability, waivers of liability even for our own negligence, and indemnification provisions, all of which may affect your rights. Please review these Terms and Conditions carefully before proceeding.

STALKER radar

applied concepts, inc.

QUOTE #2079086

855 E. Collins Blvd
Richardson, TX 75081
Phone: 972-398-3780
Fax: 972-398-3781

National Toll Free: 1-800- STALKER

Inside Sales Partner: Chris Frett, +1-972-801-4866, chrisf@a-concepts.com

Reg Sales Mgr: Michael Guinn, +1-972-213-0349, michaelg@a-concepts.com

Date: 10/31/23

Effective From : 09/29/2023 **Valid Through:** 12/28/2023 Lead Time: 5 working days

Bill To:	**Customer ID:** 107045	**Ship To:**	*FedEx Ground*
City of Celina 142 N Ohio St Celina, TX 75009-6201	Accounts Payable	Celina Police Dept 110 N Colorado St Celina, TX 75009-6219	Officer Alex Jones

Grp	Qty	Package	Description	Wrnty/Mo	Price	Ext Price
1	2	807-0001-00	DSR 2X Radar with Fast Lock Remote	36	$3,401.00	$6,802.00

Ln	Qty	Part Number	Description	Price	Ext Price
1	2	200-0965-40	2X Counting Unit, 1.5 PCB		$0.00
2	2	200-0875-40	2X Modular Display, High Bright LEDs		$0.00
3	2	200-1468-00*	Dual DSR Ka Antenna		$0.00
4	2	200-1468-01*	2X Rear Antenna		$0.00
5	2	200-0919-00	2X Fast Lock Remote w/Screw Latch		$0.00
6	2	200-0769-00	25 MPH/40 KPH KA Tuning Fork		$0.00
7	2	200-0770-00	40 MPH/64 KPH KA Tuning Fork		$0.00
8	2	200-0648-00	Display Sun Shield		$0.00
9	2	200-0345-00	Counting Unit Short Dash Mount		$0.00
10	2	200-0244-00	Antenna Dash Mount		$0.00
11	2	200-0245-00	Antenna Tall Deck Mount		$0.00
12	2	155-2591-08	8 Foot Antenna Cable, IP67		$0.00
13	2	155-2591-20	20 Foot Antenna Cable, IP67		$0.00
14	2	200-0622-00	VSS Cable Kit		$0.00
15	2	200-0619-00	2X Documentation Kit		$0.00
16	2	035-0361-00	Shipping Container, Dash Mounted Radar		$0.00
17	2	060-1000-36	36 Month Warranty		$0.00
18	2	155-2211-00	Remote Display Interconnect Cable, 10'	$73.60	$147.20

Group Total $6,949.20

Grp	Qty	Package	Description	Wrnty/Mo	Price	Ext Price
2	1		Accessories	0	$0.00	$0.00

Ln	Qty	Part Number	Description	Price	Ext Price
19	4	200-1503-01	Stalker Speed Module w/External Antenna	$207.00	$828.00

Group Total $828.00

Grp	Qty	Package	Description	Wrnty/Mo	Price	Ext Price
3	1		Accessories	0	$0.00	$0.00

Ln	Qty	Part Number	Description	Price	Ext Price

** Continued on Next Page **

STALKER radar

applied concepts, inc.

QUOTE #2079086

855 E. Collins Blvd
Richardson, TX 75081
Phone: 972-398-3780
Fax: 972-398-3781

National Toll Free: 1-800- STALKER

Inside Sales Partner: Chris Frett, +1-972-801-4866, chrisf@a-concepts.com

Reg Sales Mgr: Michael Guinn, +1-972-213-0349, michaelg@a-concepts.com

Date: 10/31/23

Effective From : 09/29/2023 **Valid Through:** 12/28/2023 Lead Time: 5 working days

Bill To:	**Customer ID:** 107045	**Ship To:**	*FedEx Ground*
City of Celina 142 N Ohio St Celina, TX 75009-6201	Accounts Payable	Celina Police Dept 110 N Colorado St Celina, TX 75009-6219	Officer Alex Jones

Grp	Qty	Package	Description	Wrnty/Mo	Price	Ext Price
3	1		Accessories	0	$0.00	$0.00

Ln	Qty	Part Number	Description	Price	Ext Price
20	6	155-2591-08	8 Foot Antenna Cable, IP67	$86.48	$518.88
21	6	155-2591-20	20 Foot Antenna Cable, IP67	$129.72	$778.32
22	6	200-0622-01	2015-Present Tahoe VSS Cable Kit	$115.92	$695.52
				Group Total	$1,992.72

Product	$9,769.92	Sub-Total:	$9,769.92
Discount	$0.00	Sales Tax 0%	$0.00
		Shipping & Handling:	$60.00
Payment Terms: Net 30 days		**Total: USD**	**$9,829.92**

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Vehicle Information: 2023 Ford F-150

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Buy Board # 703-23

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STALKER radar

applied concepts, inc.

QUOTE #2078209

855 E. Collins Blvd
Richardson, TX 75081
Phone: 972-398-3780
Fax: 972-398-3781

National Toll Free: 1-800- STALKER

Inside Sales Partner: Chris Frett, +1-972-801-4866, chrisf@a-concepts.com

Reg Sales Mgr: Michael Guinn, +1-972-213-0349, michaelg@a-concepts.com

Date: 10/31/23

Effective From : 09/08/2023 **Valid Through:** 12/07/2023 Lead Time: 5 working days

Bill To:	**Customer ID:** 107045	**Ship To:**	*FedEx Ground*
City of Celina 142 N Ohio St Celina, TX 75009-6201	Accounts Payable	Celina Police Dept 110 N Colorado St Celina, TX 75009-6219	Officer Alex Jones

Grp	Qty	Package	Description	Wrnty/Mo	Price	Ext Price
1	1		Accessories	0	$0.00	$0.00

Ln	Qty	Part Number	Description	Price	Ext Price
1	2	155-2591-20	20 Foot Antenna Cable, IP67	$129.72	$259.44
2	2	155-2591-08	8 Foot Antenna Cable, IP67	$86.48	$172.96
3	2	200-0622-00	VSS Cable Kit	$115.92	$231.84
4	2	155-2211-00	Remote Display Interconnect Cable, 10'	$80.00	$160.00

Group Total $824.24

Grp	Qty	Package	Description	Wrnty/Mo	Price	Ext Price
2	1		Accessories	0	$0.00	$0.00

Ln	Qty	Part Number	Description	Price	Ext Price
5	3	200-1503-01	Stalker Speed Module w/External Antenna	$225.00	$675.00

Group Total $675.00

Product	$1,499.24	Sub-Total:	$1,379.30
Discount 8%	$119.94	Sales Tax 0%	$0.00
		Shipping & Handling:	$20.00
Payment Terms: Net 30 days		**Total: USD**	**$1,399.30**

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Buy Board # 703-23

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MOTOROLA SOLUTIONS

QUOTE-2361284
Celina PD APX8500

Quote Date:10/03/2023
Expiration Date:11/15/2023
Quote Created By:
Cody Cross
Account Executive
codycross@callmc.com

End Customer:
CELINA POLICE DEPARTMENT
Alex Jones
ajones@celina-tx.gov

Contract: DIR-TSO-4101

Line #	Item Number	APC	Description	Qty	List Price	Sale Price	Ext. Sale Price
	APX™ 8500						
1	M37TSS9PW1AN	0681	APX8500 ALL BAND MP MOBILE	6	$10,694.68	$7,884.88	$47,309.28
1a	G996AS	0681	ENH: OVER THE AIR PROVISIONING	6			
1b	GA00250AA	0681	ADD: BLUETOOTH/WIFI/ GNSS FLEXIBLE CABLE LMR195	6			
1c	GA00580AA	0681	ADD: TDMA OPERATION	6			
1d	G66BN	0681	ADD: DASH MOUNT E5	6			
1e	G51AT	0681	ENH:SMARTZONE	6			
1f	G78AT	0185	ENH: 3 YEAR ESSENTIAL SVC	6			
1g	GA05509AA	0681	DEL: DELETE UHF BAND	6			
1h	G843AH	0681	ADD: AES ENCRYPTION AND ADP	6			
1i	G444AH	0681	ADD: APX CONTROL HEAD SOFTWARE	6			
1j	QA03399AA	0681	ADD: ENHANCED DATA APX	6			

Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the ""Underlying Agreement"") that authorizes Customer to purchase equipment and/or services or license software (collectively ""Products""). If no Underlying Agreement exists between Motorola and Customer, the Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.
Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

Line #	Item Number	APC	Description	Qty	List Price	Sale Price	Ext. Sale Price
1k	GA01517AA	0681	DEL: NO J600 ADAPTER CABLE NEEDED	6			
1l	G806BL	0681	ENH: ASTRO DIGITAL CAI OP APX	6			
1m	GA01670AA	0681	ADD: APX E5 CONTROL HEAD	6			
1n	W969BG	0681	ADD: MULTIKEY OPERATION	6			
1o	G361AH	0681	ENH: P25 TRUNKING SOFTWARE APX	6			
1p	G831AD	0681	ADD: SPKR 15W WATER RESISTANT	6			
1q	G89AC	0681	ADD: NO RF ANTENNA NEEDED	6			
1r	G892AB	0681	ENH:HAND MIC,GCAI WTR RESISTANT APX	6			
1s	QA09113AB	0681	ADD: BASELINE RELEASE SW	6			
	Product Services						
2	LSV00Q00202A	0461	DEVICE PROGRAMMING	6	$121.43	$121.43	$728.58

Grand Total $48,037.86(USD)

Notes:

- Unless otherwise noted, this quote excludes sales tax or other applicable taxes (such as Goods and Services Tax, sales tax, Value Added Tax and other taxes of a similar nature). Any tax the customer is subject to will be added to invoices.

Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the ""Underlying Agreement"") that authorizes Customer to purchase equipment and/or services or license software (collectively ""Products""). If no Underlying Agreement exists between Motorola and Customer, the Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.

Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

Patrol

GTS
TECHNOLOGY SOLUTIONS

Quote

Quote #:	**QT0104194**
Date:	9/29/2023
Delivery Date:	
Expire Date:	10/29/2023
Customer ID:	TXCCEL13001
Sales Contact:	Hannah Brierty

GTS Technology Solutions, Inc.
9211 Waterford Centre Blvd
Suite 275
Austin, TX, 78758
Phone: (512) 452-0651

QUOTE FOR:	SHIP TO:
City of Celina	City of Celina

CUSTOMER P.O. NO.	TERMS	SALES REP
Fiscal Year 24	Net 30 Days	Kelli Petty

SHIPPING TERMS	SHIP VIA

NO.	ITEM	CONTRACT	QTY.	UOM	PRICE	EXTENDED PRICE
1	MB03-19005GB-GA: 3-yr NetCloud Mobile Performance Essentials Plan and R1900 router with WiFi (5G modem), no AC power supply or antennas, Global NOTE: MSRP : $2,499.00	DIR-CPO-4751	8.00	EACH	$2,016.00	$16,128.00
2	170864-000: Cradlepoint - Power / data cable - 2 pin Molex to bare wire - 10 ft NOTE: MSRP $19.99	DIR-CPO-4751	8.00	EACH	$17.44	$139.52
3	LG-IN2445: Low Profile Dome White, 7 in 1 Antenna: 4x MiMo 2G/3G/4G LTE, 2x 2.4/5GHz Wi-Fi, GPS/GNSS, 5m/16 cables for use with a single modem IBR1700-1200M. AT&T FirstNet Ready. Cradlepoint Certified Antennas by Panorama NOTE: MSRP : $554.01	DIR-CPO-4751	8.00	EACH	$363.45	$2,907.60

Total Weight (EACH):	0	**Sales Total:**	$19,175.12
Total Volume (EACH):	0	**Freight & Misc.:**	$0.00
		Tax Total:	$0.00
		Total (USD):	$19,175.12

Prices do NOT include taxes, insurance, shipping, delivery, setup fees, or any cables or cabling services or material unless specifically listed above. If a customer requests expedited or special delivery, causes carrier delays or requests redelivery, customer will be responsible for any additional charges for these services directly billed by the carrier. All prices are subject to change without notice. Supply subject to availability.

GTS
TECHNOLOGY SOLUTIONS

Quote

GTS Technology Solutions, Inc.
9211 Waterford Centre Blvd
Suite 275
Austin, TX, 78758
Phone: (512) 452-0651

Quote #:	**QT0104212**
Date:	10/2/2023
Delivery Date:	
Expire Date:	11/1/2023
Customer ID:	TXCCEL13001
Sales Contact:	Hannah Brierty

QUOTE FOR:	SHIP TO:
City of Celina	City of Celina

CUSTOMER P.O. NO.	TERMS	SALES REP
	Net 30 Days	Kelli Petty
	SHIPPING TERMS	**SHIP VIA**

NO.	ITEM	CONTRACT	QTY.	UOM	PRICE	EXTENDED PRICE
1	FZ-55FZ-4WAM: Panasonic FZ-55 Toughbook	DIR-TSO-4025	8.00	EACH	$3,096.50	$24,772.00
	NOTE: Win11 Pro, Intel Core i5-1145G7 vPro (up to 4.4GHz), AMT, 14.0" FHD 1000 nit Gloved Multi Touch, 16GB, 512GB OPAL SSD, Intel Wi-Fi 6, Bluetooth, 4G LTE Band 14 (EM7511), Dual Pass (Ch1:WWAN-GPS/Ch2:WWAN), Infrared Webcam, USB-C, Standard Battery, TPM 2.0, Emissive Backlit Keyboard, Flat, CF-SVC512SSD3Y - 3 Year No Return of Defective Drive, CF-SVCADDPRM12B - 1 Year Absolute Resilience Panasonic Warranty Bundle SKU Only, CF-SVCLTNF3YR - 3 Year Protection Plus Warranty, CF-SVCPDEP3Y - 3 Year Premier Deployment					
2	FZ-VNF551W: Contactless SmartCard xPAK for FZ-55 Mk1 Front Expansion Area	DIR-TSO-4025	8.00	EACH	$95.93	$767.44
3	CF-AA5713A2M: AC Adapter (100W) for FZ-55, CF-33	DIR-TSO-4025	8.00	EACH	$65.98	$527.84
4	HA-55LVD2: PANASONIC : HAVIS DOCKING STATION WITH DUAL PASS-THROUGH ANTENNA FOR PANASONICS TOUGHBOOK 54 AND 55 RUGGED	DIR-TSO-4025	8.00	EACH	$793.80	$6,350.40
5	CF-LNDDC120: Lind 120 Watt 12-32 Volt Input Car Charger for CF-30, CF-31, CF-33, 4K Mk1, Mk2 (UT-M/FZ-Y1), CF-53 Mk4, CF-54, CF-SX2, CF-F9, CF-19, CF-20, CF-C2, CF-H2, CF-U1, FZ-G1	DIR-TSO-4025	8.00	EACH	$146.81	$1,174.48

Total Weight (EACH):	0	**Sales Total:**	$33,592.16
Total Volume (EACH):	0	**Freight & Misc.:**	$0.00
		Tax Total:	$0.00
		Total (USD):	$33,592.16

Prices do NOT include taxes, insurance, shipping, delivery, setup fees, or any cables or cabling services or material unless specifically listed above. If a customer requests expedited or special delivery, causes carrier delays or requests redelivery, customer will be responsible for any additional charges for these services directly billed by the carrier. All prices are subject to change without notice. Supply subject to availability.

550- Laptop / Docs

GTS
TECHNOLOGY SOLUTIONS

Quote

GTS Technology Solutions, Inc.
9211 Waterford Centre Blvd
Suite 275
Austin, TX, 78758
Phone: (512) 452-0651

Quote #:	**QT0102346**
Date:	9/11/2023
Delivery Date:	
Expire Date:	10/11/2023
Customer ID:	TXCCEL13001
Sales Contact:	Hannah Brierty

QUOTE FOR:	SHIP TO:
City of Celina	City of Celina

CUSTOMER P.O. NO.	TERMS	SALES REP
	Net 30 Days	Kelli Petty
	SHIPPING TERMS	**SHIP VIA**

NO.	ITEM	CONTRACT	QTY.	UOM	PRICE	EXTENDED PRICE
1	FZ-55FZ-4WAM: Panasonic FZ-55 Toughbook	DIR-TSO-4025	3.00	EACH	$3,096.50	$9,289.50
	NOTE: Win11 Pro, Intel Core i5-1145G7 vPro (up to 4.4GHz), AMT, 14.0" FHD 1000 nit Gloved Multi Touch, 16GB, 512GB OPAL SSD, Intel Wi-Fi 6, Bluetooth, 4G LTE Band 14 (EM7511), Dual Pass (Ch1:WWAN-GPS/Ch2:WWAN), Infrared Webcam, USB-C, Standard Battery, TPM 2.0, Emissive Backlit Keyboard, Flat, CF-SVC512SSD3Y - 3 Year No Return of Defective Drive, CF-SVCADDPRM12B - 1 Year Absolute Resilience Panasonic Warranty Bundle SKU Only, CF-SVCLTNF3YR - 3 Year Protection Plus Warranty, CF-SVCPDEP3Y - 3 Year Premier Deployment					
2	FZ-VNF551W: Contactless SmartCard xPAK for FZ-55 Mk1 Front Expansion Area	DIR-TSO-4025	3.00	EACH	$95.93	$287.79
3	CF-AA5713A2M: AC Adapter (100W) for FZ-55, CF-33	DIR-TSO-4025	3.00	EACH	$65.98	$197.94
4	HA-55LVD2: PANASONIC : HAVIS DOCKING STATION WITH DUAL PASS-THROUGH ANTENNA FOR PANASONICS TOUGHBOOK 54 AND 55 RUGGED	DIR-TSO-4025	3.00	EACH	$793.80	$2,381.40
5	CF-LNDDC120: Lind 120 Watt 12-32 Volt Input Car Charger for CF-30, CF-31, CF-33, 4K Mk1, Mk2 (UT-M/FZ-Y1), CF-53 Mk4, CF-54, CF-SX2, CF-F9, CF-19, CF-20, CF-C2, CF-H2, CF-U1, FZ-G1	DIR-TSO-4025	3.00	EACH	$146.81	$440.43

Total Weight (EACH):	0	**Sales Total:**	$12,597.06
Total Volume (EACH):	0	**Freight & Misc.:**	$0.00
		Tax Total:	$0.00
		Total (USD):	$12,597.06

Prices do NOT include taxes, insurance, shipping, delivery, setup fees, or any cables or cabling services or material unless specifically listed above. If a customer requests expedited or special delivery, causes carrier delays or requests redelivery, customer will be responsible for any additional charges for these services directly billed by the carrier. All prices are subject to change without notice. Supply subject to availability.

550-Cradlepoints

GTS
TECHNOLOGY SOLUTIONS

Quote

GTS Technology Solutions, Inc.
9211 Waterford Centre Blvd
Suite 275
Austin, TX, 78758
Phone: (512) 452-0651

Quote #:	**QT0102426**
Date:	9/14/2023
Delivery Date:	
Expire Date:	10/14/2023
Customer ID:	TXCCEL13001
Sales Contact:	Hannah Brierty

QUOTE FOR:	SHIP TO:
City of Celina	City of Celina

CUSTOMER P.O. NO.	TERMS	SALES REP
	Net 30 Days	Kelli Petty
	SHIPPING TERMS	**SHIP VIA**

NO.	ITEM	CONTRACT	QTY.	UOM	PRICE	EXTENDED PRICE
1	MB03-19005GB-GA: 3-yr NetCloud Mobile Performance Essentials Plan and R1900 router with WiFi (5G modem), no AC power supply or antennas, Global NOTE: MSRP : $2,499.00	DIR-CPO-4751	3.00	EACH	$2,016.00	$6,048.00
2	170864-000: Cradlepoint - Power / data cable - 2 pin Molex to bare wire - 10 ft NOTE: MSRP $19.99	DIR-CPO-4751	3.00	EACH	$17.44	$52.32
3	LG-IN2445: Low Profile Dome White, 7 in 1 Antenna: 4x MiMo 2G/3G/4G LTE, 2x 2.4/5GHz Wi-Fi, GPS/GNSS, 5m/16 cables for use with a single modem IBR1700-1200M. AT&T FirstNet Ready. Cradlepoint Certified Antennas by Panorama NOTE: MSRP : $554.01	DIR-CPO-4751	3.00	EACH	$363.45	$1,090.35

Total Weight (EACH):	0	**Sales Total:**	$7,190.67
Total Volume (EACH):	0	**Freight & Misc.:**	$0.00
		Tax Total:	$0.00
		Total (USD):	$7,190.67

Prices do NOT include taxes, insurance, shipping, delivery, setup fees, or any cables or cabling services or material unless specifically listed above. If a customer requests expedited or special delivery, causes carrier delays or requests redelivery, customer will be responsible for any additional charges for these services directly billed by the carrier. All prices are subject to change without notice. Supply subject to availability.

550

tyler technologies

Quoted By: Lisa McKenzie
Quote Expiration: 3/12/24
Quote Name: 2023-427655
ZQ500 Cig Chargers and Cradles

ajones@celina-tx.gov

Sales Quotation For:
Celina Police Department
501 E Pecan St
Celina, TX 75009-6292
Phone: 9723822121

Shipping Address:
Celina Police Department
110 N Colorado St ATTN Alex Jones
Celina, TX 75009-6292

Third-Party Hardware, Software and Services

Description	Quantity	Unit Price	Total	Unit Maintenance	Year One Maintenance
Enforcement Mobile					
Shipping and Handling	1	$ 10	$ 10	$ 0	$ 0
P1063406-031 / Zebra, ZQ520, Vehicle Charger, cig adapter	3	$ 45	$ 135	$ 0	$ 0
P1063406-062 / Zebra, ZQ500, Vehicle Cradle	3	$ 125	$ 375	$ 0	$ 0
	TOTAL		**$ 520**		**$ 0**

Summary	One Time Fees	Recurring Fees
Total Tyler Software	$ 0	$ 0
Total Annual	$ 0	$ 0
Total Tyler Services	$ 0	$ 0
Total Third-Party Hardware, Software, Services	$ 520	$ 0
Summary Total	**$ 520**	**$ 0**

Unless otherwise indicated in the contract or amendment thereto, pricing for optional items will be held For six (6) months from the Quote date or the Effective Date of the Contract, whichever is later.

Customer Approval: _____ Date: _____

Print Name: _____ P.O.#: _____

Comments
Agency is responsible for paying any applicable state taxes. Contract total does not include tax.

Client agrees that items in this sales quotation are, upon Client's signature or approval of same, hereby added to the existing agreement ("Agreement") between the parties and subject to its terms. Additionally, payment for said items, as applicable but subject to any listed assumptions herein, shall conform to the following terms:

- License fees for Tyler and third party software are invoiced upon the earlier of (i) deliver of the license key or (ii) when Tyler makes such software available for download by the Client;•Fees for hardware are invoiced upon delivery;•Fees for year one of hardware maintenance are invoiced upon delivery of the hardware;
- Annual Maintenance and Support fees, SaaS fees, Hosting fees, and Subscription fees are first payable when Tyler makes the software available for download by the Client (for Maintenance) or on the first day of the month following the date this quotation was signed (for SaaS, Hosting, and Subscription), and any such fees are prorated to align with the applicable term under the Agreement, with renewals invoiced annually thereafter in accord with the Agreement.
- Fees for services included in this sales quotation shall be invoiced as indicated below.
  - Implementation and other professional services fees shall be invoiced as delivered.
  - Fixed-fee Business Process Consulting services shall be invoiced 50% upon delivery of the Best Practice Recommendations, by module, and 50% upon delivery of custom desktop procedures, by module.
  - Fixed-fee conversions are invoiced 50% upon initial delivery of the converted data, by conversion option, and 50% upon Client acceptance to load the converted data into Live/Production environment, by conversion option. Where conversions are quoted as estimated, Tyler will invoice Client the actual services delivered on a time and materials basis.
  - Except as otherwise provided, other fixed price services are invoiced upon complete delivery of the service. For the avoidance of doubt, where "Project Planning Services" are provided, payment shall be invoiced upon delivery of the Implementation Planning document. Dedicated Project Management services, if any, will be invoiced monthly in arrears, beginning on the first day of the month immediately following initiation of project planning.
  - If Client has purchased any change management services, those services will be invoiced in accordance with the Agreement.
  - Notwithstanding anything to the contrary stated above, the following payment terms shall apply to services fees specifically for migrations: Tyler will invoice Client 50% of any Migration Fees listed above upon Client approval of the product suite migration schedule. The remaining 50%, by line item, will be billed upon the go-live of the applicable product suite. Tyler will invoice Client for any Project Management Fees listed above upon the go-live of the first product suite.
- Expenses associated with onsite services are invoiced as incurred.

RETURN POLICY: When Hardware is included, Tyler will accept return of delivered hardware only within thirty (30) days of the date of delivery to you, and only if the hardware is returned sealed in its original packaging. Tyler will not issue any refund or credit for returned hardware that is not sealed in its original packaging and/or returned more than thirty (30) days after the date of delivery to you.

Life Connected.

Purchasing
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Dawn Berry, Purchasing Director
CC: Cody Webb, Director of Parks & Recreation
Date: November 14, 2023
Re: Preston Road Median Lawn Care Services

Action Requested:
Consider and act to purchase lawn care services for Preston Road medians from Trugreen through a cooperative contract with Buyboard for an amount not to exceed $51,088.00. (Quigley)

Background Information:
The City intends to contract with the vendor to supply fertilizer, broadleaf weed control, fire ant control, and ornamental bed weed control for the medians along Preston Road. This purchase will be made using the Buyboard cooperative contract 639-21.

The City maintains an executed Interlocal Agreement with the above cooperative agency. Chapter 271 of the Local Government Code authorizes cooperative purchases. Use of the contracts satisfies the competitive bidding requirement while saving time and funding in the development of specifications and duplication of work during the process.

Legal Review:
N/A

Supporting Documents:
1. Quote_Trugreen 51088.00

Financial Consideration:
Funding is available in the current budget. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:
Staff recommends approval.

Lowell Dobraski
Plano #5415 1500 10th Street
Plano, TX 75074

Phone: 972-670-5030

Customer Information

BILL TO:

CITY OF CELINA (BuyBoard No. 639-21)
142 N OHIO ST
CELINA, TX 75009
USA
Phone:

SERVICE LOCATION:

CITY OF CELINA (BuyBoard No. 639-21)
142 N OHIO ST
CELINA, TX 75009
USA
Phone:

Detail of Charges

Service Location	Line Item Description	Round #	Round Description	Recommended	Total Price
CITY OF CELINA (BuyBoard No. 639-21)	Lawn Service	1	Early Spring - Fertilizer, broadleaf weed, crabgrass and pre-emergent weed control		$2,884.00
CITY OF CELINA (BuyBoard No. 639-21)	Lawn Service	3	Early Summer - Fertilizer, broadleaf weed control (As Needed/Weather Dependent)		$2,884.00
CITY OF CELINA (BuyBoard No. 639-21)	Lawn Service	4	Late Summer - Fertilizer, broadleaf weed control (As Needed/Weather Dependent)		$2,884.00
CITY OF CELINA (BuyBoard No. 639-21)	Lawn Service	5	Early Fall - Fertilizer, broadleaf weed control (As Needed/Weather Dependent)		$2,884.00
CITY OF CELINA (BuyBoard No. 639-21)	Lawn Service	7	Late Fall - Fertilizer, broadleaf weed control (As Needed/Weather Dependent)		$3,502.00
CITY OF CELINA (BuyBoard No. 639-21)	Fire Ant Control	10			$3,502.00
CITY OF CELINA (BuyBoard No. 639-21)	Weed Control Service	4			$3,502.00
CITY OF CELINA (BuyBoard No. 639-21)	Weed Control Service	5			$3,502.00
CITY OF CELINA (BuyBoard No. 639-21)	Ornamental Bed Weed Control	1	Enhances mulched beds with selective weed control		$6,386.00
CITY OF CELINA (BuyBoard No. 639-21)	Ornamental Bed Weed Control	2	Enhances mulched beds with selective weed control		$6,386.00
CITY OF CELINA (BuyBoard No. 639-21)	Ornamental Bed Weed Control	4	Enhances mulched beds with selective weed control		$6,386.00
CITY OF CELINA (BuyBoard No. 639-21)	Ornamental Bed Weed Control	10	Enhances mulched beds with selective weed control		$6,386.00

Subtotal: $51,088.00
Total Sales Tax Amount: $0.00
Grand Total: $51,088.00

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Description:

Standard Terms and Conditions

1. Term. The term of this Agreement shall one (1) year from the date signed by you, the Customer.

2. Price increases. Prices of services provided in this agreement may be increased should you add property under this agreement, or in the event of increases in the cost of fuel, material, or labor, or costs incurred by TruGreen due to government regulation and other causes. In addition, TruGreen may elect to increase the price of services under this agreement after the first year, or after any subsequent anniversary date of the agreement by a percentage amount not to exceed five percent (5%) of the then current price, or consistent with any increase in the current consumer price index, whichever is greater. TruGreen shall not increase its prices on an elective basis more frequently than once during any agreement year.

3. Payment Terms. Payment is due to TruGreen within 30 days after the invoice date. In the event you fail to make payment when due, TruGreen reserves the right to terminate this Agreement. A late service fee equal to the lesser of 15% per month (18% a.p.r.) or the maximum interest rate allowed by law will be charged on any balance unpaid over thirty (30) days. A service charge of $25.00 will be charged for any returned check. Should it become necessary to bring an action to collect amounts due under this agreement, you agree to pay all costs of such collection including, but not limited to, any reasonable attorney's fees or other professional fees and court costs.

4. Check processing policy ACH. When you provide a check as payment, you authorize TruGreen either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. If TruGreen uses information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution. Returns: in the event that your payment is returned unpaid, you authorize us the option to collect a fee as allowed by law through an electronic fund transfer from your account.

5. Termination. In the case of your non-payment or default. TruGreen has the right to terminate this Agreement immediately upon notice to you. TruGreen may terminate this Agreement for convenience upon thirty (30) days prior written notice to you. You may cancel this Agreement for material breach by TruGreen, provided that you give TruGreen written notice of the details of the breach, and thereafter TruGreen fails to cure the breach within thirty (30) days after said notice. (a). Additional termination provisions for landscape companies, property management companies, agents and other similar entities: To the extent you represent one or more property owners and/or properties covered under this agreement, and in the event such owner terminates your contract with regard to one or more properties, then upon notice to TruGreen, you may terminate this Agreement only as it relates to such property for which owner terminated its contract with you. To the extent that this Agreement applies to other properties, not terminated by the owner, this Agreement shall continue in full force and effect with regard to such other properties.

6. Sale of Property. You agree to notify TruGreen in writing immediately in the event that you sell any property which is the subject of this Agreement. TruGreen shall make the appropriate adjustment in price to accommodate the reduction of square footage treated in the event that property is sold. In the event all property which is the subject of the Agreement is sold, this Agreement shall be terminated upon receipt by TruGreen of your written notice that you have sold the property. Should you fail to notify TruGreen as required in this provision, you agree to indemnify TruGreen for any damages incurred as a result of your failure to notify.

7. LIABILITY. TRUGREEN IS RESPONSIBLE FOR DIRECT DAMAGES RESULTING FROM ITS NEGLIGENCE OR BREACH OF THIS AGREEMENT. BUT IS NOT RESPONSIBLE FOR ANY INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE, OR SPECIAL DAMAGES ARISING OR RESULTING FROM THE PERFORMANCE OR NONPERFORMANCE OF ANY OBLIGATIONS UNDER THE AGREEMENT INCLUDING, BUT NOT LIMITED TO, LOSS OF PROFITS OR INCOME, REGARDLESS OF THE BASIS FOR THE CLAIM.

8. Duty to Inspect. You have a duty to inspect the property within fifteen (15) days after service has been performed by TruGreen. If you believe TruGreen provided deficient work, you agree to notify TruGreen immediately in writing. If written notice is not received by TruGreen within fifteen (15) days after the date of service, you agree that any and all claims alleging damage of any nature or to recover past payments and/or rights to withhold future payments due under this Agreement are waived.

9. Notice to tenants, employees, invitees. To the extent necessary, you have a duty to notify all tenants, employees, visitors and any other invitee on the premises of a scheduled service prior to the performance of any scheduled service by TruGreen.

10. No Warranties. Except as expressly set forth in this Agreement. TruGreen makes no warranty or representation of any kind, expressed or implied, concerning either products used or services performed, including no implied warranty of merchantability or fitness of the product for any particular purpose, and no such warranty shall be implied by law, usage of trade, course of performance, course of dealing, or on any other basis.

11. Force majeure. Except for the payment of TruGreen's invoices owed by you, if either TruGreen or you shall be prevented or delayed in the performance of any or all of the provisions of this Agreement, by reason of any labor dispute, industry disturbance, delay in transportation, governmental regulatory or legal action, act of God or any cause beyond such part's control, the obligations hereunder of such party shall be extended for as long as such cause shall be in effect and any delay or loss suffered by the other party shall not be chargeable in any way to such party: provided, however, the other party suffering such cause shall immediately notify the other party of such inability and shall use reasonable efforts to remedy same with all reasonable dispatch. If any event of force majeure should prevent a party from performing its obligations under this Agreement for a period of ninety consecutive (90) days, the other party shall have the right to cancel this Agreement upon notice to the party unable to perform its obligations.

12. No assignment. You shall not have the right to assign this Agreement or agree to the transfer of this Agreement by operation of law or otherwise without the prior written consent of TruGreen. This Agreement shall be binding upon, and shall inure to the benefit of, the parties hereto and to any permitted successors and assigns.

13. Watering, Cultural Practices. The success of this program depends on proper watering, mowing and cultural practices. Some products used by TruGreen may include label directions requiring the watering of the material after application. If any of these products are used on the property, TruGreen will provide you with watering instructions following the application and you agree to assume such watering responsibility. Climate conditions, soil conditions, plant diseases, plant material, and miscellaneous external factors will impact response to treatment. Results for difficult-to-control diseases will vary depending on environment, culture and agronomic programs used or treatment applied. Treatment for diseases may include additional cost. Consult your TruGreen specialist for details.

14. Modification of program. This program consists of lawn care and/or tree and shrub care as indicated above. Specific products, rates of application and method of application will vary with the season, weather conditions, and the needs of your lawn as determined by your TruGreen specialist. Your regularly scheduled programs may be modified depending on the weather and the condition of your landscape. The application methods and procedures used to perform service under this Agreement will be determined solely by TruGreen. Your TruGreen specialist will keep you informed on any modifications to this schedule.

15. Insects and Borers. Total insect elimination is not desirable with any program because beneficial insects will be lost along with the targeted pests. Plants invaded by borers have a high probability of death or decline. Sound cultural practices and control applications may extend the life of some plant species. Treatment for boring insects may include additional cost. Consult your TruGreen specialist with details

16. Authorization to provide Service. TruGreen agrees to furnish labor and materials for purposes of this Agreement and is authorized by you to treat the property at the address shown above. You represent and warrant to TruGreen that you are the owner of said property, or in the event that you are not the owner of the property to which this Agreement applies, you represent and warrant that you have the legal authority to execute and bind the owner of the property to the terms and conditions of this Agreement.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association (AAA), under the AAA Commercial or Consumer, as applicable. Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. However, the preceding sentence shall not apply to the clause entitled "Class Action Waiver."

18. CLASS ACTION WAIVER. Any Claim must be brought in the parties' individual capacity, and not as a plaintiff or class member in any purported class, collective, representative, multiple plaintiffs, or similar proceeding ("Class Action"). The parties expressly waive any ability to maintain any Class Action in any forum. The arbitrator shall not have authority to combine or aggregate similar claims or conduct any Class Action nor make an award to any person or entity not a party to the arbitration. Any claim that all or part of this Class Action Waiver is unenforceable, unconscionable, void, or voidable may be determined only by a court of competent jurisdiction and not by an arbitrator.

THE PARTIES UNDERSTAND THAT THEY WOULD HAVE HAD A RIGHT TO LITIGATE THROUGH A COURT, TO HAVE A JUDGE OR JURY DECIDE THEIR CASE AND TO BE PARTY TO A CLASS OR REPRESENTATIVE ACTION. HOWEVER. THEY UNDERSTAND AND CHOOSE TO HAVE ANY CLAIMS DECIDED INDIVIDUALLY, THROUGH ARBITRATION.

19. Unless expressly noted otherwise herein, this Agreement and any invoice issued by TruGreen pursuant to the terms hereof, set forth the entire understanding of the parties, and supersede any and all proposals, negotiations, representations and prior agreements relating to the subject matter of this Agreement, written or otherwise, including, without limitation any sales agreement previously executed by the parties. To the extent that any terms set forth in an invoice should conflict with the terms set forth in this Agreement, this Agreement shall control. No terms, conditions, or warranties other than those stated herein or in any invoice issued by TruGreen, and no agreements or understanding, oral or written, in any way purporting to modify these conditions shall be binding on the parties hereto unless hereafter made in writing and signed by authorized representatives of both parties.

20. This customer service Agreement is only valid if accepted by you within 30 days of the date submitted to customer.

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By: _____ Date: _____
REPRESENTATIVE/GENERAL MANAGER

Print Name: _____ Date: _____
AUTHORIZED AGENT/CUSTOMER

Customer Signature: _____ Date: _____
AUTHORIZED AGENT/CUSTOMER

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Life Connected.

Purchasing
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Dawn Berry, Purchasing Director
CC: Andy Glasgow, Director of Engineering
Date: November 14, 2023
Re: Choate Parkway Expansion, R66, ROW

Action Requested:
Consider and act to authorize a Work Authorization with Speciality Land Services for Choate Parkway Expansion right-of-way acquisition services in an amount not to exceed $155,000.00. (Berry)

Background Information:
Service includes right-of-way (ROW) acquisition and appraisal services for parcels for the Choate Parkway expansion. The City maintains an executed Master Agreement for Professional Services with this firm for on-call services.

Legal Review:
The contract has been previously reviewed and approved.

Supporting Documents:
1. Speciality Land Work Authorization

Financial Consideration:
Funding is available through bond funds. Expenditures will not exceed funds appropriated, and funds will be committed at the issuance of a purchase order.

Staff Recommendation:
Staff recommends approval.

WORK AUTHORIZATION

MAPS # _____ **MAPS DATE:** _____

Pursuant to and subject to the above referenced Master Agreement for Professional Services (MAPS), between the City of Celina, Texas (Owner') and Consultant listed below; Owner requests that Consultant perform, and Consultant agrees to perform, the work described below.

Consultant:	Specialty Land Services LLC		
Consultant Project #:			
Project Name:	R-66 Choate Parkway Expansion		
Purchase Order#		**Project #(s)**	R66

INVOICE SUBMITTAL

Billing Period:	
Invoice Mailing Instructions: **Electronic Submission is preferred.**	Email to: accountspayable@celina-tx.gov Mail to: City of Celina Accounts Payable 142 N. Ohio Celina, TX 75009 Include work order number, PO number, billing period, and project name,

OWNER OPTIONAL INFORMATION:

1. **Work Site:** Consultant Offices unless otherwise stated.
2. **Work performed:** All work shall be completed in accordance with the scope listed below and the terms detailed in the Master Agreement for Professional Services (MAPS). Any changes to the scope of work must be in writing and approved by both parties prior to work performed.
3. **Drawings / Plans are / are not attached.**
4. **Date and Time to Commence:** Upon Receipt of Purchase Order and Signed Work Order.
5. **Other:**

CONSULTANT PROVIDED INFORMATION:

1. **Scope of Work:** **ROW Negotiations, Appraisal fees**
2. **Compensation:** **Not to exceed $155,000.00**
3. **Timeline:** **N/A**

ACCEPTANCE:

This Work Order is accepted pursuant to the terms listed above.

CITY OF CELINA	**CONSULTANT**
	Buddy Minett
	Signature
Dawn Berry, Purchasing Director	
	Buddy Minett – President
11/15/2023	9/12/2023
Date	Date

Exhibit B
Pricing and Parcel List

- **Right of Way Acquisition Services – The greater of $2,500.00 or 3% of settlement price per parcel not to exceed $100,000.00 for all parcels.**
- **Appraisals - $3,000.00 per parcel not to exceed $55,000.00 total**

Parcel	PROP ID	Legal Description	Owner
1	2848008	ABS A0346 SHELBY GLASS SURVEY, TRACT 17, 10.1101 ACRES	Sovana Inc
2	2802386	ABS A0346 SHELBY GLASS SURVEY, TRACT 18, 7.511 ACRES	Sovana Inc
3	2118133	SUMMERVIEW COUNTRY ESTATES (GCN), BLK A, LOT 2	Dietz Revocable Trust
4	2118125	SUMMERVIEW COUNTRY ESTATES (GCN), BLK A, LOT 3	Ghentry Pace & Emma Pace
5	2780831	SUMMERVIEW COUNTRY ESTATES (GCN), BLK B, LOT 4B; (REPLAT)	ADEWUNMI TIMOFE & FREDRICK
6	2118127	SUMMERVIEW COUNTRY ESTATES (GCN), BLK B, LOT 5	Joe C Williams III & Terria Leigh ann Williams
7	2118137	SUMMERVIEW COUNTRY ESTATES (GCN), BLK B, LOT 6	Diane Baxter
8	2805104	ABS A0779 LEVIN ROUTH SURVEY, TRACT 14, 43.916 ACRES	Bellevue Partners LTD. 01
9	2632117	ABS A1030 JONATHAN WESTOVER SURVEY, SHEET 3, TRACT 2, 5.824 ACRES	GCEC. Inc.

10	2706744	ABS A1030 JONATHAN WESTOVER SURVEY, SHEET 3, TRACT 9, 1.629 ACRES	Matt Garrabrants
11	2632118	ABS A1030 JONATHAN WESTOVER SURVEY, SHEET 3, TRACT 7, 3.894 ACRES	Prosper Land Company LTD
12	2691386	ABS A0779 LEVIN ROUTH SURVEY, TRACT 18, 9.0 ACRES	Bellevue Partners, LTD .02
13	2647903	ABS A0779 LEVIN ROUTH SURVEY, TRACT 12, 3.23 ACRES	Linving Stone Investments
14	2645528	ABS A0779 LEVIN ROUTH SURVEY, TRACT 29, 6.0 ACRES	Manus & Suwanna Chaiprasert
15	2817077	CELINA COMMERCIAL (GCN), BLK 1, LOT 1	ETS Celina LLC
16	975154	ABS A0945 COLEMAN WATSON SURVEY, SHEET 1, TRACT 13, 5 ACRES	City Global Investments, LLC
17	975181	ABS A0945 COLEMAN WATSON SURVEY, SHEET 1, TRACT 15, 25.968 ACRES	Surviving Grantors Revocable Trust
18	2794435	ABS A0945 COLEMAN WATSON SURVEY, SHEET 1, TRACT 14, 170.718 ACRES	Celina 557 Partners L.P

Life Connected.

Purchasing
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Dawn Berry, Purchasing Director
CC: Andy Glasgow, Director of Engineering
Date: November 14, 2023
Re: Legacy Hills WRF Change Order 4 S27

Action Requested:
Consider and act to authorize Change Order 4 for the Legacy Hills WRF construction project with Bar Constructors INC, for a total amount not to exceed $129,879.48. (Berry)

Background Information:
In November 2022, Council authorized an agreement with Bar Constructors for the construction of Legacy Hills WRF. Contingency funds were included in the award. Change Order 4 exceeds $50,000 and, by statute, requires Council authorization.

The change order includes updates to the SCADA and security of the facility. The Information Technology Department standardized this equipment after the bids and the change order is required to meet all Federal, State, and local requirements.

Legal Review:
N/A

Supporting Documents:
1. CO 4

Financial Consideration:
Funding is available through bond funds. Expenditures will not exceed funds appropriated and funds will be committed with the modification of the purchase order.

Staff Recommendation:
Staff recommends approval.

CITY OF CELINA

CHANGE ORDER # 4 **PO #** 23-00004645

BID/PROJECT NAME: Legacy Hills WRF

VENDOR NAME: BAR Constructors LLC

Item	Description		Amount	Days
1	SCADA and UPS Changes	$	129,879.48	0
2		$	-	
3		$	-	
4		$	-	
5		$	-	
6		$	-	
7		$	-	
8		$	-	
9		$	-	
10		$	-	
	Total Change	**$**	**129,879.48**	**0**

Reason for the Change Order

The City of Celina has standardized on SCADA and Workstation UPS equipment that is different to the Contract documents. The Contractor shall provide a revised SCADA system, Computer Workstation UPS, and security based on the revisions to Sheets 05-E101, 86-E104, 86-E601, 90-E601, and 90-T101. A new Drawing Sheet 90-E902 and a new Specification 40 67 13 have also been added. This change order is to document the use of $129,879.48 from line item 1.3 "Contingency Allowance 1" in the design contract (33-11-20 "Contingency Allowance" in Procore). Additional funds are not needed to increase the PO.

CONTRACTOR APPROVAL:

Signature Contractor | Printed Name & Title | Date

STAFF APPROVAL

Project Manager | Date | Director | Date

Inspector | Date

Account Number	Project Number	Amount

Reason for the Change Order - What happens if we do not move forward?

If the SCADA and UPS systems are not updated to the most recent specifications approved by our IT Department, the water reclamation facility will not have the most up-to-date access, security, and communications equipment to match what we have in all other City buildings.

Change in Contract Price:	
Original Contract Price:	$33,051,795.00
Change Order #1	$0.00
Change Order #2	$0.00
Change Order #3	$0.00
Change Order #4	$0.00
Change Order #5	$0.00
New Contract Amount	$33,051,795.00
Precentage of Original Contract:	0.00%

Change in Contract Times:	
Original Number of Days:	
Change Order 1	
Change Order 2	
Change Order 3	
Change Order 4	
Change order 5	
New Number of Days	
New End Date:	

PURCHASING

Is the change order amount over 25% of the original contract? Yes or No: _____

Over $50,000, Council Authorization Date: _____

_____ _____

Dawn Berry, Purchasing Director Date

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Purchasing
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Dawn Berry, Purchasing Director
CC: Andy Glasgow, Director of Engineering
Date: November 14, 2023
Re: Downtown Innerloop Change Order 5, R20

Action Requested:
Consider and act to authorize Change Order 5 for the Downtown Innerloop Project R20 between the City of Celina and Quality Excavation in the amount of $164,737.65. (Berry)

Background Information:
The proposed typical section is for Beech Street and a portion of Colorado Street that requires concrete brick pavers. There is an approximate 2-inch gap between the concrete pavers, 0.5-inch sand bedding, and concrete pavement. The brick pavers measure about 3.5 inches in height, and the landscape plans specify 0.5-inch sand bedding. To use a 3.5-inch paver with a 0.5-inch sand bedding, a 2-inch pavement section is required. The design consultant (GEI) reviewed four options. After discussions internally with the contractor and design team, City Staff opted to proceed with option 1: provide a 2-inch asphalt base with a geotextile membrane with 0.5-inch sand bedding and pavers.

Legal Review:
N/A

Supporting Documents:
1. CO 5 Adjustments_to_Subgrade_Under_Brick_Paved_Intersections

Financial Consideration:
Funding is available through bond funds. Expenditures will not exceed funds appropriated and funds will be committed with the modification of the purchase order.

Staff Recommendation:
Staff recommends approval.

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CCO #005

City of Celina
142 N. Ohio Drive
Celina, Texas 75009
Phone: (972) 382-2682

Project: R20, D20, W20, S20 - Downtown Inner Loop Phase I
142 N. Ohio Street
Celina, Texas 75009
Phone: 972-382-2682

Subcontract Change Order #005: Adjustments to Subgrade Under Brick Paved Intersections

CONTRACT COMPANY:	**Quality Excavation** 5580 US Hwy 377 Aubrey , Texas 76227	**CONTRACT FOR:**	SC-R20, D20, W20, S20-001 :Downtown Inner Loop Improvements Phase 1
DATE CREATED:	10/26/2023	**CREATED BY:**	Gabrielle Milam **(City of Celina)**
CONTRACT STATUS:	Approved	**REVISION:**	0
DESIGNATED REVIEWER:		**REVIEWED BY:**	
DUE DATE:		**REVIEW DATE:**	10/26/2023
INVOICED DATE:		**PAID DATE:**	
SCHEDULE IMPACT:	8 days	**EXECUTED:**	No
SIGNED CHANGE ORDER RECEIVED DATE:		**TOTAL AMOUNT:**	$164,737.65

DESCRIPTION:
CE #037 - Maple and Colorado - Subgrade Under Brick Pavers
Intersection of Maple and Colorado Only
Remaining Work to done with Asphalt

Price Includes the Following:
Vulcan Chico Quarry Screenings Base
Mirafi FW700 Filter Geotextile fabric
Added Traffic Control
Added Survey Control

QUALITY PCO #49

CE #038 - Asphalt Under Brick Pavers
Revised to Remove Intersection 2" Asphalt for Maple and Colorado since that was completed using the 2" Base Option
Add 2" of Type "D" asphalt on concrete under brick pavers
Price Includes the Following:
Trackless tack & Curb Clean-up if any
Added Traffic Control
Added Survey Control

QUALITY PCO #55

ATTACHMENTS:
231026_PCO#55_Asphalt_Under_Brick_Pavers_Revised.pdf, 231024_PCO#49_Base-Fabric_Under_Brick_Pavers.pdf

CHANGE ORDER REQUESTS IN THIS CHANGE ORDER:

COR #	Title	Schedule Impact	Amount
005	Adjustments to Subgrade Under Brick Paved Intersections	8 days	$164,737.65
		Total:	$164,737.65

POTENTIAL CHANGE ORDERS IN THIS CHANGE ORDER:

PCO #	Title	Schedule Impact	Amount
005	Adjustments to Subgrade Under Brick Paved Intersections	8 days	$164,737.65
		Total:	$164,737.65

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CCO #005

CHANGE ORDER LINE ITEMS:

PCO # 005: Adjustments to Subgrade Under Brick Paved Intersections

#	Budget Code	Description	Amount
1	31-09-21-13.CR Roadway Aggregate Geogrid, Subbase.Construction Road	Add 2" of Base w/Fabric on concrete under brick pavers	$6,112.89
2	32-11-26-14.CR Asphalt Pavement Type D, [__]" thick.Construction Road	Add 2" of Type "D" asphalt on concrete under brick pavers	$158,624.76
		Grand Total:	**$164,737.65**

The original (Contract Sum)	$ 8,940,624.66
Net change by previously authorized Change Orders	$ 25,712.14
The contract sum prior to this Change Order was	$ 8,966,336.80
The contract sum will be increased by this Change Order in the amount of	$ 164,737.65
The new contract sum including this Change Order will be	$ 9,131,074.45
The contract time will be increased by this Change Order by 8 days.	

Tyler Ratliff DocuSigned by: Tyler Ratliff 41BD36A7FCA14BD... 10/26/2023

Gabrielle Milam DocuSigned by: Gabrielle Milam 97A3ED6DBE9845C... 10/26/2023

Andy Glasgow DocuSigned by: 2C893A681B6B4A4... 10/26/2023

City of Celina
142 N. Ohio Drive
Celina, Texas 75009

SIGNATURE **DATE**

Quality Excavation
5580 US Hwy 377
Aubrey , Texas 76227

Douglas E. Murphy DocuSigned by: Douglas E. Murphy AA418EA3BD2740C... 10/26/2023

SIGNATURE **DATE**

Life Connected.

Purchasing
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Dawn Berry, Purchasing Director
CC: Ogi Colakovic, GIS Director
Date: November 14, 2023
Re: Esri Government Software Agreement

Action Requested:
Consider and act upon an agreement to authorize the purchase of Geographic Information Systems (GIS) software for the GIS Department at the unit prices listed from Environmental Systems Research Institute, Inc. (ESRI), in an amount not to exceed $27,225.00 for year one, $35,225.00 for year two and $44,225.00 for year three for a total contract amount not to exceed $106,675.00. (Berry)

Background Information:
The GIS software provided through ESRI's Small Municipal and County Government Enterprise Agreement (SGEA) is a three-year agreement that will grant the City access to the ESRI term license software. The agreement provides multiple benefits, including:

1. A lower cost per unit for licensed software;
2. Substantially reduced administrative and procurement expenses;
3. Complete flexibility to deploy software products when and where needed; and
4. Three-year step pricing

Not having the SGEA limits the performance and customer service of the GIS Department. The software agreement is necessary to support Administrative Staff and Public Safety operational workflows.

Legal Review:
N/A

Supporting Documents:
1. Q-501314 - SGEA Quote

Financial Consideration:
Funding is available in the current budget. Expenditures will not exceed funds appropriated, and funds will be committed at the issuance of a purchase order.

Staff Recommendation:
Staff recommends approval.

Quotation # Q-501314

Date: October 17, 2023

Environmental Systems Research Institute, Inc.
380 New York St
Redlands, CA 92373-8100
Phone: (909) 793-2853
DUNS Number: 06-313-4175 CAGE Code: 0AMS3

Customer # 484055 Contract # ENTERPRISE AGREEMENT

City of Celina
GIS Dept
142 N Ohio St
Celina, TX 75009-6201

To expedite your order, please attach a copy of this quotation to your purchase order.
Quote is valid from: 7/19/2023 To: 1/15/2024

ATTENTION: Ognjen Colakovic
PHONE: (972) 382-2682 x1023
EMAIL: ocolakovic@celina-tx.gov

Material	Qty	Term	Unit Price	Total
168178	1	Year 1	$22,700.00	$22,700.00
Populations of 25,001 to 50,000 Small Government Enterprise Agreement Annual Subscription 10/6/2023 - 10/5/2024				
168178	1	Year 2	$30,700.00	$30,700.00
Populations of 25,001 to 50,000 Small Government Enterprise Agreement Annual Subscription 10/6/2024 - 10/5/2025				
168178	1	Year 3	$39,700.00	$39,700.00
Populations of 25,001 to 50,000 Small Government Enterprise Agreement Annual Subscription 10/6/2025 - 10/5/2026				
168440	1	Year 1	$4,125.00	$4,125.00
ArcGIS GeoEvent Server Populations of 25,001 to 50,000 Small Government Enterprise Agreement Annual Subscription 10/6/2023 - 10/5/2024				
168440	1	Year 2	$4,125.00	$4,125.00
ArcGIS GeoEvent Server Populations of 25,001 to 50,000 Small Government Enterprise Agreement Annual Subscription 10/6/2024 - 10/5/2025				
168440	1	Year 3	$4,125.00	$4,125.00
ArcGIS GeoEvent Server Populations of 25,001 to 50,000 Small Government Enterprise Agreement Annual Subscription				

Esri may charge a fee to cover expenses related to any customer requirement to use a proprietary vendor management, procurement, or invoice program.

For questions contact:	**Email:**	**Phone:**
Sean Gill	s.gill@esri.com	(909) 793-2853 x8828

The items on this quotation are subject to and governed by the terms of this quotation, the most current product specific scope of use document found at https://assets.esri.com/content/dam/esrisites/media/legal/product-specific-terms-of-use/e300.pdf, and your applicable signed agreement with Esri. If no such agreement covers any item quoted, then Esri's standard terms and conditions found at https://go.esri.com/MAPS apply to your purchase of that item. If any item is quoted with a multi-year payment schedule, then unless otherwise stated in this quotation, Customer is required to make all payments without right of cancellation. Third-party data sets included in a quotation as separately licensed items will only be provided and invoiced if Esri is able to provide such data and will be subject to the applicable third-party's terms and conditions. If Esri is unable to provide any such data set, Customer will not be responsible for any further payments for the data set. US Federal government entities and US government prime contractors authorized under FAR 51.1 may purchase under the terms of Esri's GSA Federal Supply Schedule. Supplemental terms and conditions found at https://www.esri.com/en-us/legal/terms/state-supplemental apply to some US state and local government purchases. All terms of this quotation will be incorporated into and become part of any additional agreement regarding Esri's offerings. Acceptance of this quotation is limited to the terms of this quotation. Esri objects to and expressly rejects any different or additional terms contained in any purchase order, offer, or confirmation sent to or to be sent by buyer. Unless prohibited by law, the quotation information is confidential and may not be copied or released other than for the express purpose of system selection and purchase/license. The information may not be given to outside parties or used for any other purpose without consent from Esri. Delivery is FOB Origin for customers located in the USA.

Quotation # Q-501314

Date: October 17, 2023

Environmental Systems Research Institute, Inc.
380 New York St
Redlands, CA 92373-8100
Phone: (909) 793-2853
DUNS Number: 06-313-4175 CAGE Code: 0AMS3

Customer # 484055 Contract # ENTERPRISE AGREEMENT

City of Celina
GIS Dept
142 N Ohio St
Celina, TX 75009-6201

To expedite your order, please attach a copy of this quotation to your purchase order.
Quote is valid from: 7/19/2023 To: 1/15/2024

ATTENTION: Ognjen Colakovic
PHONE: (972) 382-2682 x1023
EMAIL: ocolakovic@celina-tx.gov

Material	Qty	Term	Unit Price	Total
		10/6/2025 - 10/6/2026		
178625	5		$80.00	$400.00
		ArcGIS Business Analyst Web App Standard Online Annual Subscription 10/6/2023 - 10/5/2024		
178625	5		$80.00	$400.00
		ArcGIS Business Analyst Web App Standard Online Annual Subscription 10/6/2024 - 10/5/2025		
178625	5		$80.00	$400.00
		ArcGIS Business Analyst Web App Standard Online Annual Subscription 10/6/2025 - 10/5/2026		

Subtotal:	$106,675.00
Sales Tax:	$0.00
Estimated Shipping and Handling (2 Day Delivery):	$0.00
Contract Price Adjust:	$0.00
Total:	$106,675.00

Esri may charge a fee to cover expenses related to any customer requirement to use a proprietary vendor management, procurement, or invoice program.

For questions contact:	Email:	Phone:
Sean Gill	s.gill@esri.com	(909) 793-2853 x8828

The items on this quotation are subject to and governed by the terms of this quotation, the most current product specific scope of use document found at https://assets.esri.com/content/dam/esrisites/media/legal/product-specific-terms-of-use/e300.pdf, and your applicable signed agreement with Esri. If no such agreement covers any item quoted, then Esri's standard terms and conditions found at https://go.esri.com/MAPS apply to your purchase of that item. If any item is quoted with a multi-year payment schedule, then unless otherwise stated in this quotation, Customer is required to make all payments without right of cancellation. Third-party data sets included in a quotation as separately licensed items will only be provided and invoiced if Esri is able to provide such data and will be subject to the applicable third-party's terms and conditions. If Esri is unable to provide any such data set, Customer will not be responsible for any further payments for the data set. US Federal government entities and US government prime contractors authorized under FAR 51.1 may purchase under the terms of Esri's GSA Federal Supply Schedule. Supplemental terms and conditions found at https://www.esri.com/en-us/legal/terms/state-supplemental apply to some US state and local government purchases. All terms of this quotation will be incorporated into and become part of any additional agreement regarding Esri's offerings. Acceptance of this quotation is limited to the terms of this quotation. Esri objects to and expressly rejects any different or additional terms contained in any purchase order, offer, or confirmation sent to or to be sent by buyer. Unless prohibited by law, the quotation information is confidential and may not be copied or released other than for the express purpose of system selection and purchase/license. The information may not be given to outside parties or used for any other purpose without consent from Esri. Delivery is FOB Origin for customers located in the USA.

Esri Use Only:
Cust. Name _____
Cust. # _____
PO # _____
Esri Agreement # _____

SMALL ENTERPRISE AGREEMENT
COUNTY AND MUNICIPALITY GOVERNMENT
(E214-2)

This Agreement is by and between the organization identified in the Quotation (**"Customer"**) and **Environmental Systems Research Institute, Inc.** (**"Esri"**).

This Agreement sets forth the terms for Customer's use of Products and incorporates by reference (i) the Quotation and (ii) the Master Agreement. Should there be any conflict between the terms and conditions of the documents that comprise this Agreement, the order of precedence for the documents shall be as follows: (i) the Quotation, (ii) this Agreement, and (iii) the Master Agreement. This Agreement shall be governed by and construed in accordance with the laws of the state in which Customer is located without reference to conflict of laws principles, and the United States of America federal law shall govern in matters of intellectual property. The modifications and additional rights granted in this Agreement apply only to the Products listed in Table A.

Table A
List of Products

Uncapped Quantities

Desktop Software and Extensions (Single Use)
ArcGIS Desktop Advanced
ArcGIS Desktop Standard
ArcGIS Desktop Basic
ArcGIS Desktop Extensions: ArcGIS 3D Analyst, ArcGIS Spatial Analyst, ArcGIS Geostatistical Analyst, ArcGIS Publisher, ArcGIS Network Analyst, ArcGIS Schematics, ArcGIS Workflow Manager, ArcGIS Data Reviewer

Enterprise Software and Extensions
ArcGIS Enterprise (Advanced and Standard)
ArcGIS Monitor
ArcGIS Enterprise Extensions: ArcGIS 3D Analyst, ArcGIS Spatial Analyst, ArcGIS Geostatistical Analyst, ArcGIS Network Analyst, ArcGIS Schematics, ArcGIS Workflow Manager, ArcGIS Data Reviewer

Enterprise Additional Capability Servers
ArcGIS Image Server

Developer Tools
ArcGIS Runtime Standard
ArcGIS Runtime Analysis Extension

Limited Quantities
One (1) Professional subscription to ArcGIS Developer
Two (2) ArcGIS CityEngine Single Use Licenses
100 ArcGIS Online Viewers
100 ArcGIS Online Creators
17,500 ArcGIS Online Service Credits
100 ArcGIS Enterprise Creators
3 ArcGIS Insights in ArcGIS Enterprise
3 ArcGIS Insights in ArcGIS Online
10 ArcGIS Location Sharing for ArcGIS Enterprise
10 ArcGIS Location Sharing for ArcGIS Online
3 ArcGIS Parcel Fabric User Type Extensions (Enterprise)
3 ArcGIS Utility Network User Type Extensions (Enterprise)
3 ArcGIS Trace Network User Type Extensions (Enterprise)

OTHER BENEFITS

Number of Esri User Conference registrations provided annually	**3**
Number of Tier 1 Help Desk individuals authorized to call Esri	**3**
Maximum number of sets of backup media, if requested*	**2**
Five percent (5%) discount on all individual commercially available instructor-led training classes at Esri facilities purchased outside this Agreement	

*Additional sets of backup media may be purchased for a fee

Customer may accept this Agreement by signing and returning the whole Agreement with (i) the Quotation attached, (ii) a purchase order, or (iii) another document that matches the Quotation and references this Agreement ("**Ordering Document**"). **ADDITIONAL OR CONFLICTING TERMS IN CUSTOMER'S PURCHASE ORDER OR OTHER DOCUMENT WILL NOT APPLY, AND THE TERMS OF THIS AGREEMENT WILL GOVERN.** This Agreement is effective as of the date of Esri's receipt of an Ordering Document, unless otherwise agreed to by the parties ("**Effective Date**").

Term of Agreement: Three (3) years

This Agreement supersedes any previous agreements, proposals, presentations, understandings, and arrangements between the parties relating to the licensing of the Products. Except as provided in Article 4—Product Updates, no modifications can be made to this Agreement.

Accepted and Agreed:

_____
(Customer)

By: _____
Authorized Signature

Printed Name: _____

Title: _____

Date: _____

CUSTOMER CONTACT INFORMATION

Contact: _____

Address: _____

City, State, Postal Code: _____

Country: _____

Quotation Number (if applicable): _____

Telephone: _____

Fax: _____

E-mail: _____

1.0—Additional Definitions

In addition to the definitions provided in the Master Agreement, the following definitions apply to this Agreement:

"Case" means a failure of the Software or Online Services to operate according to the Documentation where such failure substantially impacts operational or functional performance.

"Deploy", "Deployed" and "Deployment" mean to redistribute and install the Products and related Authorization Codes within Customer's organization(s).

"Fee" means the fee set forth in the Quotation.

"Maintenance" means Tier 2 Support, Product updates, and Product patches provided to Customer during the Term of Agreement.

"Master Agreement" means the applicable master agreement for Esri Products incorporated by this reference that is (i) found at https://www.esri.com/en-us/legal/terms/full-master-agreement and available in the installation process requiring acceptance by electronic acknowledgment or (ii) a signed Esri master agreement or license agreement that supersedes such electronically acknowledged master agreement.

"Product(s)" means the products identified in Table A—List of Products and any updates to the list Esri provides in writing.

"Quotation" means the offer letter and quotation provided separately to Customer.

"Technical Support" means the technical assistance for attempting resolution of a reported Case through error correction, patches, hot fixes, workarounds, replacement deliveries, or any other type of Product corrections or modifications.

"Tier 1 Help Desk" means Customer's point of contact(s) to provide all Tier 1 Support within Customer's organization(s).

"Tier 1 Support" means the Technical Support provided by the Tier 1 Help Desk.

"Tier 2 Support" means the Esri Technical Support provided to the Tier 1 Help Desk when a Case cannot be resolved through Tier 1 Support.

2.0—Additional Grant of License

2.1 Grant of License. Subject to the terms and conditions of this Agreement, Esri grants to Customer a personal, nonexclusive, nontransferable license solely to use, copy, and Deploy quantities of the Products listed in Table A—List of Products for the Term of Agreement (i) for the applicable Fee and (ii) in accordance with the Master Agreement.

2.2 Consultant Access. Esri grants Customer the right to permit Customer's consultants or contractors to use the Products exclusively for Customer's benefit. Customer will be solely responsible for compliance by consultants and contractors with this Agreement and will ensure that the consultant or contractor discontinues use of Products upon completion of work for Customer. Access to or use of Products by consultants or contractors not exclusively for Customer's benefit is prohibited. Customer may not permit its consultants or contractors to install Software or Data on consultant, contractor, or third-party computers or remove Software or Data from Customer locations, except for the purpose of hosting the Software or Data on Contractor servers for the benefit of Customer.

3.0—Term, Termination, and Expiration

3.1 Term. This Agreement and all licenses hereunder will commence on the Effective Date and continue for the duration identified in the Term of Agreement, unless this Agreement is terminated earlier as provided herein. Customer is only authorized to use Products during the Term of Agreement. For an Agreement with a limited term, Esri does not grant Customer an indefinite or a perpetual license to Products.

3.2 No Use upon Agreement Expiration or Termination. All Product licenses, all Maintenance, and Esri User Conference registrations terminate upon expiration or termination of this Agreement.

3.3 Termination for a Material Breach. Either party may terminate this Agreement for a material breach by the other party. The breaching party will have thirty (30) days from the date of written notice to cure any material breach.

3.4 Termination for Lack of Funds. For an Agreement with government or government-

owned entities, either party may terminate this Agreement before any subsequent year if Customer is unable to secure funding through the legislative or governing body's approval process.

3.5 Follow-on Term. If the parties enter into another agreement substantially similar to this Agreement for an additional term, the effective date of the follow-on agreement will be the day after the expiration date of this Agreement.

4.0—Product Updates

4.1 Future Updates. Esri reserves the right to update the list of Products in Table A—List of Products by providing written notice to Customer. Customer may continue to use all Products that have been Deployed, but support and upgrades for deleted items may not be available. As new Products are incorporated into the standard program, they will be offered to Customer via written notice for incorporation into the Products schedule at no additional charge. Customer's use of new or updated Products requires Customer to adhere to applicable additional or revised terms and conditions in the Master Agreement.

4.2 Product Life Cycle. During the Term of Agreement, some Products may be retired or may no longer be available to Deploy in the identified quantities. Maintenance will be subject to the individual Product Life Cycle Support Status and Product Life Cycle Support Policy, which can be found at https://support.esri.com/en/other-resources/product-life-cycle. Updates for Products in the mature and retired phases may not be available. Customer may continue to use Products already Deployed, but Customer will not be able to Deploy retired Products.

5.0—Maintenance

The Fee includes standard maintenance benefits during the Term of Agreement as specified in the most current applicable Esri Maintenance and Support Program document (found at https://www.esri.com/en-us/legal/terms/maintenance). At Esri's sole discretion, Esri may make patches, hot fixes, or updates available for download. No Software other than the defined Products will receive Maintenance. Customer may acquire maintenance for other Software outside this Agreement.

a. Tier 1 Support

1. Customer will provide Tier 1 Support through the Tier 1 Help Desk to all Customer's authorized users.

2. The Tier 1 Help Desk will be fully trained in the Products.

3. At a minimum, Tier 1 Support will include those activities that assist the user in resolving how-to and operational questions as well as questions on installation and troubleshooting procedures.

4. The Tier 1 Help Desk will be the initial point of contact for all questions and reporting of a Case. The Tier 1 Help Desk will obtain a full description of each reported Case and the system configuration from the user. This may include obtaining any customizations, code samples, or data involved in the Case.

5. If the Tier 1 Help Desk cannot resolve the Case, an authorized Tier 1 Help Desk individual may contact Tier 2 Support. The Tier 1 Help Desk will provide support in such a way as to minimize repeat calls and make solutions to problems available to Customer’s organization.

6. Tier 1 Help Desk individuals are the only individuals authorized to contact Tier 2 Support. Customer may change the Tier 1 Help Desk individuals by written notice to Esri.

b. Tier 2 Support

1. Tier 2 Support will log the calls received from Tier 1 Help Desk.

2. Tier 2 Support will review all information collected by and received from the Tier 1 Help Desk including preliminary documented troubleshooting provided by the Tier 1 Help Desk when Tier 2 Support is required.

3. Tier 2 Support may request that Tier 1 Help Desk individuals provide verification of information, additional information, or answers to additional questions to

supplement any preliminary information gathering or troubleshooting performed by Tier 1 Help Desk.

4. Tier 2 Support will attempt to resolve the Case submitted by Tier 1 Help Desk.

5. When the Case is resolved, Tier 2 Support will communicate the information to Tier 1 Help Desk, and Tier 1 Help Desk will disseminate the resolution to the user(s).

6.0—Endorsement and Publicity

This Agreement will not be construed or interpreted as an exclusive dealings agreement or Customer's endorsement of Products. Either party may publicize the existence of this Agreement.

7.0—Administrative Requirements

7.1 OEM Licenses. Under Esri's OEM or Solution OEM programs, OEM partners are authorized to embed or bundle portions of Esri products and services with their application or service. OEM partners' business model, licensing terms and conditions, and pricing are independent of this Agreement. Customer will not seek any discount from the OEM partner or Esri based on the availability of Products under this Agreement. Customer will not decouple Esri products or services from the OEM partners' application or service.

7.2 Annual Report of Deployments. At each anniversary date and ninety (90) calendar days prior to the expiration of this Agreement, Customer will provide Esri with a written report detailing all Deployments. Upon request, Customer will provide records sufficient to verify the accuracy of the annual report.

8.0—Ordering, Administrative Procedures, Delivery, and Deployment

8.1 Orders, Delivery, and Deployment

a. Upon the Effective Date, Esri will invoice Customer and provide Authorization Codes to activate the nondestructive copy protection program that enables Customer to download, operate, or allow access to the Products. If this is a multi-year Agreement, Esri may invoice the Fee up to thirty (30) calendar days before the annual anniversary date for each year.

b. Undisputed invoices will be due and payable within thirty (30) calendar days from the date of invoice. Esri reserves the right to suspend Customer's access to and use of Products if Customer fails to pay any undisputed amount owed on or before its due date. Esri may charge Customer interest at a monthly rate equal to the lesser of one percent (1.0%) per month or the maximum rate permitted by applicable law on any overdue fees plus all expenses of collection for any overdue balance that remains unpaid ten (10) days after Esri has notified Customer of the past-due balance.

c. Esri's federal ID number is 95-2775-732.

d. If requested, Esri will ship backup media to the ship-to address identified on the Ordering Document, FOB Destination, with shipping charges prepaid. Customer acknowledges that should sales or use taxes become due as a result of any shipments of tangible media, Esri has a right to invoice and Customer will pay any such sales or use tax associated with the receipt of tangible media.

8.2 Order Requirements. Esri does not require Customer to issue a purchase order. Customer may submit a purchase order in accordance with its own process requirements, provided that if Customer issues a purchase order, Customer will submit its initial purchase order on the Effective Date. If this is a multi-year Agreement, Customer will submit subsequent purchase orders to Esri at least thirty (30) calendar days before the annual anniversary date for each year.

a. All orders pertaining to this Agreement will be processed through Customer's centralized point of contact.

b. The following information will be included in each Ordering Document:

(1) Customer name; Esri customer number, if known; and bill-to and ship-to addresses
(2) Order number
(3) Applicable annual payment due

9.0—Mergers, Acquisitions, or Divestitures

If Customer is a commercial entity, Customer will notify Esri in writing in the event of (i) a consolidation, merger, or reorganization of Customer with or into another corporation or entity; (ii) Customer's acquisition of another entity; or (iii) a transfer or sale of all or part of Customer's organization (subsections i, ii, and iii, collectively referred to as "**Ownership Change**"). There will be no decrease in Fee as a result of any Ownership Change.

9.1 If an Ownership Change increases the cumulative program count beyond the maximum level for this Agreement, Esri reserves the right to increase the Fee or terminate this Agreement and the parties will negotiate a new agreement.

9.2 If an Ownership Change results in transfer or sale of a portion of Customer's organization, that portion of Customer's organization will transfer the Products to Customer or uninstall, remove, and destroy all copies of the Products.

9.3 This Agreement may not be assigned to a successor entity as a result of an Ownership Change unless approved by Esri in writing in advance. If the assignment to the new entity is not approved, Customer will require any successor entity to uninstall, remove, and destroy the Products. This Agreement will terminate upon such Ownership Change.

Life Connected.

Engineering
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Andy Glasgow, Director of Engineering
CC: Kimberly Brawner, Assistant City Manager
Date: November 14, 2023
Re: SevenR Facilities Agreement

Action Requested:
Consider and act to authorize the Interim City Manager to execute a Facilities Agreement by and between the City of Celina and SevenR Properties for right-of-way dedication and temporary parking. (Glasgow)

Background Information:
SevenR Properties has dedicated Right-of-Way (ROW) for the construction of parking, sidewalk, and landscaping along Colorado between Beech Street and Pecan Street. The City needs additional ROW to construct an alley adjacent to Granny's Sweeties and Colorado Commons. The City also needs a utility easement for the installation of electrical equipment for underground electricity along Colorado to facilitate burying the overhead power lines. The proposed compensation for the ROW and easement is the construction of a temporary asphalt parking lot for a three-year term at 406 W. Beech Street.

Legal Review:
The City Attorney has reviewed this agreement

Supporting Documents:
1. SevenR Facilities Agreement v3.1 CS clean 11.7.23_rev CM

Financial Consideration:
Funding is available through bond funds. Expenditures will not exceed funds appropriated and funds will be committed with the modification of the purchase order.

Staff Recommendation:
Staff recommends approval.

FACILITIES AGREEMENT

This Facilities Agreement (this "Agreement") is entered into by and between Seven R Frisco, LLC ("Owner") and its successors and assigns and the City of Celina (the "City"), to be effective on the date upon which the last of all of the Parties has approved and duly executed this Agreement ("Effective Date").

RECITALS

WHEREAS, certain capitalized terms used herein are defined in Article I; and

WHEREAS, the City is a home-rule municipality of the State of Texas located within Denton County and Collin County; and

WHEREAS, the Owner and the City (which are sometimes individually referred to as a "Party" and collectively as the "Parties") desire to enter into this Agreement; and

WHEREAS, the Owner owns approximately 21,750 square feet of land, generally located at the southwest corner of Beech Street and Colorado Street, which lies within the corporate limits of the City, and within Collin County, Texas, and is more particularly described on **Exhibit A** (the "Property"); and

WHEREAS, the Owner intends that the Property will be developed in the future in accordance with a permitted use in the Downtown Code – Patio Commons District, as the Property is currently zoned at the time of the Effective Date of this Agreement, and in accordance with future plans that will be submitted to the City; and

WHEREAS, in preparation for such future development, the Parties intend that the Property will be currently developed with utility, parking, and right-of-way infrastructure in accordance with the site layout attached hereto as **Exhibit B** (the "Site Layout")(the Site Layout does not reflect the future onsite development for the Property); and

WHEREAS, the Parties intend for this Agreement to establish certain restrictions and to impose certain commitments in connection with the development of infrastructure for the Property, but not the future development of the Property; and

WHEREAS, the Parties intend for the Property to be ultimately developed by Owner in a manner consistent with the City's zoning requirements, building material requirements, and building code requirements, and at this time, this Agreement establishes certain utility, parking, and right-of-way infrastructure.

NOW, THEREFORE, for and in consideration of the mutual covenants of the Parties set forth in this Agreement and for other good and valuable consideration, the receipt and adequacy of which are acknowledged, the Parties agree as follows:

ARTICLE I
GENERAL TERMS AND DEFINITIONS

1.1 Definitions. Unless the context requires otherwise, the following terms shall have

the meanings hereinafter set forth:

Agreement is defined in the introductory paragraph.

City is defined in the introductory paragraph.

City Assignee is defined in Section 7.2.

City Council means the city council of the City.

City Regulation(s) means any ordinance, rule, regulation, standard, policy, order, guideline, master plans, or other City-adopted or City-enforced requirement, as amended and adopted by the City for uniform application throughout the corporate limits, and as are applicable to the Property.

Claims is defined in Section 4.1(a).

Effective Date is defined in the introductory paragraph.

Indemnified Party is defined in Section 4.1(a).

Owner is defined in the introductory paragraph.

Owner Assignee is defined in Section 7.1(a).

Parties means the Owner and the City together.

Party means the Owner or the City each individually.

Property is defined in the Recitals.

Site Layout means the site layout as shown in **Exhibit B**.

ARTICLE II
INFRASTRUCTURE DEVELOPMENT

2.1 Easements.

(a) To the extent easements or rights-of-way are needed within the Property and/or on the perimeter of the Property, including those specific easements and rights-of-way described herein, they shall be dedicated by the Owner to the City at no cost to the City, in a mutually agreed to form. Any easements needed under this Agreement shall be recorded in the real property records of the County in which the easements are located.

(b) Temporary Construction Easements. To the extent temporary construction easements are needed within the Property and/or on the perimeter of the Property, they shall be dedicated by the Owner to the City at no cost to the City upon notice by the City, when the City is ready to begin work. Temporary construction easements shall be granted for each project generally in the form attached hereto as **Exhibit D**, and shall have a minimum duration of six (6) months, but

may be extended in writing.

2.2 Infrastructure Development Obligations.

(a) Obligations of City. City will, at its sole cost and expense, construct or cause to be constructed at City's discretion on the timeline, engineering, and construction plans for the area in which the Property is located, but in accordance with this Agreement, the following improvements:

i. City shall construct a concrete alley on the south side of the Property, being twenty (20) feet wide in part, and fifteen (15) feet in part, as depicted on the Site Layout, and solely within right-of-way dedicated to the City; and

ii. City shall construct a temporary asphalt parking lot on the west side of the Property, solely within a temporary construction easement granted to the City as depicted on the Site Layout.

(b) Obligations of Owner. In consideration of the City's obligations herein, and in order for City to complete such obligations, the Owner agrees, at its sole cost and expense, to complete the following:

i. Owner shall dedicate the five (5) foot right-of-way on the south side of the Property to the City for the City to construct a concrete alley, as depicted in **Exhibit C**, attached hereto and incorporated herein for all purposes, within fourteen (14) days of the Effective Date;

ii. Owner shall dedicate the one hundred (100) square foot utility easement depicted on the Site Layout, within fourteen (14) days of the Effective Date; and

iii. Owner shall improve the temporary asphalt parking lot that the City will construct on the west side of the Property with concrete parking no later than three (3) years from the Effective Date. The Parties may agree to up to two (2) one (1) year extensions of the deadline for this obligation in writing.

ARTICLE III
DEVELOPMENT REGULATIONS AND CHARGES

3.1 Full Compliance with City Standards. Development of the Property shall be subject to the applicable City Regulations and plans that will be approved by the City. The Parties may amend this Agreement in accordance with the amendment provisions provided herein in order to develop further development standards and terms for the Property.

3.2 Fees. Except as specifically described below, the Property shall be subject to those fees and charges due and payable to the City in connection with the Development that are charged pursuant to City Regulations to other developments located in the corporate limits of the City.

ARTICLE IV
INDEMNIFICATION AND HOLD HARMLESS

4.1 INDEMNIFICATION AND HOLD HARMLESS.

(a) THE OWNER AND ITS SUCCESSORS AND ASSIGNS SHALL INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICIALS, EMPLOYEES, OFFICERS, REPRESENTATIVES AND AGENTS (EACH AN "INDEMNIFIED PARTY"), FROM AND AGAINST ALL ACTIONS, DAMAGES, CLAIMS, LOSSES OR EXPENSE OF EVERY TYPE AND DESCRIPTION TO WHICH THEY MAY BE SUBJECTED OR PUT: (I) BY REASON OF, OR RESULTING FROM THE BREACH OF ANY PROVISION OF THIS AGREEMENT BY THE OWNER ; (II) THE NEGLIGENT DESIGN, ENGINEERING AND/OR CONSTRUCTION BY THE OWNER OR ANY ARCHITECT, ENGINEER OR CONTRACTOR HIRED BY THE OWNER; (III) THE OWNER'S NONPAYMENT UNDER CONTRACTS BETWEEN THE OWNER AND ITS CONSULTANTS, ENGINEERS, ADVISORS, CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS; (IV) ANY CLAIMS OF PERSONS EMPLOYED BY THE OWNER OR ITS AGENTS; OR (V) ANY CLAIMS AND SUITS OF THIRD PARTIES, INCLUDING BUT NOT LIMITED TO OWNER'S RESPECTIVE PARTNERS, OFFICERS, DIRECTORS, EMPLOYEES, REPRESENTATIVES, AGENTS, SUCCESSORS, ASSIGNEES, VENDORS, GRANTEES, AND/OR OWNER, OR ANY AGREEMENT OR RESPONSIBILITY, INCLUDING CLAIMS AND CAUSES OF ACTION WHICH MAY ARISE OUT OF THE PARTIAL NEGLIGENCE OF AN INDEMNIFIED PARTY (THE "CLAIMS"). NOTWITHSTANDING THE FOREGOING, NO INDEMNIFICATION IS GIVEN HEREUNDER FOR ANY ACTION, DAMAGE, CLAIM, LOSS, OR EXPENSE DETERMINED BY A COURT OF COMPETENT JURISDICTION TO BE DIRECTLY ATTRIBUTABLE TO THE WILLFUL MISCONDUCT OR SOLE NEGLIGENCE OF ANY INDEMNIFIED PARTY. OWNER IS EXPRESSLY REQUIRED TO DEFEND CITY AGAINST ALL SUCH CLAIMS, AND CITY IS REQUIRED TO REASONABLY COOPERATE AND ASSIST OWNER IN PROVIDING SUCH DEFENSE.

(b) IN ITS REASONABLE DISCRETION, CITY SHALL HAVE THE RIGHT TO APPROVE OR SELECT DEFENSE COUNSEL TO BE RETAINED BY OWNER IN FULFILLING ITS OBLIGATIONS HEREUNDER TO DEFEND AND INDEMNIFY THE INDEMNIFIED PARTIES, UNLESS SUCH RIGHT IS EXPRESSLY WAIVED BY CITY IN WRITING. THE INDEMNIFIED PARTIES RESERVE THE RIGHT TO PROVIDE A PORTION OR ALL OF THEIR/ITS OWN DEFENSE, AT THEIR/ITS SOLE COST; HOWEVER, INDEMNIFIED PARTIES ARE UNDER NO OBLIGATION TO DO SO. ANY SUCH ACTION BY AN INDEMNIFIED PARTY IS NOT TO BE CONSTRUED AS A WAIVER OF OWNER'S OBLIGATION TO DEFEND INDEMNIFIED PARTIES OR AS A WAIVER OF OWNER'S OBLIGATION TO INDEMNIFY INDEMNIFIED PARTIES PURSUANT TO THIS AGREEMENT. OWNER SHALL RETAIN CITY-APPROVED DEFENSE COUNSEL WITHIN SEVEN BUSINESS DAYS OF WRITTEN NOTICE FROM AN INDEMNIFIED PARTY THAT IT IS INVOKING ITS RIGHT TO INDEMNIFICATION UNDER THIS AGREEMENT. IF OWNER FAILS TO RETAIN COUNSEL WITHIN SUCH TIME PERIOD, INDEMNIFIED PARTIES SHALL HAVE THE RIGHT TO RETAIN DEFENSE COUNSEL ON THEIR OWN BEHALF, AND OWNER SHALL BE LIABLE FOR ALL REASONABLE COSTS INCURRED BY INDEMNIFIED PARTIES. THE CITY AGREES, UNLESS ADVISED BY DEFENSE COUNCIL TO THE CONTRARY, TO ASSERT ITS IMMUNITY FROM LIABILITY AND IMMUNITY FROM SUIT AND/OR OTHER AVAILABLE AFFIRMATIVE DEFENSES

(c) THIS SECTION 4.1 SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

(d) THE PARTIES AGREE AND STIPULATE THAT THIS INDEMNIFICATION AND THE EXPRESS NEGLIGENCE TEXT COMPLIES WITH THE CONSPICUOUSNESS REQUIREMENT, AND IS VALID AND ENFORCEABLE AGAINST THE OWNER.

4.2 **THE OWNER'S ACKNOWLEDGEMENT OF THE CITY'S COMPLIANCE WITH FEDERAL AND STATE CONSTITUTIONS, STATUTES AND CASE LAW AND FEDERAL, STATE AND LOCAL ORDINANCES, RULES AND REGULATIONS/OWNERS' WAIVER AND RELEASE OF CLAIMS FOR OBLIGATIONS EXPRESSLY SET FORTH IN THIS AGREEMENT.**

(A) THE OWNER ACKNOWLEDGES AND AGREES THAT, PROVIDED THERE ARE NO CITY DEFAULTS UNDER THIS AGREEMENT:

(I) THE RIGHTS OF WAY, EASMENTS, IMPROVEMENTS, ALLEYS, OR PARKING, EXPRESSLY SET FORTH IN THIS AGREEMENT TO BE CONSTRUCTED OR CONVEYED UNDER THIS AGREEMENT, AND THE FEES TO BE IMPOSED BY THE CITY PURSUANT TO THIS AGREEMENT, REGARDING THE PROPERTY, IN WHOLE OR IN PART, DO NOT CONSTITUTE A:

(A) TAKING UNDER THE TEXAS OR UNITED STATES CONSTITUTION;

(B) VIOLATION OF THE TEXAS LOCAL GOVERNMENT CODE, AS IT EXISTS OR MAY BE AMENDED; AND/OR

(C) NUISANCE.

(II) THE AMOUNT OF THE OWNER'S FINANCIAL AND INFRASTRUCTURE CONTRIBUTION FOR THE RIGHTS OF WAY, EASMENTS, IMPROVEMENTS, ALLEYS, OR PARKING EXPRESSLY SET FORTH IN THIS AGREEMENT IS ROUGHLY PROPORTIONAL TO THE DEMAND THAT THE OWNER'S ANTICIPATED IMPROVEMENTS AND OWNER'S DEVELOPMENT OF THE PROPERTY PLACES ON THE CITY'S INFRASTRUCTURE.

(III) THE OWNER HEREBY AGREES, STIPULATES AND ACKNOWLEDGES THAT: (A) ANY PROPERTY WHICH IT CONVEYS TO THE CITY OR ACQUIRES FOR THE CITY PURSUANT TO THIS AGREEMENT IS ROUGHLY PROPORTIONAL TO THE BENEFIT RECEIVED BY THE OWNER FOR SUCH LAND, AND THE OWNER HEREBY WAIVES ANY CLAIM THEREFOR THAT IT MAY HAVE; AND (B) ALL PREREQUISITES TO SUCH DETERMINATION OF ROUGH PROPORTIONALITY HAVE BEEN MET, AND ANY VALUE RECEIVED BY THE CITY RELATIVE TO SAID CONVEYANCE IS RELATED BOTH IN NATURE AND EXTENT TO THE IMPACT OF THE

DEVELOPMENT OF THE PROPERTY ON THE CITY'S INFRASTRUCTURE. THE OWNER FURTHER AGREES TO WAIVE AND RELEASE ALL CLAIMS IT MAY HAVE AGAINST THE CITY UNDER THIS AGREEMENT RELATED TO ANY AND ALL: (A) CLAIMS OR CAUSES OF ACTION BASED ON ILLEGAL OR EXCESSIVE EXACTIONS; AND (B) ROUGH PROPORTIONALITY AND INDIVIDUAL DETERMINATION REQUIREMENTS MANDATED BY THE UNITED STATES SUPREME COURT IN *DOLAN V. CITY OF TIGARD,* 512 U.S. 374 (1994), AND ITS PROGENY.

(B) THIS SECTION 4.2 SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

(C) THE PARTIES AGREE AND STIPULATE THAT THIS INDEMNIFICATION AND THE EXPRESS NEGLIGENCE TEXT COMPLIES WITH THE CONSPICUOUSNESS REQUIREMENT, AND IS VALID AND ENFORCEABLE.

ARTICLE V
TERM

The term of this Agreement shall be for a period of five (5) years after the Effective Date. The Parties may extend the term of this Agreement if they execute an agreement in writing.

ARTICLE VI
EVENTS OF DEFAULT; REMEDIES

6.1 Events of Default. No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given in writing (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time to be determined based on the nature of the alleged failure, but in no event more than 30 days after written notice of the alleged failure has been given). Notwithstanding the foregoing, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured and within such 30-day period gives written notice to the non-defaulting Party of the details of why the cure will take longer than 30 days with a statement of how many days are needed to cure.

6.2 Remedies. If a Party is in default, the aggrieved Party may, at its option and without prejudice to any other right or remedy under this Agreement, seek any relief available at law or in equity, including, but not limited to, an action under the Uniform Declaratory Judgment Act, or actions for specific performance, mandamus, or injunctive relief. NOTWITHSTANDING THE FOREGOING, HOWEVER, NO DEFAULT UNDER THIS AGREEMENT SHALL ENTITLE THE AGGRIEVED PARTY TO TERMINATE THIS AGREEMENT OR LIMIT THE TERM OF THIS AGREEMENT**.**

ARTICLE VII
ASSIGNMENT AND ENCUMBRANCE

7.1 Assignment by Owner to Successors.

(a) The Owner has the right (from time to time without the consent of the City, but upon prior written notice to the City) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of the Owner under this Agreement, to any person or entity (an "Owner Assignee") that (i) is or will become an owner of any portion of the Property or (ii) is controlled by or under common control by the Owner and becomes an owner of any portion of the Property, provided that the Owner is not in breach of this Agreement at the time of such assignment. An Owner Assignee is considered the "Owner," may be considered the "Owner," and is a "Party," under this Agreement for purposes of the obligations, rights, title, and interest assigned to the Owner Assignee. Notice of each proposed assignment to an Owner Assignee shall be provided to the City at least fifteen (15) days prior to the effective date of the assignment, which notice shall include a copy of the proposed assignment document together with the name, address, telephone number, and e-mail address (if available) of a contact person representing the Owner Assignee.

(b) Each assignment shall be in writing executed by the Owner and the Owner Assignee and shall obligate the Owner Assignee to be bound by this Agreement to the extent this Agreement applies or relates to the obligations, rights, title, or interests being assigned. A copy of each fully executed assignment to an Owner Assignee shall be provided to all Parties within fifteen (15) days after execution. From and after such assignment, the City agrees to look solely to the Owner Assignee for the performance of all obligations assigned to the Owner Assignee and agrees that the Owner shall be released from subsequently performing the assigned obligations and from any liability that results from the Owner Assignee's failure to perform the assigned obligations; provided, however, if a copy of the assignment is not received by the City within 15 days after execution, Owner shall not be released until the City receives such copy of the assignment.

(c) No assignment by Owner shall release Owner from any liability that resulted from an act or omission by Owner that occurred prior to the effective date of the assignment unless the City approves the release in writing.

(d) The Owner shall maintain written records of all assignments made to Owner Assignees, including a copy of each executed assignment and the Owner Assignee's Notice information as required by this Agreement, and, upon written request from another Party, shall provide a copy of such records to the requesting person or entity.

7.2 Assignment by the City. The City has the right (from time to time without the consent of another Party, but upon prior written Notice to each other Party) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of the City under this Agreement, to any agency, authority, or political subdivision of the state (a "City Assignee"). Notice of each proposed assignment to a City Assignee shall be provided to each other Party at least 15 days prior to the effective date of the assignment, which Notice shall include a copy of the proposed assignment document together with the name, address, telephone number, and e-mail address of a contact person representing the City Assignee who the other Party may contact for additional information. Each assignment shall be in writing executed by the City and the City Assignee and shall obligate the City Assignee to be bound by this Agreement to the extent this Agreement applies or relates to the obligations, rights, title, or interests being assigned. A copy of each fully executed assignment to a City Assignee shall be provided to all Parties within 15 days after execution. From and after such assignment, all Parties agree to look solely to the City Assignee for the performance of all obligations assigned to the City Assignee and agrees that the City shall be released from

subsequently performing the assigned obligations and from any liability that results from the City Assignee's failure to perform the assigned obligations; provided, however, if a copy of the assignment is not received by the other Parties within 15 days after execution, the City shall not be released until the other Parties receive such copy of the assignment. No assignment by the City shall release the City from any liability that resulted from an act or omission by the City that occurred prior to the effective date of the assignment unless the other Parties approve the release in writing. The City shall maintain written records of all assignments made by the City to City Assignees, including a copy of each executed assignment and the City Assignee's Notice information as required by this Agreement, and, upon written request from another Party, shall provide a copy of such records to the requesting person or entity.

7.3 Collateral Assignments. The Owner and Owner Assignees have the right, from time to time, to collaterally assign, pledge, grant a lien or security interest in, or otherwise encumber any of their respective rights, title, or interest under this Agreement for the benefit of their respective lenders without the consent of, but with prompt written Notice to, the City. The collateral assignment, pledge, grant of lien or security interest, or other encumbrance shall not, however, obligate any lender to perform any obligations or incur any liability under this Agreement unless the lender agrees in writing to perform such obligations or incur such liability. Provided the City has been given a copy of the documents creating the lender's interest, including Notice (hereinafter defined) information for the lender, then that lender shall have the right, but not the obligation, to cure any default under this Agreement and shall be given a reasonable time to do so in addition to the cure periods otherwise provided to the defaulting Party by this Agreement; and the City agrees to accept a cure offered by the lender as if offered by the defaulting Party. A lender is not a Party to this Agreement unless this Agreement is amended, with the consent of the lender, to add the lender as a Party. Notwithstanding the foregoing, however, this Agreement shall continue to bind the Property and shall survive any transfer, conveyance, or assignment occasioned by the exercise of foreclosure or other rights by a lender, whether judicial or non-judicial. Any purchaser from or successor owner through a lender of any portion of the Property shall be bound by this Agreement and shall not be entitled to the rights and benefits of this Agreement with respect to the acquired portion of the Property until all defaults under this Agreement with respect to the acquired portion of the Property have been cured.

7.4 Assignees as Parties. An assignee authorized in accordance with this Agreement and for which notice of assignment has been provided in accordance with this Agreement shall be considered a "Party" for the purposes of this Agreement. Any person or entity upon becoming an owner of land or upon obtaining an ownership interest in any part of the Property shall be deemed to be "Owner " and have all of the obligations of the Owner as set forth in this Agreement and all related documents to the extent of said ownership or ownership interest.

7.5 No Third-Party Beneficiaries. This Agreement only inures to the benefit of, and may only be enforced by, the Parties and Parties' assigns. No other person or entity shall have any right, title, or interest under this Agreement or otherwise be deemed to be a third-party beneficiary of this Agreement.

ARTICLE VIII
RECORDATION AND ESTOPPEL CERTIFICATES

8.1 Binding Obligations. This Agreement and all amendments hereto and assignments hereof shall be recorded in the deed records of each county within which the Property is located. This

Agreement binds and constitutes a covenant running with the Property. Upon the Effective Date, this Agreement shall be binding upon the Parties and their successors and assigns permitted by this Agreement and forms a part of any other requirements for development within the Property. This Agreement, when recorded on or after the Effective Date, shall be binding upon the Parties and their successors and assigns as permitted by this Agreement and upon the Property.

8.2 Estoppel Certificates. From time to time upon written request of the Owner, if needed to facilitate a sale of all or a portion of the Property or a loan secured by all or a portion of the Property, the City will execute a written estoppel certificate in a form and substance satisfactory to the City, to its reasonable knowledge and belief, identifying any obligations of the Owner under this Agreement that are in default. The Owner shall pay the City $1,000 at the time of the Owner's request for an estoppel certificate for each request in excess of one per calendar year.

ARTICLE IX
ADDITIONAL PROVISIONS

9.1 Recitals. The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; (c) are legislative findings of the City Council of the City; and (d) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, shall be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

9.2 Notices. Any notice, payment or instrument required or permitted by this Agreement to be given or delivered to any party shall be deemed to have been received when personally delivered or 72 hours following deposit of the same in any United States Post Office, registered or certified mail, postage prepaid, addressed as follows:

To the City:	Attn: Interim City Manager City of Celina 142 North Ohio Celina, TX 75009 E-mail: kstovall@celina-tx.gov TEL: (972) 382-2682
With a copy to:	Attn: Julie Fort Messer & Fort, PLLC 6371 Preston Road, Suite 200 Frisco, Texas 75034 E-mail: Julie@txmunicipallaw.com TEL: (972) 668-6400
To the Owner:	Attn: Marc R Robinson Seven R Frisco, LLC 3791 Broadmoor Way, Frisco, Texas 75033 Email: marc@7rproperties.com

TEL: (214) 213-0366

With a copy to: _____
_____
_____
_____
_____

Any Party may change its address or addresses for delivery of notice by delivering written notice of such change of address to the other party.

9.3 Interpretation. The Parties acknowledge that each has been actively involved in negotiating this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not apply to interpreting this Agreement. In the event of any dispute over the meaning or application of any provision of this Agreement, the provision will be interpreted fairly and reasonably and neither more strongly for nor against any Party, regardless of which Party originally drafted the provision.

9.4 Time. In this Agreement, time is of the essence and compliance with the times for performance herein is required.

9.5 Authority and Enforceability. The City represents and warrants that this Agreement has been approved by official action by the City Council of the City in accordance with all applicable public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this Agreement on behalf of the City has been duly authorized to do so. The Owner represents and warrants that this Agreement has been approved by appropriate action of the Owner, and that the individual executing this Agreement on behalf of the Owner have been duly authorized to do so. Each Party respectively acknowledges and agrees that this Agreement is binding upon such Party and is enforceable against such Party, in accordance with its terms and conditions and to the extent provided by law.

9.6 Entire Agreement. This Agreement constitutes the entire agreement between the Parties and supersedes all prior agreements, whether oral or written, covering the subject matter of this Agreement.

9.7 Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable for any reason, then: (a) such unenforceable provision shall be deleted from this Agreement; (b) the unenforceable provision shall, to the extent possible and upon mutual agreement of the parties, be rewritten to be enforceable and to give effect to the intent of the Parties; and (c) the remainder of this Agreement shall remain in full force and effect and shall be interpreted to give effect to the intent of the Parties.

9.8 Applicable Law; Venue. This Agreement is entered into pursuant to, and is to be construed and enforced in accordance with, the laws of the State of Texas, and all obligations of the Parties are performable in each county in which the Property is located. Exclusive venue for any action to enforce or construe this Agreement shall be in the County District Court in which any of the Property is located.

9.9 Non-Waiver. Any failure by a Party to insist upon strict performance by the other

Party of any material provision of this Agreement shall not be deemed a waiver thereof, and the Party shall have the right at any time thereafter to insist upon strict performance of any and all provisions of this Agreement. No provision of this Agreement may be waived except by writing signed by the Party waiving such provision. Any waiver shall be limited to the specific purposes for which it is given. No waiver by any Party of any term or condition of this Agreement shall be deemed or construed to be a waiver of any other term or condition or subsequent waiver of the same term or condition.

9.10 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

9.11 Further Documents. The Parties agree that at any time after execution of this Agreement, they will, upon request of another Party, execute and deliver such further documents and do such further acts and things as the other Party may reasonably request in order to effectuate the terms of this Agreement. This provision shall not be construed as limiting or otherwise hindering the legislative discretion of the City Council seated at the time that this Agreement is executed or any future City Council.

9.12 Exhibits. The following exhibits are attached to this Agreement and are incorporated herein for all purposes:

Exhibit A	Legal Description of the Property
Exhibit B	Site Layout
Exhibit C	Alley Dedication
Exhibit D	Temporary Construction Easement Form

9.13 Governmental Powers; Waivers of Immunity. By its execution of this Agreement, the City does not waive or surrender any of its respective governmental powers, immunities, or rights except as provided in this section. The Parties acknowledge that the City waives its sovereign immunity as to suit solely for the purpose of adjudicating a claim under this Agreement. This is an agreement for the provision of goods or services to the City under Section 271.151 et seq. of the Texas Local Government Code.

9.14 Force Majeure. Each Party shall use good faith, due diligence and reasonable care in the performance of its respective obligations under this Agreement, and time shall be of the essence in such performance; however, in the event a Party is unable, due to force majeure, to perform its obligations under this Agreement, then the obligations affected by the force majeure shall be temporarily suspended. Within three business days after the occurrence of a force majeure, the Party claiming the right to temporarily suspend its performance, shall give notice to all the Parties, including a detailed explanation of the force majeure and a description of the action that will be taken to remedy the force majeure and resume full performance at the earliest possible time. The term "force majeure" shall include events or circumstances that are not within the reasonable control of Party whose performance is suspended and that could not have been avoided by such Party with the good faith exercise of good faith, due diligence and reasonable care.

9.15 Amendments. This Agreement cannot be modified, amended, or otherwise varied, except in writing signed by the City and the Owner expressly amending the terms of this Agreement.

9.16 Consideration. This Agreement is executed by the Parties hereto without coercion or

duress and for substantial consideration, the sufficiency of which is hereby acknowledged.

9.17 Form 1295 Certificate. The Owner represents that it has complied with Texas Government Code, Section 2252.908 and in connection therewith, the Owner has completed a Texas Ethics Commission Form 1295 Certificate generated by the Texas Ethics Commission's electronic filing system in accordance with the rules promulgated by the Texas Ethics Commission. The Owner further agrees to print the completed certificate and execute the completed certificate in such form as is required by Texas Government Code, Section 2252.908 and the rules of the Texas Ethics Commission and provide to the City at the time of delivery of an executed counterpart of this Agreement, a duly executed completed Form 1295 Certificate. The Parties agree that, except for the information identifying the City and the contract identification number, the City is not responsible for the information contained in the Form 1295 completed by the Owner. The information contained in the From 1295 completed by the Owner has been provided solely by the Owner and the City has not verified such information.

9.18 Verification Regarding Energy Company Boycotts. To the extent this Agreement constitutes a contract for goods or services for which a written verification is required under Section 2274.002, Texas Government Code, (as added by Senate Bill 13, 87th Texas Legislature, Regular Session) as amended, Owner hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and, will not boycott energy companies during the term of this Agreement. The foregoing verification is made solely to comply with Section 2274.002, Texas Government Code, as amended, to the extent Section 2274.002, Texas Government Code does not contravene applicable Texas or federal law. As used in the foregoing verification, "boycott energy companies" shall have the meaning assigned to the term "boycott energy company" in Section 809.001, Texas Government Code. Owner understands "affiliate" to mean an entity that controls, is controlled by, or is under common control with the Owner and exists to make a profit.

9.19 Verification Regarding Discrimination Against Firearm Entity or Trade Association. To the extent this Agreement constitutes a contract for the purchase of goods or services having a value of at least $100,000 that is paid wholly or partly from public funds for which a written verification is required under Section 2274.002, Texas Government Code, (as added by Senate Bill 19, 87th Texas Legislature, Regular Session), as amended, Owner hereby verifies that it and its parent company, wholly- or majority- owned subsidiaries, and other affiliates, if any,

1. do not have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association; and
2. will not discriminate during the term of this Agreement against a firearm entity or firearm trade association.

The foregoing verification is made solely to comply with Section 2274.002, Texas Government Code, as amended, to the extent Section 2274.002, Texas Government Code does not contravene applicable Texas or federal law. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" shall have the meaning assigned to such term in Section 2274.001(3), Texas Government Code (as added by SB 19). Owner understands "affiliate" to mean an entity that controls, is controlled by, or is under common control with the Owner and exists to make a profit.

9.20 Certification Regarding Terrorist Organizations and Boycott of Israel. To the extent this Agreement constitutes a contract for goods or services for which a written verification is required under Sections 2252.151-.154 Texas Government Code, Owner hereby certifies that it and its parent company, wholly- or majority- owned subsidiaries, and other affiliates, if any, is not a company identified on the Texas Comptroller's list of companies known to have contracts with, or provide supplies or services to, a foreign organization designated as a Foreign Terrorist Organization by the U.S. Secretary of State under federal law.

To the extent this Agreement constitutes a contract for goods or services for which a written verification is required under Sections 2271.001-002 Texas Government Code, Owner and its parent company, wholly- or majority- owned subsidiaries, and other affiliates, if any, further certifies and verifies that it does not boycott Israel, and agrees that it will not boycott Israel during the term of this Agreement. For purposes of this Agreement, the term "boycott" shall mean and include terminating business activities or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory. (Tex. Gov't Code §§ 2270.001-.002, 808.001-.006, .051-.057, .101-.102).

The foregoing verification is made solely to comply with Chapter 2271, Texas Government Code, as amended, to the extent the appliable provision in Chapter 2271.001, Texas Government Code does not contravene applicable Texas or federal law. As used in the foregoing verification, "boycott Israel" shall have the meaning assigned to such term in Section 808.001(1), Texas Government Code. Owner understands "affiliate" to mean an entity that controls, is controlled by, or is under common control with the Owner and exists to make a profit.

[signatures on following pages]

EXECUTED by the City and the Owner on the respective dates stated below after approval of the City Council of the City on_____, 2023.

Date: _____ **CITY OF CELINA**

By: _____
Karla Stovall, Interim City Manager

ATTEST:

_____
Lauren Vaughns, City Secretary

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on the____day of_____, 2023, by Ryan Tubbs, the Interim City Manager of the City of Celina, Texas, on behalf of said City.

_____
Notary Public, State of Texas

(SEAL)

_____
Name printed or typed

Commission Expires:_____

SEVEN R FRISCO, LLC

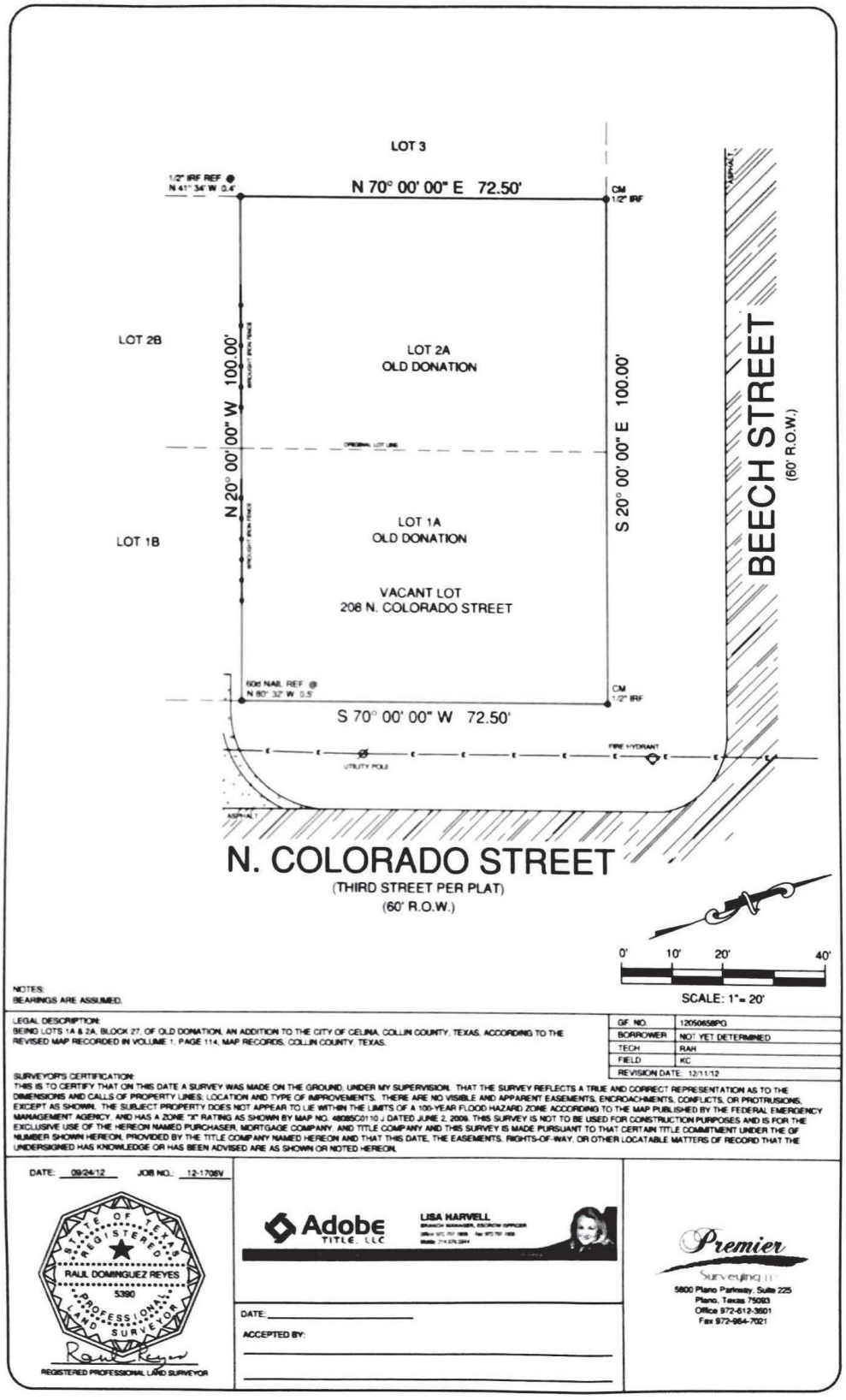
By: _____
Name: _____
Title: _____

STATE OF TEXAS **§**
§
COUNTY OF **§**

BEFORE ME, a Notary Public in and for the State of Texas, duly authorized to take acknowledgments, on _____, 2023, personally appeared _____, Owner of the Property, and acknowledged that he executed the foregoing document.

_____
Notary Public in and for the State of Texas

EXHIBIT A
DESCRIPTION OF THE PROPERTY



NOTES:
BEARINGS ARE ASSUMED.

LEGAL DESCRIPTION:
BEING LOTS 1A & 2A, BLOCK 27, OF OLD DONATION, AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS, ACCORDING TO THE REVISED MAP RECORDED IN VOLUME 1, PAGE 114, MAP RECORDS, COLLIN COUNTY, TEXAS.

GF. NO.	12050658PG
BORROWER	NOT YET DETERMINED
TECH	RAH
FIELD	KC
REVISION DATE:	12/11/12

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, THAT THE SURVEY REFLECTS A TRUE AND CORRECT REPRESENTATION AS TO THE DIMENSIONS AND CALLS OF PROPERTY LINES; LOCATION AND TYPE OF IMPROVEMENTS; THERE ARE NO VISIBLE AND APPARENT EASEMENTS, ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN. THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48085C0110 J DATED JUNE 2, 2009. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON.

DATE: 09/24/12 JOB NO.: 12-1708V

STATE OF TEXAS REGISTERED
RAUL DOMINGUEZ REYES
5390
PROFESSIONAL LAND SURVEYOR

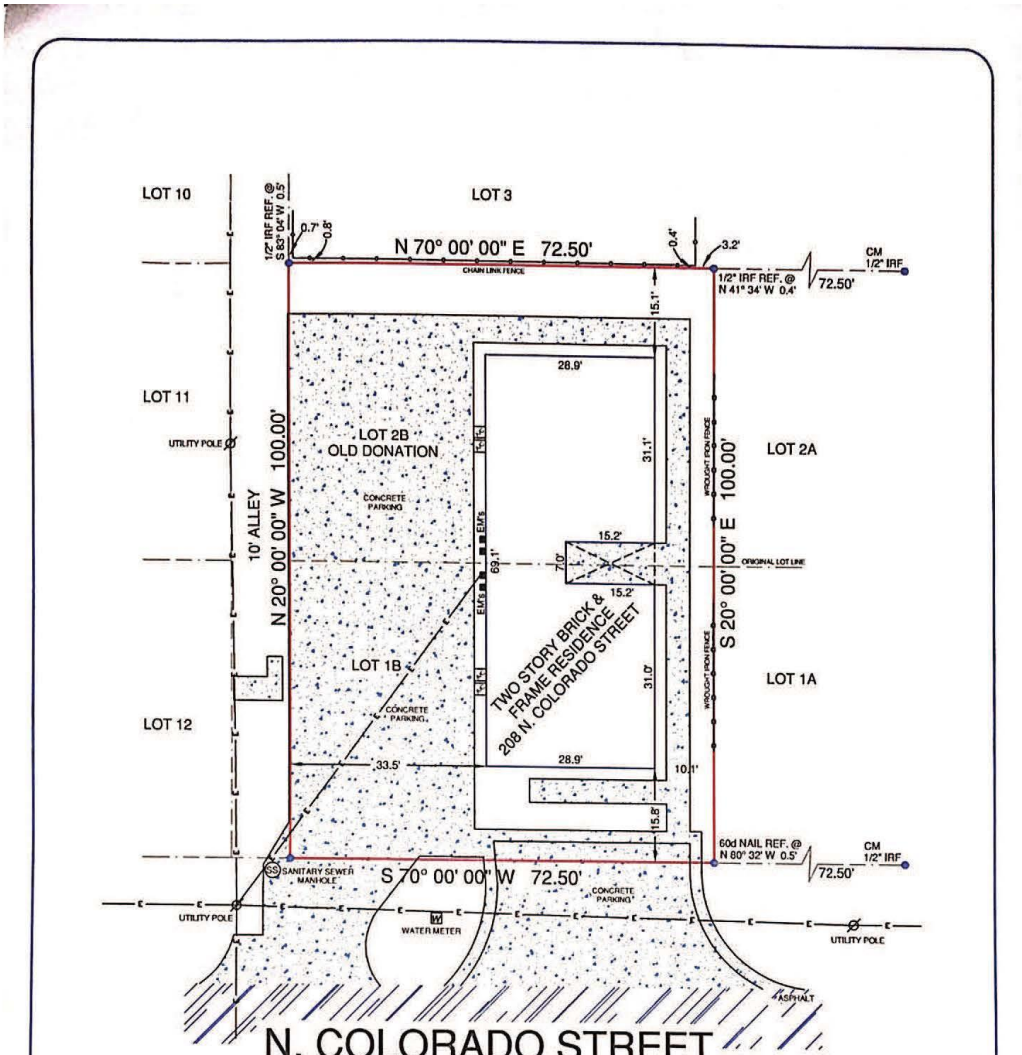
REGISTERED PROFESSIONAL LAND SURVEYOR

Adobe TITLE, LLC
LISA HARVELL
BRANCH MANAGER, ESCROW OFFICER

DATE: _____

ACCEPTED BY: _____

Premier Surveying LP
5800 Plano Parkway, Suite 225
Plano, Texas 75093
Office 972-612-3601
Fax 972-964-7021



NOTES:
BEARINGS ARE ASSUMED.

LEGAL DESCRIPTION:
BEING LOTS 1B & 2B, BLOCK 27, OF OLD DONATION, AN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS, ACCORDING TO THE REVISED MAP RECORDED IN VOLUME 1, PAGE 114, MAP RECORDS, COLLIN COUNTY, TEXAS.

GF. NO.	12050658PG
BORROWER	NOT YET DETERMINED
TECH	RAH
FIELD	KC
REVISION DATE: 12/11/12	

SURVEYORS CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION. THAT THE SURVEY REFLECTS A TRUE AND CORRECT REPRESENTATION AS TO THE DIMENSIONS AND CALLS OF PROPERTY LINES; LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN. THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48085C0110 J DATED JUNE 2, 2009. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON.

DATE: 09/24/12 JOB NO.: 12-1706

STATE OF TEXAS
REGISTERED TO
RAUL DOMINGUEZ REYES
5390
PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

Adobe TITLE, LLC
LISA HARVELL
BRANCH MANAGER, ESCROW OFFICER
Office 972 757 1800 · Fax 972 757 1900
Mobile 214 676 5844
11749 Preston Road · Dallas, Texas 75230

DATE:

ACCEPTED BY:



Premier Surveying LLC
5800 Plano Parkway, Suite 225
Plano, Texas 75093
Office 972-612-3601
Fax 972-964-7021

EXHIBIT B

SITE LAYOUT

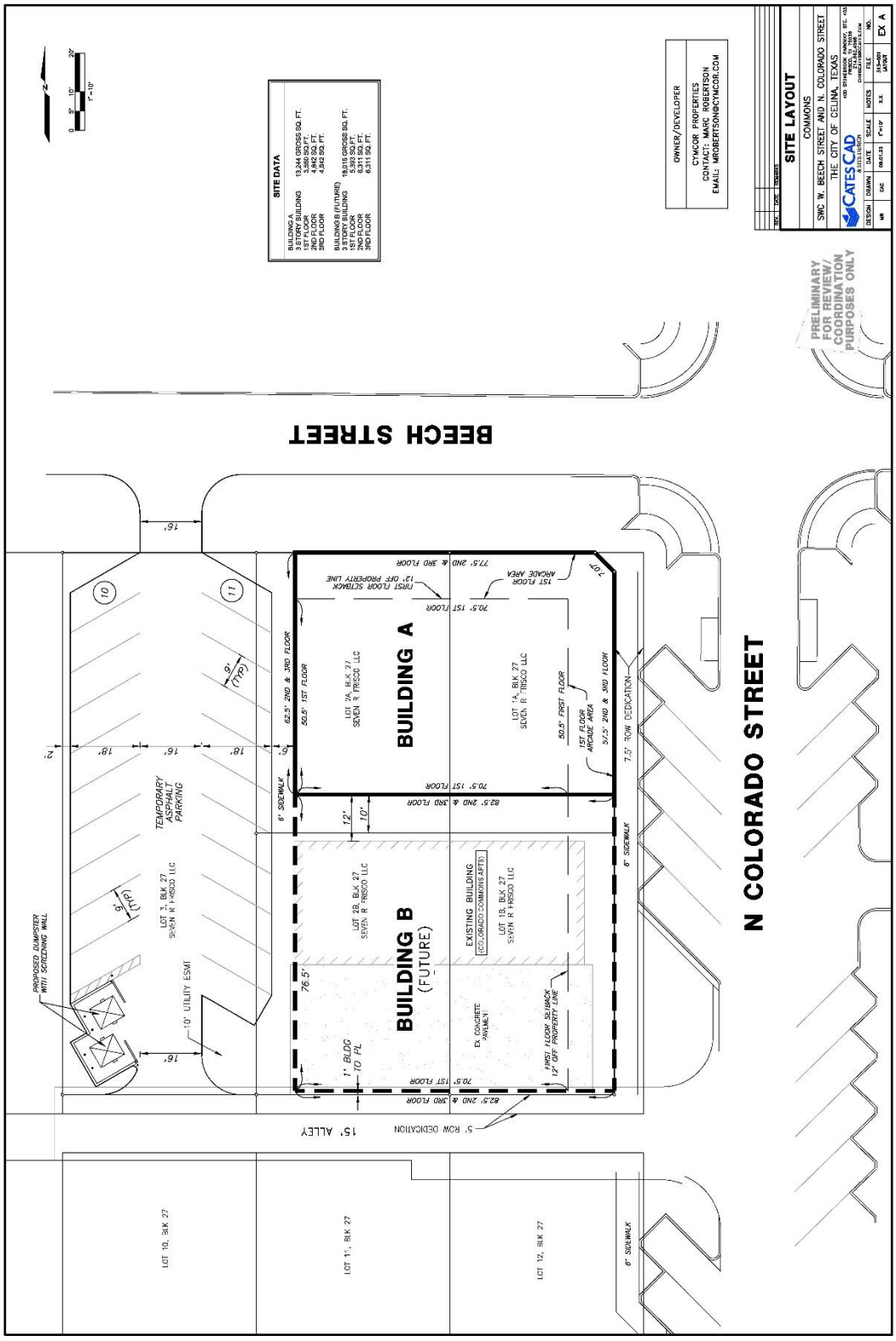


EXHIBIT C
ALLEY DEDICATION

EXHIBIT "A"
RIGHT-OF-WAY ACQUISITION
LOTS 1 AND 2, BLOCK 27
CELINAL ORIGINAL DONATION

BEING a 463 square foot (0.0106 acre) tract of land situated in the John Willock Survey, Abstract Number 975, in the City of Celina, Collin County, Texas, and being a portion of the Lots 1 and 2, Block 27, Celina Original Donation, an addition to the City of Celina according to the plat recorded in Volume 1, Page 114, Plat Records, Collin County, Texas, conveyed to Seven R Frisco by General Warranty Deed recorded in Instrument Number 20171103001470280, Official Public Records, Collin County, Texas and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with a red plastic cap stamped 'CRIADO found in the Southeasterly line of an unimproved 10-foot alley and utility easement as shown on said Celina Original Donation plat for the Southwest corner of a variable width Right-of-Way Acquisition tract for the North Colorado Street right-of-way (a variable width public right-of-way) conveyed to the City of Celina by General Warranty Deed recorded in Instrument Number 2022000162698, said Official Public Records and the Southeast corner of the remainder of said Lot 1;

THENCE: North 78 degrees, 39 minutes, 22 seconds West, with the Northeasterly line of said 10-foot alley and utility easement and the Southwesterly line of said Lots 1 and 2, a distance of 92.50 feet to a 1/2-inch iron rod found in the Northeasterly line of said 10-foot alley and utility easement for the Southwest corner of said Lot 2 and the Southeast corner of Lot 3, said Block 27;

THENCE: North 11 degrees, 20 minutes, 38 seconds East, departing the Northeasterly line of said 10-foot alley and utility easement, with the Northwesterly line of said Lot 2 and the Southeasterly line of said Lot 3, a distance of 5.00 feet to a 5/8-inch iron rod with a red plastic cap stamped 'CRIADO' set;

THENCE: South 78 degrees, 39 minutes, 22 seconds East, departing the Southeasterly line of said Lot 3, over and across said Lots 1 and 2, a distance of 92.50 feet to a 5/8-inch iron rod set with a red plastic cap stamped 'CRIADO' in the Southeasterly line of said Lot 1 Remainder and the Northwesterly line of said Right-of-Way Acquisition tract;

THENCE: South 11 degrees, 20 minutes, 38 seconds West, with the Southeasterly line of said Lot 1 Remainder and the Northwesterly line of said ROW Acquisition tract a distance of 5.00 feet to the **POINT OF BEGINNING** and containing 463 square feet (0.0106 acres) of land, more or less.

EXHIBIT "A"

RIGHT-OF-WAY ACQUISITION

LOTS 1 AND 2, BLOCK 27
CELINAL ORIGINAL DONATION

This description is accompanied by a Map of Survey of even date.

Surveyed on the ground January 2023.

Bearings are based on Global Positioning Satellite (GPS) system observations using an RTK Network. Horizontal Data is on the North American Datum 1983 (NAD 83) (NA2011), epoch 2010.00. All distances adjusted to surface by a project combined scale factor of 1.00012.

I, S. Kevin Wendell, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this legal description and plat represent an actual survey made on the ground under my supervision.

Preliminary, this document shall not be recorded for any purpose, nor used or viewed or relied upon as a final survey document.

_____ 01/24/23

S. Kevin Wendell — Date
Registered Professional Land Surveyor
Texas Registration No. 5500

Criado and Associates, Inc.
TBPLS Firm Registration No. 10163300
4100 Spring Valley Road, Suite 1001
Dallas, Texas 75244
(972) 392-9092
kwendell@criadoassociates.com

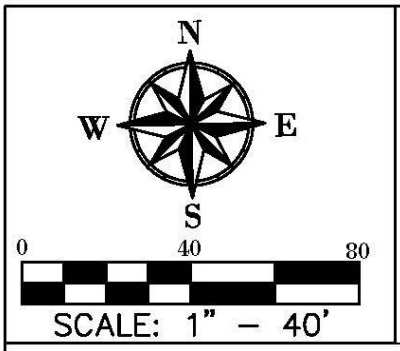
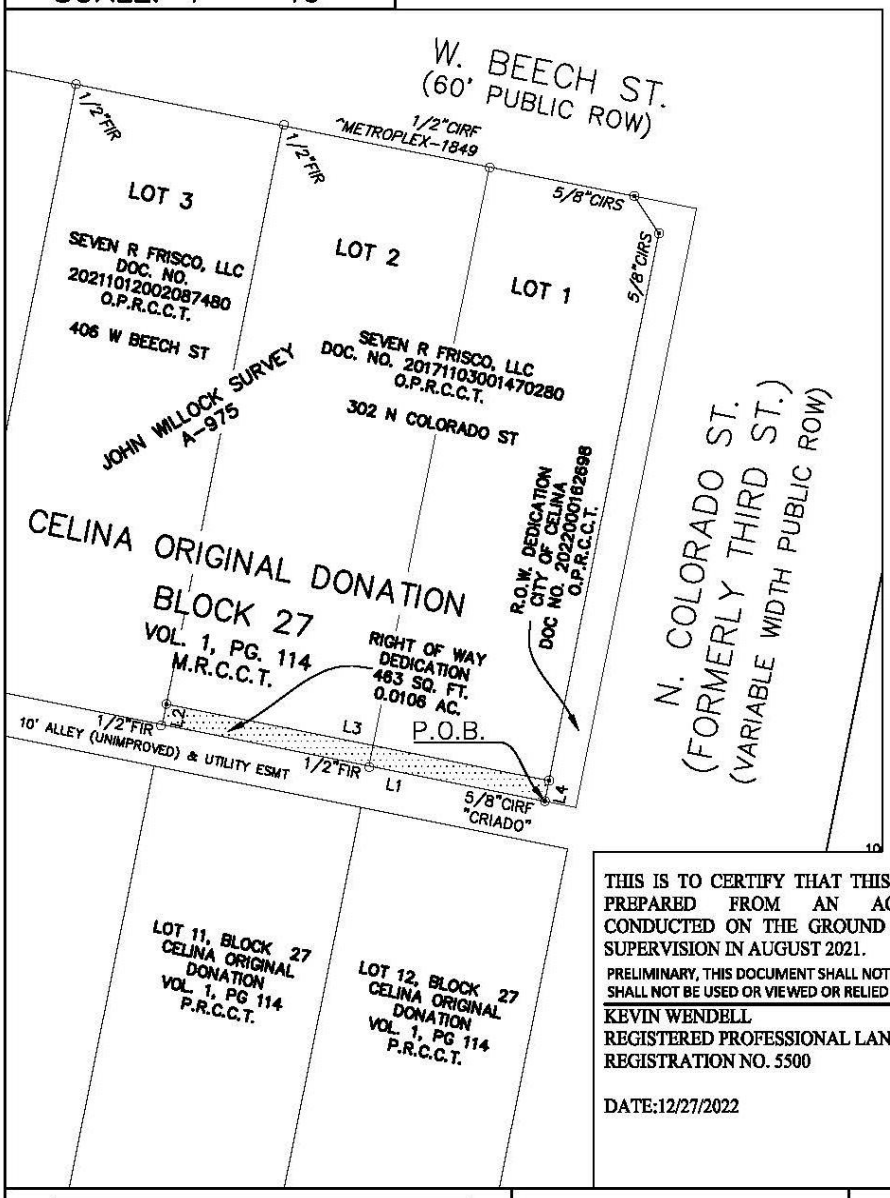


EXHIBIT "A"
5' RIGHT OF WAY EASEMENT

LINE TABLE

ID	BEARING	DISTANCE
L1	N 78°39'22" W	92.50'
L2	N 11°20'38" E	5.00'
L3	S 78°39'22" E	92.50'
L4	S 11°20'38" W	5.00'

LEGEND	
	SET 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "CRIADO"
	MONUMENT FOUND (AS NOTED)
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS OF COLLIN COUNTY, TEXAS
VOL./PG.	VOLUME/PAGE
DOC. NO.	DOCUMENT NUMBER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.O.R.	POINT OF REFERENCE
(C.M.)	CONTROLLING MONUMENT
ROW	RIGHT-OF-WAY
S.W.E.	SIDEWALK EASEMENT



NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS STAE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM 1983 - (NAD 83) (2011). ALL DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY A COMBINED SCALE FACTOR OF 1.00015271.

2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THE SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY TITLE INFORMATION AND/OR ENCROACHMENTS. THERE MAY BE EASEMENTS AND/OR RESTRICTIVE COVENANTS OF RECORD AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN HEREON.

3. THIS MAP OF SURVEY IS ACCOMPANIED BY A SEPARATE PROPERTY DESCRIPTION OF EVEN DATE.

4. ALL SET CORNERS WILL BE A 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "CRAIDO".

THIS IS TO CERTIFY THAT THIS MAP OR PLAT WAS PREPARED FROM AN ACCURATE SURVEY CONDUCTED ON THE GROUND UNDER MY DIRECT SUPERVISION IN AUGUST 2021.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

KEVIN WENDELL
REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS
REGISTRATION NO. 5500

DATE:12/27/2022

CRIADO
Civil Engineering | Land Surveying | Subsurface Utility Engineering | CE&I

EXHIBIT "A"
RIGHT OF WAY
ACQUISITION
PAGE 3 OF 3

MAP OF SURVEY

DRAWN BY: JC	CHECKED: KW
LOCATION: CELINA, COLLIN COUNTY, TX	
PROJECT # R14829.00	

EXHIBIT D

TEMPORARY CONSTRUCTION EASEMENT FORM

AFTER RECORDING RETURN TO:

Andy Glasgow, P.E,
City of Celina
142 N Ohio
Celina, TX 75009

"NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS' LICENSE NUMBER. "

TEMPORARY CONSTRUCTION EASEMENT

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF _____ §

THAT, **[PROPERTY OWNER]**, hereinafter called "Grantor(s)," for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration to Grantor in hand paid by the **CITY OF CELINA, TEXAS**, a Texas Home Rule Municipal Corporation, hereinafter called "Grantee", whose address is 142 N Ohio Celina, TX 75009, the receipt and sufficiency of which are hereby acknowledged, does hereby GRANT and CONVEY to the Grantee, a Temporary Construction Easement ("Easement"), including the right to construct, reconstruct, operate, repair, re-build, replace, relocate, alter, remove and/or maintain a _____ ("Facilities"), together with all necessary appurtenances and incidental improvements thereto, over, across, in, upon, under and through certain real property owned by Grantor and located in the certain real property located in the City of Celina, Collin County, Texas, as more particularly described in Exhibit “A”, and shown on Exhibit “B”, which are attached hereto and made a part hereof by reference as if fully set forth herein (the "Easement Property").

This Easement will automatically terminate upon the expiration of two (2) years after the

date the City of Celina finally accepts the public improvements constructed under this Easement. The Easement may be used by the Grantee for construction personnel and equipment access and the storage and maneuvering of equipment, pipe, supplies, dirt, and fill material and other construction related resources. The Easement Property may be cleared of irrigation, trees, brush, or other vegetation and obstructions to allow for the most efficient construction of the Facilities. Upon completion of the Facilities, Grantee will restore the Easement Property, to the extent possible, to the condition which it was found before such work was undertaken, with the exception of planting trees and brush.

The easement rights and privileges granted herein are non-exclusive, but Grantor covenants that Grantor will not convey any other easement or conflicting rights within the Easement Property without the approval of the Grantee, or which unreasonably interfere with Grantee's rights granted herein and provided all such other grants comply with all applicable local, state, and federal laws, ordinances, rules, regulations and/or requirements, as they exist, may be amended, or in the future arising. Grantee will not unreasonably deny approval of a request to encroach on the Easement.

Further, Grantor shall not place any improvement or take any action, permanent or temporary, which may cause damage or jeopardize the integrity of the Facilities or this Easement, and/or which will affect and/or interfere, in any way, the rights granted herein.

This instrument shall be binding upon, and inure to the benefit of, Grantee and Grantor, and their respective successors or assigns.

This instrument may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes.

EXECUTED on the dates appearing in the acknowledgements below, however, to be effective on this the ____ day of _____.

SIGNED by my hand this the ___ day of _____.

GRANTORS:

By: _____
Printed Name: [PROPERTY OWNER]

By: _____
Printed Name: [PROPERTY OWNER]

ACCEPTED:

City of Celina

By:

_____
Karla Stovall – City Manager

ATTEST:

_____
Lauren Vaughns, City Secretary

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared [PROPERTY OWNER] known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____.

[SEAL]

_____
Notary Public, State of Texas

ACKNOWLEDGMENT
STATE OF TEXAS §
§
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared [PROPERTY OWNER] known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____.

[SEAL]

_____
Notary Public, State of Texas

[Exhibits A and B to be included]

Life Connected.

Engineering
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Andy Glasgow, Director of Engineering
CC: Kimberly Brawner, Assistant City Manager
Date: November 14, 2023
Re: Bureau of Reclamation's WaterSMART Drought Resiliency Grant Resolution of Support

---

Action Requested:
Consider and act upon a Resolution of the City Council of the City of Celina, Texas authorizing application to the Bureau of Reclamation's WaterSMART Drought Resiliency Grant Program FY 2024 for the Southeast Pump Station and ground storage project. (Glasgow)

Background Information:
The City of Celina is applying for funds to implement the Southeast Pump Station and Ground Storage Tank Project. The program is WaterSMART Drought Response: Drought Resiliency Projects for FY 2024 and it is funded through the U.S Department of the Interior, Bureau of Reclamation (BOR) Water Resources and Planning Office. Funding available is up to $5,000,000 per agreement for a project that can be completed within three years. The City of Celina is requesting a grant of $5,000,000.

The anticipated award date is October 31, 2024.

Legal Review:
N/A

Supporting Documents:
1. 11_Celina-BOR Grant_Draft Resolution

Financial Consideration:
N/A

Staff Recommendation:

Staff recommends approval.

RESOLUTION NO. 2023-___R

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AUTHORIZING APPLICATION TO THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF RECLAMATION FOR A WATERSMART DROUGHT RESPONSE PROGRAM: DROUGHT RESILIENCY PROJECTS GRANT FOR FISCAL YEAR 2024 FOR THE CITY OF CELINA SOUTHEAST PUMP STATION AND GROUND STORAGE TANK PROJECT.

WHEREAS, the City of Celina ("City") is a unit of local government with public water supply delivery authority within the United States; and

WHEREAS, the Department of the Interior, Bureau of Reclamation has issued a funding opportunity under the WaterSMART Drought Response Program: Drought Resiliency Projects for Fiscal Year 2024; and

WHEREAS, the City of Celina has identified locations with water systems that require infrastructure improvements to increase the reliability of water supplies; and

WHEREAS, it is in the interest of the City of Celina to facilitate submission of a WaterSMART Drought Response Program: Drought Resiliency Projects Grant for Fiscal Year 2024 to fund a project whose result increase the reliability of water supplies; and

WHEREAS, the City of Celina will appropriate funds in the 2024-2027 fiscal years and staff time to meet the required fifty percent cost match commitment for the City of Celina Pump Station and Water Tower Project; and

WHEREAS, the City of Celina is desirous of submitting a WaterSMART Grant application to assist in funding of said project to increase the reliability of water supplies in the City's public water supply service area.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS

1. The City of Celina submits a WaterSMART: Drought Resiliency Grant for Fiscal Year 2024 to the Bureau of Reclamation.

2. The City of Celina Interim City Manager or designee(s) thereof are authorized and empowered to review and submit the application and will work with the Bureau of Reclamation to meet established deadlines for entry into a grant agreement.

3. Subject to the foregoing provisions, the City certifies it has legal authority to participate in the Grant program with the Bureau of Reclamation.

DULY PASSED AND APPROVED by the City Council of the City of Celina, Texas this 14th day of November 2023.

CITY OF CELINA

_____
Ryan Tubbs, Mayor

ATTEST:

_____
Lauren Vaughns, City Secretary

Life Connected.

City Secretary's Office
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Lauren Vaughns, City Secretary
CC: Karla Stovall, Interim City Manager
Date: November 14, 2023
Re: Votes cast for CCAD Board of Directors

Action Requested:
Consider and act to adopt a Resolution of the City Council of the City of Celina, Texas casting its vote for a member of the Board of Directors of the Collin Central Appraisal District. (Vaughns)

Background Information:
In accordance with Section 6.03(G) of the State Property Tax Code, the City of Celina is required to cast votes for a candidate to Board of Directors of the Central Appraisal District. The City of Celina has 43 votes to cast and said votes must be cast no later than December 15, 2023.

Legal Review:
N/A

Supporting Documents:
1. CCAD_board of directors ballot
2. RES 2023-___R_collin cad board of directors votes

Financial Consideration:
N/A

Staff Recommendation:
Staff recommends approval.

Collin Central Appraisal District

October 18, 2023

Lauren Field, City Secretary
Celina City
142 N. Ohio St.
Celina, TX 75009

RE: Board of Directors election, one-year term, beginning January 1, 2024

Dear Ms. Field:

Enclosed you will find the ballot listing the nominees for the Board of Director positions for the Collin Central Appraisal District. The candidates are listed alphabetically by their surname.

Each voting unit must vote in an open meeting, report its vote by written resolution, and submit the resolution to the chief appraiser before December 15, 2023, **except taxing units with 250 or more votes.**

Taxing Units with 250 or more votes MUST determine its votes by Resolution adopted at the FIRST or SECOND open meeting of the governing body held after the chief appraiser delivers the ballot and their voting Resolution must be submitted to the chief appraiser not later than the THIRD day following the date the Resolution was adopted.

Each unit may cast all its votes for one candidate or distribute the votes among any number of the candidates listed. Since there is no provision for write-in candidates, the chief appraiser will not count votes for someone not listed on the official ballot.

Regards,

Marty Wright
Chief Appraiser

Enclosure

250 Eldorado Pkwy
McKinney, Texas 75069

Metro 469.742.9200
Toll-Free 866.467.1110
www.collincad.org

Admin Fax 469.742.9209
Cust Service Fax 469.742.9207

Collin Central Appraisal District

OFFICIAL BALLOT

ISSUED TO: **Celina City** NUMBER OF VOTES: **43**

FOR: **BOARD OF DIRECTORS, COLLIN CENTRAL APPRAISAL DISTRICT, ONE-YEAR TERM BEGINNING JANUARY 1, 2024.**

NOMINEES	VOTES
DAN BOLLNER	
DAVID GENSLER	
RICHARD "RICK" GRADY	
MICHELLE HOWARTH	
RONALD L. KELLEY	
BRIAN MANTZEY	
CLINT PRUETT	
SCOTT SPERLING	
CHARLES WEIS	
RICHARD WILLIAMS	
VERONICA YOST	

October 18, 2023

Marty Wright, Chief Appraiser

Section 6.03 (g) of the State Property Tax Code requires the above action be taken by resolution, therefore, please attach a copy of the resolution to this ballot and return to the chief appraiser, at 250 Eldorado Pkwy., McKinney, Texas 75069, before December 15, 2023, **except taxing units with 250 or more votes.**

Collin Central Appraisal District

2024 - 2025
COLLIN CENTRAL APPRAISAL DISTRICT
BOARD OF DIRECTOR'S NOMINATIONS

DAN BOLLNER	Nominated by the City of Frisco. Resides in Frisco, TX.
DAVID GENSLER	Nominated by the Town of Saint Paul. Resides in Saint Paul, TX
RICHARD "RICK" GRADY	Nominated by the City of Plano and Plano ISD. Resides in Plano, TX.
MICHELLE HOWARTH	Nominated by the City of Sachse. Resides in Sachse, TX.
RONALD L. KELLEY	Nominated by Plano ISD. Resides in Plano, TX. Current Board member.
BRIAN MANTZEY	Nominated by the City of McKinney. Resides in McKinney, TX. Current Board member.
CLINT PRUETT	Nominated by Collin County. Resides in McKinney, TX.
SCOTT SPERLING	Nominated by the City of Lucas. Resides in Fairview, TX.
CHARLES WEIS	Nominated by the City of Parker. Resides in Parker, TX.
RICHARD WILLIAMS	Nominated by the City of Parker. Resides in Parker, TX.
VERONICA YOST	Nominated by the City of Allen and Allen ISD. Resides in Allen, TX.

RESOLUTION NO. 2023-___R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, COLLIN COUNTY, TEXAS, CASTING ITS VOTE FOR A MEMBER OF THE BOARD OF DIRECTORS OF THE COLLIN CENTRAL APPRAISAL DISTRICT IN ACCORDANCE WITH SECTION 6.03(G) OF THE STATE PROPERTY TAX CODE, AND DIRECTING THAT THE CITY SECRETARY NOTIFY INTERESTED PARTIES OF SAID ACTION.

WHEREAS, in accordance with Section 6.03(G) of the State Property Tax Code, the City of Celina is required to cast votes for a candidate to Board of Directors of the Central Appraisal District; and

WHEREAS, the City of Celina has 43 votes to cast and said votes must be cast no later December 15, 2023**.**

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1: The City Council of the City of Celina, Texas does hereby cast and confirm its 43 votes as provided for on the attached ballot, to the Board of Directors of the Collin Central Appraisal District.

SECTION 2: The City Secretary is hereby directed to submit the official ballot, written Resolution, and notify all appropriate parties of this action.

DULY PASSED AND APPROVED by the City Council of the City of Celina, Texas on this 14th day of November 2023.

_____
Ryan Tubbs, Mayor

ATTEST:

_____
Lauren Vaughns, City Secretary

Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Dustin McAfee, Executive Director of Development Services
CC: Karla Stovall, Interim City Manager
Date: November 14, 2023
Re: Wilson Creek Meadows - Pre-SAP

Action Requested:
Consider and act upon a Resolution of the City of Celina, Texas, determining the costs of certain improvement to be financed within Improvement Area #2 of the Wilson Creek Meadows Public Improvement District; approving an updated preliminary service plan and assessment plan, including a proposed Improvement Area #2 Assessment Roll; directing the filing of the proposed assessment roll with the City Secretary; and providing for noticing and calling a public hearing on December 12, 2023, to consider an ordinance levying assessments on property located within Improvement Area #2 of the Wilson Creek Meadows Public Improvement District. (Wilson Creek Meadows – Pre-SAP Resolution) (Pollard)

Background Information:
Please refer to the attachment for additional information.

Legal Review:
The Resolution has been reviewed by the City Attorney.

Supporting Documents:
1. Draft Resolution

Financial Consideration:
N/A

Staff Recommendation:
Staff recommends approval.

RESOLUTION NO. 2023-__R

A RESOLUTION OF THE CITY OF CELINA, TEXAS DETERMINING THE COSTS OF CERTAIN AUTHORIZED IMPROVEMENTS TO BE FINANCED WITHIN IMPROVEMENT AREA #2 OF THE WILSON CREEK MEADOWS PUBLIC IMPROVEMENT DISTRICT; APPROVING A PRELIMINARY SERVICE AND ASSESSMENT PLAN, INCLUDING A PROPOSED IMPROVEMENT AREA #2 ASSESSMENT ROLL; DIRECTING THE FILING OF THE PROPOSED IMPROVEMENT AREA #2 ASSESSMENT ROLL WITH THE CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; NOTICING A PUBLIC HEARING FOR DECEMBER 12, 2023 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN IMPROVEMENT AREA #2 OF THE WILSON CREEK MEADOWS PUBLIC IMPROVEMENT DISTRICT; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SAID PUBLIC HEARING; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.

WHEREAS, the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the “PID Act”) authorizes the City of Celina, Texas (the "City") to create a public improvement district within the corporate boundaries and the extraterritorial jurisdiction of the City; and

WHEREAS, on July 9, 2019, the City Council of the City (the "City Council") conducted a public hearing to consider a petition received by the City requesting the creation of a public improvement district located partially within the extraterritorial jurisdiction of the City and partially within the corporate boundaries of the City; and

WHEREAS, on July 9, 2019, the City Council adopted Resolution No. 2019-38R (the "Authorization Resolution"), authorizing, establishing, and creating the “Wilson Creek Meadows Public Improvement District” (the “District”); and

WHEREAS, the City authorized the creation of the District and the issuance of up to $27,000,000 in bonds for the District to finance certain public improvements authorized by the PID Act for the benefit of the property within the District (the “Authorized Improvements”); and

WHEREAS, the District is now located entirely within the corporate limits of the City; and

WHEREAS, pursuant to an ordinance adopted by the City Council on October 12, 2023, the City Council approved the Wilson Creek Meadows Public Improvement District Service and Assessment Plan, including the Improvement Area #1 Assessment Roll (the “Original SAP”), levied special assessments for the construction of certain Authorized Improvements benefitting

Improvement Area #1 (as defined in the Original SAP) against property within Improvement Area #1 of the District, and established a lien on such property; and

WHEREAS, the City Council and the City staff have been presented a "Wilson Creek Meadows Public Improvement District, City of Celina, Texas Preliminary Service and Assessment Plan" including a Proposed Improvement Area #2 Assessment Roll (as defined below) attached thereto (the "Preliminary SAP"), which updates the Original SAP (as updated by Annual Service Plan Updates previously approved by the City Council) for the District to include certain assessments proposed to be levied against property within Improvement Area #2 (as defined in the Preliminary SAP) of the District that benefit from certain Authorized Improvements constructed for the benefit of Improvement Area #2 (the "Improvement Area #2 Improvements"). A copy of the Preliminary SAP is (i) attached hereto as **Exhibit A,** (ii) is incorporated herein for all purposes, (iii) identifies the area constituting Improvement Area #2 of the District, (iv) identifies the costs of the Improvement Area #2 Improvements, and (v) sets forth the proposed assessment roll for Improvement Area #2 (the "Proposed Improvement Area #2 Assessment Roll"); and

WHEREAS, the Preliminary SAP sets forth the estimated total costs of the Improvement Area #2 Improvements to be financed by the District at this time and the Proposed Improvement Area #2 Assessment Roll states the assessments proposed to be levied against each benefitted parcel of land in Improvement Area #2 of the District, as determined by the method of assessment chosen by the City and set forth in the Preliminary SAP; and

WHEREAS, the PID Act requires that the Proposed Improvement Area #2 Assessment Roll be filed with the City Secretary of the City (the "City Secretary") and be subject to public inspection; and

WHEREAS, the PID Act requires that a public hearing (the "Assessment Hearing") be called to consider proposed assessments against the benefitted property within Improvement Area #2 of the District and requires City Council to hear and pass on any objections to the proposed assessments at, or on the adjournment of, the Assessment Hearing; and

WHEREAS, the PID Act requires that notice of the Assessment Hearing be mailed to property owners liable for assessment and published in a newspaper of general circulation in the City before the tenth (10th) day before the date of the Assessment Hearing.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS AS FOLLOWS:

SECTION 1. The recitals set forth above in this Resolution are true and correct and are hereby adopted as findings of the City Council and are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. The City Council does hereby accept the Preliminary SAP for the District, including the Proposed Improvement Area #2 Assessment Roll, in a form substantially similar to the attached **Exhibit A**, and which is incorporated herein for all purposes. All capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Preliminary SAP.

SECTION 3. The City Council hereby determines that the total costs of the Improvement Area #2 Improvements to be financed by the District are as set forth in Table IV-B of the Preliminary SAP.

SECTION 4. The City Council's final determination and approval of the costs of the Improvement Area #2 Improvements, or any portion thereof, shall be subject to and contingent upon City Council's approval of a final, updated Service and Assessment Plan which will include a final Improvement Area #2 Assessment Roll, after the properly noticed and held Assessment Hearing.

SECTION 5. The Proposed Improvement Area #2 Assessment Roll states the assessments and the projected annual installments proposed to be levied against each parcel of land in Improvement Area #2 of the District that benefits from the Improvement Area #2 Improvements, as determined by the method of assessment chosen by the City in the Authorization Resolution and as more fully described in the Preliminary SAP.

SECTION 6. The City Council hereby authorizes and directs the filing of the Proposed Improvement Area #2 Assessment Roll with the City Secretary and directs the City Secretary to make the same available for public inspection.

Section 7. The City Council hereby authorizes, and calls, a public hearing (the Assessment Hearing, as defined above) to be held on **December 12, 2023, at or after 5:00 p.m.** in the Celina City Council Chambers, 112 N. Colorado Street, Celina, Texas 75009, at which, the City Council shall, among other actions, hear and pass on any objections to the proposed assessments, and,

upon the adjournment of the Assessment Hearing, the City Council will consider an ordinance levying the assessments as special assessments on property located within Improvement Area #2 of the District that benefits from the Improvement Area #2 Improvements and which ordinance shall specify the method of payment of the assessments.

SECTION 8. The City Council hereby authorizes and directs the City Secretary to publish notice of the Assessment Hearing to be held on **December 12, 2023**, in substantially the form attached hereto as **Exhibit B** and incorporated herein for all purposes, in the *Celina Record*, a newspaper of general circulation in the City, on or before **November 30, 2023**, as required by Section 372.016(b) of the PID Act.

SECTION 10. When the Proposed Improvement Area #2 Assessment Roll is filed with the City Secretary, the City Council hereby authorizes and directs the City Secretary, on or before **November 30, 2023**, to mail to owners of property liable for the proposed assessments notice of the Assessment Hearing to be held on **December 12, 2023**, as required by Section 372.016(c) of the PID Act.

SECTION 11. City staff is authorized and directed to take such other actions as are required (including, but not limited to, notice of the public hearing as required by the Texas Open Meetings Act) to place the public hearing on the agenda for the **December 12, 2023** meeting of the City Council.

SECTION 12. This Resolution shall become effective from and after its date of passage in accordance with law.

[*Remainder of Page Intentionally Left Blank*]

ADOPTED, PASSED, AND APPROVED on this the 14th day of November 2023.

_____
Mayor

ATTEST:

_____
City Secretary

(City Seal)

EXHIBIT A

PRELIMINARY SAP

WILSON CREEK MEADOWS PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

PRELIMINARY SERVICE AND ASSESSMENT PLAN

October 12, 2021

And updated for Improvement Area #2 on November 14, 2023

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

WILSON CREEK MEADOWS
PUBLIC IMPROVEMENT DISTRICT

PRELIMINARY SERVICE AND ASSESSMENT PLAN

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I. PLAN DESCRIPTION AND DEFINED TERMS

A. INTRODUCTION

On July 9, 2019 (the "Creation Date") the City Council (the "City Council") of the City of Celina, Texas (the "City") passed and approved Resolution No. 2019-38R approving and authorizing the creation of the Wilson Creek Meadows Public Improvement District (the "PID") to finance the costs of certain public improvements for the benefit of property in such public improvement district (the "Authorized Improvements"), a portion of which was located within the corporate limits of the City and a portion of which was located within the extraterritorial jurisdiction of the City on the creation date. As of December 8, 2020, all of the property is located within the corporate limits of the City.

The property in the PID is proposed to be developed in multiple phases, and the City will finance public improvements by levying assessments against benefitted property within each phase as each phase is developed. Assessments will be imposed on the property in each phase for the public improvements to be constructed for the benefit of that phase.

Chapter 372 of the Texas Local Government Code, the "Public Improvement District Assessment Act" (as amended, the "PID Act"), governs the creation and operation of public improvement districts within the State of Texas. The Wilson Creek Meadows Public Improvement District Service and Assessment Plan (the "Service and Assessment Plan") has been prepared in accordance with the PID Act and specifically Sections 372.013, 372.014, 372.015 and 372.016, which address the requirements of a service and assessment plan and the assessment roll. According to Section 372.013 of the PID Act, a service plan "must (i) cover a period of at least five years; (ii) define the annual indebtedness and the projected costs for improvements; and (iii) include a copy of the notice form required by Section 5.014, Property Code." The service plan is described in Section IV of this Service and Assessment Plan. The copy of the notice form required by Section 5.014 of the Texas Property Code, as amended, is attached hereto as Appendix F.

Section 372.014 of the PID Act requires that "an assessment plan must be included in the annual service plan." The assessment plan is described in Section V of this Service and Assessment Plan.

Section 372.015 of the PID Act requires that "the governing body of the municipality or county shall apportion the cost of an improvement to be assessed against property in an improvement district." The method of assessing the costs of the Authorized Improvements and apportionment of such costs to the property in the PID is included in Section V of this Service and Assessment Plan.

Section 372.016 of the PID Act requires that "after the total cost of an improvement is determined, the governing body of the municipality or county shall prepare a proposed assessment roll. The roll must state the assessment against each parcel of land in the district, as determined by the method of assessment chosen by the municipality or county under this subchapter." The Assessment Roll for Improvement Area #1 and Improvement Area #2 are included as Appendix G-1 and Appendix H, respectively, of this Service and Assessment Plan. The Assessments as shown or as to be shown on each Assessment Roll are based on the method of assessment and apportionment of costs described in Section V of this Service and Assessment Plan.

B. Definitions

Capitalized terms used herein shall have the meanings ascribed to them as follows:

"**Actual Cost(s)**" means, with respect to an Authorized Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvement, as specified in a payment request in a form that has been reviewed and approved by the City, including a Certification for Payment. Actual Cost may include (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized Improvement, including general contractor construction management fees, if any, (b) the costs of preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (d) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, and property taxes, (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and material men in connection with the acquisition, construction or implementation of the Authorized Improvements, (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal, and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, City permit fees, development fees), insurance premiums, and miscellaneous expenses, and all advances and payments for Administrative Expenses.

Actual Costs include general contractor's fees in an amount up to a percentage equal to the percentage of work completed and accepted by the City or construction management fees in an amount up to five percent of the eligible Actual Costs described in a Certification for Payment. The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated.

"Administrator" means the employee or designee of the City, identified in any indenture of trust relating to a series of Bonds or in any other agreement approved by the City Council, who shall have the responsibilities provided for herein.

"Administrative Expenses" mean the administrative, organization, maintenance and operation costs associated with, or incident to, the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of: (i) creating and organizing the PID, including conducting hearings, preparing notices and petitions, and all costs incident thereto, including engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, and operation of the PID, (iii) computing, levying, billing and collecting Assessments or the Annual Installments thereof, (iv) maintaining the record of installments of the Assessments and the system of registration and transfer of the Bonds, (v) paying and redeeming the Bonds, (vi) investing or depositing of monies, (vii) complying with the PID Act and other laws applicable to the Bonds, (viii) the Trustee fees and expenses relating to the Bonds, including reasonable fees, (ix) legal counsel, engineers, accountants, financial advisors, investment bankers or other

consultants and advisors, and (x) administering the construction of the Authorized Improvements. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on the Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses in one year shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

"Annual Installment" means, with respect to each Parcel, each annual payment of: (i) the Assessments including both principal and interest, as shown on the Assessment Roll attached hereto as Appendix G-1 (with respect to Improvement Area #1), and Appendix H (with respect to Improvement Area #2), or in an Annual Service Plan Update, and calculated as provided in Section VI of this Service and Assessment Plan, and (ii) the Administrative Expenses.

"Annual Service Plan Update" has the meaning set forth in the second paragraph of Section IV of this Service and Assessment Plan.

"Assessed Property" means the property that benefits from the Authorized Improvements to be provided by the PID on which Assessments have been imposed as shown in each Assessment Roll, as each Assessment Roll is updated each year by the Annual Service Plan Update. Assessed Property includes Parcels within Improvement Area #1 and Improvement Area #2 other than Non-Benefited Property.

"Assessment" means an assessment levied against a Parcel imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on any Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

"Assessment Ordinance" means an Assessment Ordinance adopted by the City Council approving the Service and Assessment Plan (including amendments or supplements to the Service and Assessment Plan) and levying the Assessments.

"Assessment Roll" means the Improvement Area #1 Assessment Roll, Improvement Area #2 Assessment Roll, or any other assessment roll in an amendment or supplement to this Service and Assessment Plan or in an Annual Service Plan Update.

"Authorized Improvements" mean those public improvements described in Appendix B of this Service and Assessment Plan and Section 372.003 of the PID Act, constructed and installed in accordance with this Service and Assessment Plan, and any future updates and/or amendments.

"Bonds" mean any bonds issued by the City in one or more series and secured in whole or in part by any of the Assessments.

"Budgeted Cost(s)" means the amounts budgeted to construct the Authorized Improvements as used in the preparation of this Service and Assessment Plan.

"Certification for Payment" means the certificate to be provided by the Developer or his designee, in the form provided in the reimbursement agreement, to substantiate the Actual Cost of one or more Authorized Improvements.

"City" means the City of Celina, Texas.

"City Council" means the duly elected governing body of the City.

"County" means Collin County, Texas.

"**Delinquent Collection Costs"** mean interest, penalties and expenses incurred or imposed with respect to any delinquent installment of an Assessment in accordance with the PID Act and the costs related to pursuing collection of a delinquent Assessment and foreclosing the lien against the Assessed Property, including attorney's fees.

"Developer" means: (1) GRBK Edgewood, LLC, a Texas limited liability company, for the portion of the Property within East Phase #1 and East Phase #2, (2) Pulte Homes of Texas, L.P., a Texas limited partnership, for the portion of the Property within West Phase #1, West Phase #2A and West #2B.

"Development Agreement" means that certain Development Agreement between the City and Celina Titus, LLC effective August 8, 2017 and recorded in the Real Property Records of Collin County, Texas as Document No. 20170815001091940, as amended by that certain Development Agreement between the City and Celina Titus, LLC and Celina Ownsby Coit, LLC effective June 11, 2019 and recorded in the Real Property Records of Collin County, Texas as Document No. 20190701000768090, and as partially assigned by: (1) that certain Partial Assignment of Development Agreement relating to the property within East Phase #1 and East Phase #2, by and between Celina Titus, LLC, and GRBK Edgewood, LLC effective as of December 18, 2020, and (2) that certain Partial Assignment of Development Agreement relating to the property within West Phase #1, West Phase #2A, and West Phase #2B, by and between Celina Titus, LLC, Celina Ownsby Coit, LLC and Pulte Homes of Texas, L.P., effective as of June 21, 2021.

"East Phase #1" means the Improvement Area #1 Assessed Property identified as East Phase #1 on the map attached as Appendix A

"East Phase #2" means the Improvement Area #1 Assessed Property identified as East Phase #2 on the map attached as Appendix A

"Homebuyer Disclosure" means the form of notice required by the PID Act and Section 5.014 of the Texas Property Code, as amended. A copy of the homebuyer disclosure for the PID is attached as Appendix F.

"Homeowner Association" means a homeowner's association or property owners' association established for the benefit of property owners within the boundaries of the PID.

"Homeowner Association Property" means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to, whether in fee simple or through an exclusive use easement, a homeowner's association.

"Improvement Area" means one or more Parcels within the PID that will be developed in the same general time period. The Parcels within an Improvement Area will be assessed for the costs of the Authorized Improvements (or the portion thereof) that specially benefit the Parcels within the Improvement Area.

"Improvement Area #1" means, collectively, East Phase #1, East Phase #2, and West Phase #1 to be developed and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix G-1.

"**Improvement Area #1 Assessed Property**" means all Parcels within Improvement Area #1 other than Non-Benefited Property and shown in the Improvement Area #1 Assessment Roll against which an Assessment relating to the Improvement Area #1 Improvements is levied.

"Improvement Area #1 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix G-1**,** as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"Improvement Area #1 Maximum Assessment Per Unit" means for Improvement Area #1 an Assessment per unit relating to the Improvement Area #1 Improvements for each applicable Lot Type as follows:

Lot Type 1 (70 Ft) - $31,730.77
Lot Type 2 (60 Ft) - $30,426.76
Lot Type 3 (50 Ft) - $29,122.76

"**Improvement Area #1 Improvements**" mean the Authorized Improvements which only benefit Improvement Area #1 Assessed Property, which are described in Section III.B.

"Improvement Area #1 Reimbursement Obligation" means an amount not to exceed $12,864,000 secured by the Assessments levied against the Improvement Area #1 Assessed Property to be paid to the Original Developer pursuant to the Reimbursement Agreement.

"Improvement #2" means, collectively, West Phase #2A and West Phase #2B, to be developed and generally shown in Appendix A, as specifically depicted and described as the sum of all Parcels shown in Appendix H.

"**Improvement Area #2 Assessed Property**" means all Parcels within Improvement Area #2 other than Non-Benefited Property and shown in the Improvement Area #2 Assessment Roll against which an Assessment relating to the Improvement Area #2 Improvements is levied.

"Improvement Area #2 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix H**,** as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds or in connection with any Annual Service Plan Update.

"Improvement Area #2 Maximum Assessment Per Unit" means for Improvement Area #2 an Assessment per unit relating to the Improvement Area #2 Improvements for each applicable Lot Type as follows:

Lot Type 1 (70 Ft) - $24,531.78
Lot Type 2 (60 Ft) - $23,795.83
Lot Type 3 (50 Ft) - $22,323.92

"**Improvement Area #2 Improvements**" mean the Authorized Improvements which only benefit Improvement Area #2 Assessed Property, which are described in Section III.C.

"Improvement Area #2 Reimbursement Obligation" means an amount not to exceed $4,925,000 secured by the Assessments levied against the Improvement Area #2 Assessed Property to be paid to the Original Developer pursuant to the Reimbursement Agreement.

"Lot" means a tract of land described as a "lot" in a subdivision plat recorded in the official public records of the County.

"Lot Type" means a classification of final building lots with similar characteristics (e.g. commercial, light industrial, multifamily residential, single family residential, etc.), as determined by the Administrator and confirmed by the City Council. In the case of single family residential lots, the Lot Type shall be further defined by classifying the residential lots by the estimated average home value for each home at the time of assessment levy, considering factors such as density, lot size, proximity to amenities, view premiums, location, and any other factors that may impact the average home value on the lot, as determined by the Administrator and confirmed by the City Council.

"Non-Benefited Property" means Parcels that accrue no special benefit from the Authorized Improvements, including Homeowner Association Property, Public Property and easements that create an exclusive use for a public utility provider to the extent they accrue no special benefit. Property identified as Non-Benefited Property at the time the Assessments (i) are imposed or (ii) are reallocated pursuant to a subdivision of a Parcel, is not assessed. Assessed Property converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to the provisions herein, remains subject to the Assessments and requires the Assessments to be prepaid as provided for in Section VI.D.

"Original Developer" means, collectively, Celina Titus, LLC, a Texas limited liability company, and Celina Ownsby Coit, LLC, a Texas limited liability company.

"Parcel" or **"Parcels"** means a parcel or parcels within the PID identified by either a tax map identification number assigned by the Collin Central Appraisal District for real property tax purposes or by lot and block number in a final subdivision plat recorded in the real property records of the County.

"PID" has the meaning set forth in Section I.A of this Service and Assessment Plan.

"PID Act" means Texas Local Government Code Chapter 372, Public Improvement District Assessment Act, Subchapter A, Public Improvement Districts, as amended.

"**Prepayment Costs**" mean interest and expenses to the date of prepayment, plus any additional expenses related to the prepayment, reasonably expected to be incurred by or imposed upon the City as a result of any prepayment of an Assessment.

"Public Property" means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to the federal government, the State of Texas, the County, the City, a school district or any other public agency, whether in fee simple or through an exclusive use easement.

"Reimbursement Agreement" means that certain "Reimbursement Agreement – Wilson Creek Meadows Public Improvement District", dated October 12, 2021, as amended, by and between the City and the Original Developer in which the City agrees to reimburse Original Developer for a portion of such Actual Costs expended by Developer in accordance with the Development Agreement for Authorized Improvements constructed and accepted by the City for the benefit of the Assessed Property with interest as permitted by the PID Act.

"Service and Assessment Plan" means this Service and Assessment Plan prepared for the PID pursuant to the PID Act, as the same may be amended from time to time.

"Trust Indenture" means an indenture of trust, ordinance or similar document setting forth the terms and other provisions relating to the Bonds, as modified, amended, and/or supplemented from time to time.

"Trustee" means the fiscal agent or trustee as specified in the Trust Indenture, including a substitute fiscal agent or trustee.

"West Phase #1" means the Improvement Area #1 Assessed Property identified as West Phase #1 on the map attached as Appendix A.

"West Phase #2A" means the Improvement Area #2 Assessed Property identified as West Phase #2A on the map attached as Appendix A.

"West Phase #2B" means the Improvement Area #2 Assessed Property identified as West Phase #2B on the map attached as Appendix A.

II. PROPERTY INCLUDED IN THE PID

A. PROPERTY INCLUDED IN THE PID

The PID is presently located within the City and contains approximately 185.8118 acres of land. A map of the property within the PID is shown on Appendix A to this Service and Assessment Plan.

At completion, the PID is expected to consist of approximately 651 single family residential units, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID.

The property within the PID was originally proposed to be developed as shown in Table II-A.1.

Table II-A.1
Proposed Development within the PID – Original

Proposed Development	Quantity	Measurement
Single-Family - 70 Ft	52	Units
Single-Family - 60 Ft	115	Units
Single-Family - 50 Ft	485	Units
Total	**652**	**Units**

The original development plan was updated in 2022 and the updated lot count and lot mix is shown in Table II-A.2.

Table II-A.2
Proposed Development within the PID – 2022 Updated

Proposed Development	Quantity	Measurement
Single-Family - 70 Ft	55	Units
Single-Family - 60 Ft	114	Units
Single-Family - 50 Ft	482	Units
Total	**651**	**Units**

B. PROPERTY INCLUDED IN IMPROVEMENT AREA #1

Improvement Area #1 consists of approximately 123.679 acres and is projected to consist of 435 single family residential units, to be developed as Improvement Area #1, as further described in Section III. A map of the property within Improvement Area #1 depicting the boundaries of each proposed construction phase is shown in Appendix A.

The property within Improvement Area #1 was originally proposed to be developed as shown in Table II-B.1.

Table II-B.1
Proposed Development – Improvement Area #1 – Original

Proposed Development	Quantity	Measurement
Single-Family - 70 Ft	52	Units
Single-Family - 60 Ft	56	Units
Single-Family - 50 Ft	326	Units
Total	**434**	**Units**

The original development plan was updated in 2022 and the updated lot count and lot mix for Improvement Area #1 is shown in Table II-B.2.

Table II-B.2
Proposed Development within the PID – Improvement Area #1 – 2022 Updated

Proposed Development	Quantity	Measurement
Single-Family - 70 Ft	47	Units
Single-Family - 60 Ft	56	Units
Single-Family - 50 Ft	332	Units
Total	**435**	**Units**

C. PROPERTY INCLUDED IN IMPROVEMENT AREA #2

Improvement Area #2 consists of approximately 62.132 acres and is projected to consist of 216 single family residential units, to be developed as Improvement Area #2, as further described in Section III. A map of the property within Improvement Area #2 depicting the boundaries of each proposed construction phase is shown in Appendix A.

The property within Improvement Aera #2 is proposed to be developed as shown in Table II-C.

Table II-C
Proposed Development – Improvement Area #2

Proposed Development	Quantity	Measurement
Single-Family - 70 Ft	8	Units
Single-Family - 60 Ft	58	Units
Single-Family - 50 Ft	150	Units
Total	**216**	**Units**

The estimated number of units at the build-out of the PID is based on the land use approvals for the property, the anticipated subdivision of property in the PID, and the Developer's estimate of the highest and best use of the property within the PID.

III. DESCRIPTION OF THE AUTHORIZED IMPROVEMENTS

A. AUTHORIZED IMPROVEMENT OVERVIEW

372.003. Authorized Improvements

(a) If the governing body of a municipality or county finds that it promotes the interests of the municipality or county, the governing body may undertake an improvement project that confers a special benefit on a definable part of the municipality or county or the municipality's extraterritorial jurisdiction. A project may be undertaken in the municipality or county or the municipality's extraterritorial jurisdiction.

(b) A public improvement may include:

(i) landscaping;

(ii) erection of fountains, distinctive lighting, and signs;

(iii) acquiring, constructing, improving, widening, narrowing, closing, or rerouting of sidewalks or of streets, any other roadways, or their rights-of way;

(iv) construction or improvement of pedestrian malls;

(v) acquisition and installation of pieces of art;

(vi) acquisition, construction, or improvement of libraries;

(vii) acquisition, construction, or improvement of off-street parking facilities;

(viii) acquisition, construction, improvement, or rerouting of mass transportation facilities;

(ix) acquisition, construction, or improvement of water, wastewater, or drainage facilities or improvements;

(x) the establishment or improvement of parks;

(xi) projects similar to those listed in Subdivisions (i)-(x);

(xii) acquisition, by purchase or otherwise, of real property in connection with an authorized improvement;

(xiii) special supplemental services for improvement and promotion of the district, including services relating to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement;

(xiv) payment of expenses incurred in the establishment, administration and operation of the district; and

(xv) the development, rehabilitation, or expansion of affordable housing

After analyzing the public improvement projects authorized by the PID Act, the City has determined at this time to undertake only Authorized Improvements listed in Section III.B and III.C. below and shown in the opinion of probable costs and on the diagrams included as Appendix

B for the benefit of the Assessed Property. Any change to the list of Authorized Improvements will require the approval of the City and an update to this Service and Assessment Plan.

B. DESCRIPTIONS AND COSTS OF THE IMPROVEMENT AREA #1 IMPROVEMENTS

The Improvement Area #1 Improvement descriptions are presented below as provided by the project engineers Kimley-Horn and Associates, Inc. The Budgeted Costs of the Improvement Area #1 Improvements are shown in Table III-A. The costs shown in Table III-A are estimates and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

A description of the Improvement Area #1 Improvements are as follows.

Roadway Improvements

The roadway improvement portion of the Improvement Area #1 Improvements consists of the construction of entrance road improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices, which benefit the Improvement Area #1 Assessed Property. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Water Improvements

The water improvement portion of the Improvement Area #1 Improvements consists of construction and installation of waterlines, mains, pipes, valves, and appurtenances, necessary for the water distribution system that will service the Improvement Area #1 Assessed Property. The water improvements will be designed and constructed according to City standards and specifications and will be owned and operated by the City.

Sanitary Sewer Improvements

The sanitary sewer improvement portion of the Improvement Area #1 Improvements consists of construction and installation of pipes, service lines, manholes, encasements, and appurtenances necessary to provide sanitary sewer service to the Improvement Area #1 Assessed Property. The sanitary sewer improvements will be designed and constructed according to City standards and specifications and will be owned and operated by the City.

Storm Drainage Improvements

The storm drainage improvement portion of the Improvement Area #1 Improvements consist of reinforced concrete pipes, reinforced concrete boxes, and multi-reinforced box culverts, which benefit the Improvement Area #1 Assessed Property. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Table III-A
Budgeted Costs – Improvement Area #1

Authorized Improvements	Original Budget				Updated Budget			
	East Phase #1	East Phase #2	West Phase #1	Total	East Phase #1	East Phase #2	West Phase #1	Total
Roadway improvements	$1,371,109	$836,158	$1,999,103	$4,206,370	$1,371,109	$836,158	$2,680,507	$4,887,774
Water improvements	$759,116	$338,136	$815,124	$1,912,376	$764,756	$338,136	$1,270,293	$2,373,185
Sanitary sewer improvements	$383,950	$366,277	$836,538	$1,586,765	$383,950	$374,455	$996,295	$1,754,700
Storm drainage improvements	$911,421	$515,700	$859,466	$2,286,587	$911,421	$525,383	$821,029	$2,257,833
Other soft and miscellaneous costs	$1,055,227	$674,698	$1,664,047	$3,393,972	$708,763	$656,837	$746,978	$2,112,578
Total	**$4,480,823**	**$2,730,969**	**$6,174,278**	**$13,386,070**	**$4,139,999**	**$2,730,969**	**$6,515,102**	**$13,386,070**

Note: Updated Budgeted Costs shown above are provided by the Original Developer in consultation with the Developers of Improvement Area #1.

C. DESCRIPTIONS AND COSTS OF THE IMPROVEMENT AREA #2 IMPROVEMENTS

The Improvement Area #2 Improvement descriptions are presented below as provided by the project engineers Kimley-Horn and Associates, Inc. The Budgeted Costs of the Improvement Area #2 Improvements are shown in Table III-B. The costs shown in Table III-B are estimates and may be revised in Annual Service Plan Updates, including such other improvements as deemed necessary to further improve the properties within the PID.

A description of the Improvement Area #2 Improvements are as follows.

Roadway Improvements

The roadway improvement portion of the Improvement Area #2 Improvements consists of the construction of road improvements, including related paving, drainage, curbs, gutters, sidewalks, retaining walls, signage, and traffic control devices, which benefit the Improvement Area #2 Assessed Property. All roadway projects will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Water Improvements

The water improvement portion of the Improvement Area #2 Improvements consists of construction and installation of waterlines, mains, pipes, valves, and appurtenances, necessary for the water distribution system that will service the Improvement Area #2 Assessed Property. The water improvements will be designed and constructed according to City standards and specifications and will be owned and operated by the City.

Sanitary Sewer Improvements

The sanitary sewer improvement portion of the Improvement Area #2 Improvements consists of construction and installation of pipes, service lines, manholes, encasements, and appurtenances necessary to provide sanitary sewer service to the Improvement Area #2 Assessed Property. The

sanitary sewer improvements will be designed and constructed according to City standards and specifications and will be owned and operated by the City.

Storm Drainage Improvements

The storm drainage improvement portion of the Improvement Area #2 Improvements consist of reinforced concrete pipes, reinforced concrete boxes, and multi-reinforced box culverts, which benefit the Improvement Area #2 Assessed Property. The storm drainage collection system improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Other soft and miscellaneous costs

The other soft and miscellaneous costs consist of costs related to designing, constructing, and installing the Improvement Area #2 Improvements including material testing/geotechnical report, engineering, staking, city fees, contingency, and other costs associated with financing the Improvement Area #2 Improvements.

Table III-B
Budgeted Costs – Improvement Area #2

Authorized Improvements	West Phase #2A	West Phase #2B	Total
Roadway improvements	$807,360	$1,628,877	$2,436,237
Water improvements	$424,914	$965,756	$1,390,670
Sanitary sewer improvements	$427,670	$603,325	$1,030,995
Storm drainage improvements	$821,433	$1,211,751	$2,033,184
Other soft and miscellaneous costs	$805,025	$1,636,036	$2,441,061
Total	**$3,286,401**	**$6,045,747**	**$9,332,147**

Note: Budgeted Costs provided by Original Developer in consultation with Developer and/or finalized construction contracts. The figures shown in Table III-B may be revised in Annual Service Plan Updates and may be reallocated between line items so long as the total Assessment related to the Improvement Area #2 Improvements does not increase.

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IV. SERVICE PLAN

A. PROJECTED SOURCES AND USES OF FUNDS

The PID Act requires the service plan to cover a period of at least five years. The service plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the PID during the five-year period. The Improvement Area #1 Improvements were completed and accepted by the City in January 2023. The Improvement Area #2 Improvements are anticipated to be completed and accepted by the City in the second quarter of 2024.

The Budgeted Costs for the Improvement Area #1 Improvements, including payment of expenses incurred in the establishment, administration and operation of the PID allocable to Improvement Area #1, are $13,386,070 as shown in Table IV-A. The Budgeted Costs for the Improvement Area #2 Improvements, including payment of expenses incurred in the establishment, administration and operation of the PID allocable to Improvement Area #2 are $9,427,147 as shown in Table IV-B. The PID Act requires that the service plan shall be reviewed and updated at least annually for the purpose of determining the annual budget for Administrative Expenses, updating the Actual Costs of the Authorized Improvements, and updating the Assessment Roll(s). Any update to this Service and Assessment Plan is herein referred to as an "Annual Service Plan Update." The City Council shall approve the Annual Service Plan Update by ordinance each year; and, within seven (7) days from the date of approval, the City Secretary shall file a copy of the Annual Service Plan Update in the with the County Clerk of the County.

If and when Bonds are issued, this Service and Assessment Plan will be amended to reflect the issuance of Bonds.

Table IV-A shows the projected sources and uses of funds for the Improvement Area #1 Improvements.

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Table IV-A
Projected Sources and Uses – Improvement Area #1

Sources of Funds	**Total**
Assessment	$12,864,000
Other funding sources	$522,070
Total Sources	**$13,386,070**
Uses of Funds	
Improvement Area #1 Improvements:	
Roadway improvements	$4,887,774
Water improvements	$2,373,185
Sanitary sewer improvements	$1,754,700
Storm drainage improvements	$2,257,833
Other soft and miscellaneous costs	$2,112,578
Sub-total	*$13,386,070*
Total Uses	**$13,386,070**

Under the terms of the Development Agreement and the Reimbursement Agreement, the Original Developer will be reimbursed for the costs of the Improvement Area #1 Improvements constructed by the Developer, but only from Assessments levied against the Improvement Area #1 Assessed Property. This Service and Assessment Plan may be updated to include the costs of issuing Bonds, if any. However, any future update to include such costs of issuing Bonds will not increase the Assessments.

Table IV-B shows the projected sources and uses of funds for the Improvement Area #2 Improvements.

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Table IV-B
Projected Sources and Uses – Improvement Area #2

Sources of Funds	**Total**
Assessment	$4,925,000
Other funding sources	$4,502,147
Total Sources	$9,427,147
Uses of Funds	
Improvement Area #2 Improvements:	
Roadway improvements	$2,436,237
Water improvements	$1,390,670
Sanitary sewer improvements	$1,030,995
Storm drainage improvements	$2,033,184
Other soft and miscellaneous costs	$2,441,061
Sub-total	$9,332,147
Other Assessment Related Costs:	
Assessment levy fee and first year Administrative Expenses	*$95,000*
Subtotal	*$95,000*
Total Uses	**$9,427,147**

Under the terms of the Development Agreement and the Reimbursement Agreement, the Original Developer will be reimbursed for the costs of the Improvement Area #2 Improvements constructed by the Developer, but only from Assessments levied against the Improvement Area #2 Assessed Property. This Service and Assessment Plan may be updated to include the costs of issuing Bonds, if any. However, any future update to include such costs of issuing Bonds will not increase the Assessments.

B. PROJECTED FIVE YEAR SERVICE PLAN

The annual projected costs and annual projected indebtedness for Improvement Area #1 Improvements is shown by Table IV-C. The annual projected costs and indebtedness is subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

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Table IV-C
Annual Projected Costs and Annual Projected Indebtedness – Improvement Area #1

Year	Annual Projected Cost	Annual Projected Indebtedness	Sources other than PID Bonds	Projected Improvement Area #1 Annual Installments
2022-prior	$13,386,070	$12,864,000	$522,070	$0
2023	$0	$0	$0	$0
2024	$0	$0	$0	$812,845
2025	$0	$0	$0	$812,845
2026	$0	$0	$0	$812,845
2027	$0	$0	$0	$812,845
2028	$0	$0	$0	$812,845
2029	$0	$0	$0	$812,845
2030	$0	$0	$0	$812,845
Total	**$13,386,070**	**$12,864,000**	**$522,070**	**$5,689,915**

The annual projected costs shown in Table IV-C are the annual expenditures relating to the Improvement Area #1 Improvements shown in Table III-A and the costs associated with setting up the PID shown in Table IV-A. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

The annual projected costs and annual projected indebtedness for Improvement Area #2 Improvements is shown by Table IV-D. The annual projected costs and indebtedness is subject to revision, and each shall be updated in the Annual Service Plan Update to reflect any changes in the costs or indebtedness expected for each year.

Table IV-D
Annual Projected Costs and Annual Projected Indebtedness – Improvement Area #2

Year	Annual Projected Cost	Annual Projected Indebtedness	Sources other than PID Bonds	Projected Improvement Area #2 Annual Installments
0	$9,427,147	$4,925,000	$4,502,147	$0
1	$0	$0	$0	$398,415
2	$0	$0	$0	$398,415
3	$0	$0	$0	$398,415
4	$0	$0	$0	$398,415
5	$0	$0	$0	$398,415
6	$0	$0	$0	$398,415
Total	**$9,427,147**	**$4,925,000**	**$4,502,147**	**$2,390,493**

[1]Administrative Expenses in year 1 are being funded by the Developer.

The annual projected costs shown in Table IV-D are the annual expenditures relating to the Improvement Area #2 Improvements shown in Table III-B and other assessment related costs shown in Table IV-B. The difference between the total projected cost and the total projected indebtedness, if any, is the amount contributed by the Developer.

If Future Improvement Areas are developed and/or Bonds are issued, Table IV-C and Table IV-D will be updated to identify the Authorized Improvements to be financed by such Bonds and the projected indebtedness resulting from the Bonds.

C. PID ASSESSMENT NOTICE

The PID Act requires that this Service and Assessment Plan and each Annual Service Plan update include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice"). The PID Assessment Notice is attached hereto as Appendix F and may be updated in an Annual Service Plan Update.

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V. ASSESSMENT PLAN

A. INTRODUCTION

The PID Act requires the City Council to apportion the costs of the Authorized Improvements on the basis of special benefits conferred upon the property because of the Authorized Improvements. The PID Act provides that the costs of the Authorized Improvements may be assessed: (i) equally per front foot or square foot; (ii) according to the value of the property as determined by the governing body, with or without regard to improvements on the property; or (iii) in any other manner that results in imposing equal shares of the cost on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

The proposed bond issuance program entails a series of bond financings and/or obligations under the Reimbursement Agreement that are intended to finance and/or reimburse the costs of the public infrastructure required for the development of property within the PID. This financing will necessarily be undertaken in phases to coincide with the private investment and development of the Authorized Improvements. The City levied assessments on property within Improvement Area #1 in 2021 in connection with obligations under the Reimbursement Agreement related to the Improvement Area #1 Improvements and anticipates levying an assessment on property within Improvement Area #2 in 2023 in connection with obligations under the Reimbursement Agreement relating to the Improvement Area #2 Improvements.

The purpose of this gradual issuance of bonds and/or creation of obligations under the Reimbursement Agreement in phases is to mirror the actual private development of the Authorized Improvements. The Bonds to be issued are most prudently and efficiently utilized when directly coinciding with construction of public infrastructure needed for private development that is to occur once the infrastructure is completed; it is most effective to issue the Bonds when the infrastructure is needed, not before. Furthermore, there is no economic advantage, and several disadvantages, to issuing debt and encumbering property within the PID prior to the need for the Authorized Improvements.

For purposes of this Service and Assessment Plan, the City Council has determined that the costs of the Authorized Improvements shall be allocated as described below:

1. The Budgeted Costs of the Authorized Improvements for Improvement Area #1 and Improvement Area #2 are allocated to the Improvement Area #1 Assessed Property and Improvement Area #2 Assessed Property on the basis of Equivalent Units calculated using the average home price of each Lot Type once such property is developed, and that such method of allocation will result in the imposition of equal shares of the costs of the Authorized Improvements to Parcels similarly benefited.

2. The City Council has concluded that larger more expensive homes are likely to be built on the larger lots, and that larger more expensive homes are likely to make greater use of and receive greater benefit from the Authorized Improvements. In determining the relative values of Parcels, the City Council has taken in to consideration: (i) the type of development (i.e., residential, commercial, etc.), (ii) single-family lot sizes and the size of homes likely to be built on lots of different sizes, (iii) current and projected home prices provided by the Developer, (iv) the Authorized Improvements to be provided and the estimated costs, and (v) the ability of different property types to utilize and benefit from the improvements.

3. The Assessed Property is classified into different Lot Types as described in Appendix E based on the type and size of proposed development on each Parcel.

4. Equivalent Units are calculated for each Lot Type based on the relative value of each Lot Type.

This section of this Service and Assessment Plan currently (i) describes the special benefit received by each Parcel within Improvement Area #1 and Improvement Area #2 as a result of the Improvement Area #1 Improvements and Improvement Area #2 Improvements, respectively (ii) provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments levied or to be levied on the Improvement Area #1 Assessed Property and Improvement Area #2 Assessed Property for such improvements, and (iii) establishes the methodologies by which the City Council allocates and reallocates the special benefit of the Improvement Area #1 Improvements and Improvement Area #2 Improvements to Parcels in a manner that results in equal shares of the Actual Costs of such improvements being apportioned to Parcels similarly benefited. The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future owners and developers of the Assessed Property.

B. SPECIAL BENEFIT

Assessed Property must receive a direct and special benefit from the Authorized Improvements, and this benefit must be equal to or greater than the amount of the Assessments. The Authorized Improvements are provided specifically for the benefit of the Assessed Property. The Authorized Improvements (more particularly described in line-item format in Appendix B to this Service and Assessment Plan) and payment of costs incurred in the establishment of the PID shown in Table IV-A with respect to Improvement Area #1 and Table IV-B with respect to Improvement Area #2 are authorized by the PID Act. These Authorized Improvements are provided specifically for the benefit of the Assessed Property.

Each owner of the Assessed Property has acknowledged that the Authorized Improvements confer a special benefit on the Assessed Property and has consented to the imposition of the Assessments to pay for the Actual Costs associated therewith. Each of the owners is acting in its interest in consenting to this apportionment and levying of the Assessments because the special benefit conferred upon the Assessed Property by the Authorized Improvements exceeds the amount of the Assessments.

The Authorized Improvements provide a special benefit to the Assessed Property as a result of the close proximity of these improvements to the Assessed Property and the specific purpose of these improvements of providing infrastructure for the Assessed Property. In other words, the Assessed Property could not be used in the manner proposed without the construction of the Authorized Improvements. The Authorized Improvements are being provided specifically to meet the needs of the Assessed Property as required for the proposed use of the property.

The Assessments are being levied to provide the Authorized Improvements that are required for the highest and best use of the Assessed Property (i.e., the use of the property that is most valuable, including any costs associated with that use). Highest and best use can be defined as "the reasonably probable and legal use of property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value." (*Dictionary of Real Estate Appraisal, Third Edition.*) The Authorized Improvements are expected to be required for the proposed use of the Assessed Property to be physically possible, appropriately supported, financially feasible, and maximally productive.

The Original Developer and Developer have evaluated the potential use of the property and has determined that the highest and best use of the property is the use intended and the legal use for the property as described in Section II of this Service and Assessment Plan. The use of the Assessed Property as described herein will require the construction of the Authorized Improvements.

Each owner of the Assessed Property will ratify, confirm, accept, agree to and approve: (i) the determinations and finding by the City Council as to the special benefits described in this Service and Assessment Plan and the Assessment Ordinance; (ii) the Service and Assessment Plan and the Assessment Ordinance, and (iii) the levying of Assessments on the Assessed Property. Use of the Assessed Property as described in this Service and Assessment Plan and as authorized by the PID Act requires that Authorized Improvements be acquired, constructed, installed, and/or improved. Funding the Actual Costs of the Authorized Improvements through the PID has been determined by the City Council to be the most beneficial means of doing so. As a result, the Authorized Improvements result in a special benefit to the Assessed Property, and this special benefit exceeds the amount of the Assessment. This conclusion is based on and supported by the evidence, information, and testimony provided to the City Council.

In summary, the Authorized Improvements result in a special benefit to the Assessed Property for the following reasons:

1. The Authorized Improvements are being provided specifically for the use of the Assessed Property, are necessary for the proposed best use of the property and provide a special benefit to the Assessed Property as a result;

2. The Developer has consented to the imposition of the Assessments for the purpose of providing the Authorized Improvements and the Developer is acting in its interest by consenting to this imposition;

3. The Authorized Improvements are required for the highest and best use of the property;

4. The highest and best use of the Assessed Property is the use of the Assessed Property that is most valuable (including any costs associated with the use of the Assessed Property);

5. Financing of the costs of the Authorized Improvement through the PID is determined to be the most beneficial means of providing for the Authorized Improvements; and,

6. As a result, the special benefits to the Assessed Property from the Authorized Improvements will be equal to or greater than the Assessments.

C. ASSESSMENT METHODOLOGY

The costs of the Authorized Improvements may be assessed by the City Council against the Assessed Property so long as the special benefit conferred upon the Assessed Property by the Authorized Improvements equals or exceeds the Assessments. The costs of the Authorized Improvements may be assessed using any methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefited.

1. Assessment Methodology for Improvement Area #1

For purpose of this Service and Assessment Plan, the City Council determined that the costs of the Improvement Area #1 Improvements shall be allocated to the Improvement Area #1 Assessed Property by spreading the entire Assessment for such improvements across the Parcels based on the estimated number of Equivalent Units anticipated to be developed on each Parcel.

Based on the Budgeted Costs of the Improvement Area #1 Improvements, as set forth in Table III-A of the original version of this Service and Assessment Plan dated October 12, 2021, the City Council determined that the benefit to the Improvement Area #1 Assessed Property of the Improvement Area #1 is at least equal to the Assessments levied on the Improvement Area #1 Assessed Property.

Upon subsequent divisions of any Parcel of Improvement Area #1 Assessed Property, the Assessment applicable to it will then be apportioned pro rata based on the estimated Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated Equivalent Units at the time residential Lots are platted to the total estimated Equivalent Units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within Improvement Area #1 Improvements is shown on the Improvement Area #1 Assessment Roll, attached as Appendix G-1, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

3. Assessment Methodology for Improvement Area #2

For purpose of this Service and Assessment Plan, the City Council determined that the costs of the Improvement Area #2 Improvements shall be allocated to the Improvement Area #2 Assessed Property by spreading the entire Assessment for such improvements across the Parcels based on the estimated number of Equivalent Units anticipated to be developed on each Parcel.

Based on the Budgeted Costs of the Improvement Area #2 Improvements, as set forth in Table III-B, the City Council has determined that the benefit to the Improvement Area #2 Assessed Property of the Improvement Area #2 is at least equal to the Assessments levied on the Improvement Area #2 Assessed Property.

Upon subsequent divisions of any Parcel of Improvement Area #2 Assessed Property, the Assessment applicable to it will then be apportioned pro rata based on the estimated Equivalent Units of each newly created Parcel. For residential Lots, when final residential building sites are platted, Assessments will be apportioned proportionately among each Parcel based on the ratio of the estimated Equivalent Units at the time residential Lots are platted to the total estimated Equivalent Units of all Lots in the platted Parcel, as determined by the Administrator and confirmed by the City Council.

The Assessment and Annual Installments for each Parcel or Lot located within Improvement Area #2 Improvements is shown on the Improvement Area #2 Assessment Roll, attached as Appendix H, and no Assessment shall be changed except as authorized by this Service and Assessment Plan or the PID Act.

D. ASSESSMENTS

The Assessments for the Improvement Area #1 Improvements and Improvement Area #2 have been or will be levied on each Parcel or Lot according to the Improvement Area #1 Assessment Roll and Improvement Area #2 Assessment Roll, respectively. The Annual Installments for the Improvement Area #1 Improvements and Improvement Area #2 Improvements will be collected on the dates and in the amounts shown on the Improvement Area #1 Assessment Roll and Improvement Area #2 Assessment Roll, subject to revisions made during an Annual Service Plan Update. Non-Benefited Property will not be subject to any Assessments.

See Appendix E for Assessment per Equivalent Unit, leverage, and estimated tax rate equivalent calculation details.

E. ADMINISTRATIVE EXPENSES

The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of Assessment levied against the Parcel. The Administrative Expenses shall be collected as part of and in the same manner as Annual Installments in the amounts shown on each Assessment Roll, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

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VI. TERMS OF THE ASSESSMENTS

A. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN IMPROVEMENT AREA #1

The Assessment and Annual Installments for each Assessed Property located within Improvement Area #1 are shown on the Improvement Area #1 Assessment Roll, attached as Appendix G-1, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected from Improvement Area #1 Assessed Property in an amount sufficient to pay (i) principal and interest due under the Reimbursement Agreement for the Actual Costs of the Improvement Area #1 Improvements, and (ii) Administrative Expenses related to Improvement Area #1. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest applicable to the Parcel.

B. AMOUNT OF ASSESSMENTS AND ANNUAL INSTALLMENTS FOR PARCELS LOCATED WITHIN IMPROVEMENT AREA #2

The Assessment and Annual Installments for each Assessed Property located within Improvement Area #2 are shown on the Improvement Area #2 Assessment Roll, attached as Appendix H, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

The Annual Installments shall be collected from Improvement Area #2 Assessed Property in an amount sufficient to pay (i) principal and interest due under the Reimbursement Agreement for the Actual Costs of the Improvement Area #2 Improvements, and (ii) Administrative Expenses related to Improvement Area #2. The Annual Installment for each Parcel shall be calculated by taking into consideration any available capitalized interest applicable to the Parcel.

C. REALLOCATION OF ASSESSMENTS

1. Subdivision

Upon the subdivision of any Parcel, the Assessment for the Parcel prior to the subdivision shall be reallocated among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel
B = the Assessment for the Parcel prior to subdivision

C = the estimated number of Equivalent Units to be built on each new subdivided Parcel

D = the sum of the estimated number of Equivalent Units to be built on all of the new subdivided Parcels

The calculation of the estimated number of Equivalent Units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of Equivalent Units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

The sum of the Assessments for all newly subdivided Parcels shall equal the Assessment for the Parcel prior to subdivision. The calculation shall be made separately for each newly subdivided Parcel. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the subdivision of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

2. Consolidation

Upon the consolidation of two or more Parcels, the Assessment for the consolidated Parcel shall be the sum of the Assessments for the Parcels prior to consolidation. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it shall be prepaid by such amount by the party requesting the consolidation of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the City Council.

D. MANDATORY PREPAYMENT OF ASSESSMENTS

1. If a Parcel subject to Assessments is transferred to a party that is exempt from the payment of the Assessment under applicable law, or if an owner causes a Parcel subject to Assessments to become Non-Benefited Property, the owner of such Parcel shall pay to the City the full amount of the principal portion of the Assessment on such Parcel, plus all Prepayment Costs, prior to any such transfer or act.

2. If at any time the Assessment per Unit on a Parcel within Improvement Area #1 or Improvement Area #2 exceeds the applicable Improvement Area #1 Maximum Assessment Per Unit or Improvement Area #2 Maximum Assessment Per Unit, respectively, calculated in this Service and Assessment Plan as a result of any changes in land use, subdivision, consolidation or reallocation of the Assessment authorized by this Service and Assessment Plan and initiated by the owner of the Parcel, then such owner shall pay to the City prior to the recordation of the document subdividing the Parcel the amount calculated by the Administrator by which the Assessment per Unit for the Parcel exceeds the applicable Improvement Area #1 Maximum Assessment Per Unit or Improvement Area #2 Maximum Assessment Per Unit calculated in this Service and Assessment Plan.

3. The payments required above shall be treated the same as any Assessment that is due and owing under the PID Act, the Assessment Ordinance, and this Service and Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the PID Act.

E. REDUCTION OF ASSESSMENTS, IN THE EVENT BONDS ARE ISSUED

1. If after all Authorized Improvements to be funded with a series of Bonds and/or reimbursement agreement have been completed and Actual Costs for such Authorized Improvements are less than the Actual Costs or Budgeted Costs of the Authorized Improvements used to calculate the Assessments securing such series of Bonds and/or related reimbursement agreement, resulting in excess Bond proceeds being available to redeem Bonds and/or reduce obligations under a reimbursement agreement, as the case may be, and such excess proceeds shall be applied to redeem Bonds and/or the obligations under a reimbursement agreement may be reduced as provided in the Trust Indenture or the terms of the reimbursement agreement, then the Assessment securing such series of Bonds and/or related reimbursement agreement for each Parcel of Assessed Property shall be reduced by the City Council pro rata such that the sum of the resulting reduced Assessments for all Assessed Properties equals the reduced Actual Costs. The Assessments shall not be reduced to an amount less than the related outstanding series of Bonds and/or amounts due under a related reimbursement agreement. If all of the Authorized Improvements are not completed, the City may reduce the Assessments in another method if it determines such method would better reflect the benefit received by the Parcels from the Authorized Improvements completed.

2. If all the Authorized Improvements are not undertaken, resulting in excess Bonds proceeds being available to redeem Bonds and/or a need to reduce the obligations under a reimbursement agreement, and such excess proceeds shall be applied to redeem Bonds and/or reduce obligations under a reimbursement agreement, as the case may be, as provided in the Trust Indenture or the terms of the reimbursement agreement, then the Assessments and Annual Installments for each Parcel shall be appropriately reduced by the City Council to reflect only the amounts required to repay the Bonds and/or repay obligations under a reimbursement agreement, including interest on the Bonds (including Additional Interest) and/or interest due under a reimbursement agreement and Administrative Expenses. The City Council may reduce the Assessments and the Annual Installments for each Parcel (i) in an amount that represents the Authorized Improvements provided for each Parcel or (ii) by an equal percentage calculated based on number of Equivalent Units, if determined by the City Council to be the most fair and practical means of reducing the Assessments for each Parcel, such that the sum of the resulting reduced Assessments equals the amount required to repay the Bonds and/or repay the obligations under a reimbursement agreement, including interest thereon and Administrative Expenses. The principal portion of the Assessment for each Parcel shall be reduced pro rata to the reduction in the Assessments for each Parcel such that the sum of the resulting reduced principal portion of the Bonds and/or obligations under a reimbursement agreement is equal to the outstanding principal amount of the Bonds and/or reimbursement agreement.

F. PAYMENT OF ASSESSMENTS

1. Payment in Full

(a) The Assessment for any Parcel may be paid in full at any time. Such payment shall include all Prepayment Costs. If prepayment in full will result in redemption of Bonds, the payment amount shall be reduced by the amount, if any, of interest through the date of redemption of Bonds and reserve funds applied to the redemption under the Trust Indenture, net of any other costs applicable to the redemption of Bonds.

(b) If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount.

(c) Upon payment in full of the Assessment and all Prepayment Costs, the City shall deposit the payment in accordance with the Trust Indenture or in the event no Bonds have been issued, shall hold such funds in the fund or account created under the Reimbursement Agreement for use as prescribed therein; whereupon, the Assessment shall be reduced to zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate.

(d) At the option of the owner, the Assessment on any Parcel plus Prepayment Costs may be paid in part in an amount sufficient to allow for a convenient redemption of Bonds as determined by the Administrator. Upon the payment of such amounts for a Parcel, the Assessment for the Parcel shall be reduced, the Assessment Roll shall be updated to reflect such partial payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent the partial payment is made.

2. Payment in Annual Installments

The PID Act provides that an Assessment for a Parcel may be paid in full at any time. If not paid in full, the PID Act authorizes the Assessment to be paid in installments and additionally allows the City to collect interest, Administrative Expenses and other authorized charges in installments. An Assessment for a Parcel that is not paid in full will be collected in Annual Installments each year in the amounts shown on the Assessment Roll, as updated as provided for herein, which include interest and Administrative Expenses.

Improvement Area #1

The interest on the unpaid portion of each Assessment shall be paid: (i) at the rate of the actual interest on Bonds secured by such Assessment, if issued by the City, and (ii) if Bonds are not issued, at a rate (i) not to exceed five hundred basis points above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessment and continuing for a period of five years from such date, and (ii) not to exceed two hundred basis points above such bond index rate for the period beginning with the sixth year and shall continue until the Assessment is paid in full. The Improvement Area #1 Assessment Roll sets forth for each year the Annual Installment for each

Parcel of Improvement Area #1 Assessed Property based on an interest rate of 4.00% for years 1 through 5 and 4.00% thereafter. Unless and until the City issues Bonds secured by Assessments levied against the Improvement Area #1 Assessed Property, the interest on the Improvement Area #1 Reimbursement Obligation under the Reimbursement Agreement shall be paid based on an interest rate of 4.00% per annum for years 1 through 5 and 4.00% per annum following the fifth Annual Installment in accordance with the Reimbursement Agreement. The index approved by the City is the *Bond Buyer Index* for which the highest average rate during the previous thirty days prior to the levy of Assessments was 2.62%. Furthermore, the Annual Installments may not exceed the amounts shown on the Improvement Area #1 Assessment Roll. Upon the issuance of Bonds for the Improvement Area #1 Improvements, the Improvement Area #1 Assessment shall bear interest at the rate of the Bonds, plus additional interest under Section 372.018 of the PID Act, which rate may exceed the current rates set forth in the Improvement Area #1 Assessment Roll.

Improvement Area #2

The interest on the unpaid portion of each Assessment shall be paid: (i) at the rate of the actual interest on Bonds secured by such Assessment, if issued by the City, and (ii) if Bonds are not issued, at a rate (i) not to exceed five hundred basis points above the highest average index rate for tax-exempt bond reported in a daily or weekly bond index approved by the City and reported in the month prior to the establishment of the Assessment and continuing for a period of five years from such date, and (ii) not to exceed two hundred basis points above such bond index rate for the period beginning with the sixth year and shall continue until the Assessment is paid in full. The Improvement Area #2 Assessment Roll sets forth for each year the Annual Installment for each Parcel of Improvement Area #2 Assessed Property based on an estimated interest rate of 5.50% for years 1 through 5 and 5.50% thereafter. Unless and until the City issues Bonds secured by Assessments levied against the Improvement Area #2 Assessed Property, the interest on the Improvement Area #2 Reimbursement Obligation under the Reimbursement Agreement shall be paid based on an estimated interest rate of 5.50% per annum for years 1 through 5 and 5.50% per annum following the fifth Annual Installment in accordance with the Reimbursement Agreement. The index approved by the City is the *Bond Buyer Index* for which the highest average rate during the previous thirty days prior to the levy of Assessments was 4.47%. Furthermore, the Annual Installments may not exceed the amounts shown on the Improvement Area #2 Assessment Roll. Upon the issuance of Bonds for the Improvement Area #2 Improvements, the Improvement Area #2 Assessment shall bear interest at the rate of the Bonds, plus additional interest under Section 372.018 of the PID Act, which rate may exceed the current rates set forth in the Improvement Area #2 Assessment Roll.

Reduction of Assessments

The Annual Installments shall be reduced to equal the actual costs of repaying the Bonds or obligations under the Reimbursement Agreement and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

The City reserves and shall have the right and option to refund the Bonds and/or issue additional Bonds in accordance with Section 372.027 of the PID Act. In the event of such refunding, the

Administrator shall recalculate the Annual Installments, and if necessary, may adjust, or decrease, the amount of the Annual Installments so that total Annual Installments of Assessments will be produced in annual amounts that are required to pay the refunding bonds when due and payable as required by and established in the ordinance and/or the indenture authorizing and securing the refunding bonds, and such refunding bonds shall constitute Bonds for purposes of this Service and Assessment Plan.

G. COLLECTION OF ANNUAL INSTALLMENTS

No less frequently than annually, the Administrator shall prepare, and the City Council shall consider, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and a calculation of the Annual Installment for each Parcel. Administrative Expenses shall be allocated among Parcels in proportion to the amount of the Annual Installments for the Parcels. Each Annual Installment shall be reduced by any credits applied under the applicable Trust Indenture, such as capitalized interest, interest earnings on any account balances, and any other funds available to the Trustee for such purpose, including any existing deposits for a prepayment reserve. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the City. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. The Assessments shall have lien priority as specified in the PID Act.

Any sale of property for nonpayment of the Annual Installments shall be subject to the lien established for the remaining unpaid Annual Installments against such property and such property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Annual Installments against such property as they become due and payable.

The collection of the first Annual Installment for a Lot or Parcel shall commence upon the earlier of: (i) with tax bills sent the first October after issuance of a series of Bonds for the Assessed Property, such that upon the issuance of Bonds, all Assessments in the applicable phase shall begin collection, or (ii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on the Assessed Property, such that all Assessments in the applicable phase begin collection immediately after the expiration of such two year period. Such first Annual Installment for a Lot or Parcel for which collection has begun, shall be due by January 31st of the following calendar year.

Each Improvement Area #1 Annual Installment, including the interest on the unpaid amount of an Assessment, shall be calculated as of September 1 and updated annually. Each Improvement Area #1 Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year. Collection of the initial Improvement Area #1 Annual Installments commenced in October, 2023.

Each Improvement Area #2 Annual Installment, including the interest on the unpaid amount of an Assessment, shall be calculated as of September 1 and updated annually. Each Improvement Area #2 Annual Installment together with interest thereon shall be delinquent if not paid prior to February

1 of the following year. Collection of the initial Improvement Area #2 Annual Installments shall commence upon the earlier of (i) September 1, 2024, (ii) with tax bills sent the first October after issuance of a series of Bonds for the Improvement Area #2 Improvements, such that upon the issuance of Bonds all Assessments in Improvement Area #2 shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments on the Improvement Area #2 Assessed Property, such that all Assessments in the Improvement Area #2 begin collection immediately after the expiration of such two year period.

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VII. THE ASSESSMENT ROLL

A. IMPROVEMENT AREA #1 ASSESSMENT ROLL

The City Council has evaluated each Parcel in Improvement Area #1 (based on numerous factors such as the applicable zoning for developable area, the use of proposed Homeowner Association Property, the Public Property, the types of public improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within Improvement Area #1.

The Improvement Area #1 Assessed Property has been assessed for the special benefits conferred upon the property resulting from the Improvement Area #1 Improvements. Table VII-A summarizes the $13,386,070 in special benefit received by the Improvement Area #1 Assessed Property from the Improvement Area #1 Improvements. The par amount of the obligation owed under the Reimbursement Agreement for the Improvement Area #1 Improvements is $12,864,000, which is less than the benefit received by the Improvement Area #1 Assessed Property. Accordingly, the total Assessment to be applied to all the Improvement Area #1 Assessed Property is $12,864,000 plus Administrative Expenses. The Assessment for each Improvement Area #1 Assessed Property is calculated based on the allocation methodologies described in Section V.C and is summarized in the Improvement Area #1 Assessment Roll. The Improvement Area #1 Assessment Roll is attached hereto as Appendix G-1.

Table VII-A
Improvement Area #1
Special Benefit Summary

Special Benefit	Total Cost
Total Authorized Improvements[1]	$13,386,070
Total Special Benefit	**$13,386,070**
Special Benefit:	
Total Special Benefit	$13,386,070
Projected Special Assessment	$12,864,000
Excess Benefit	**$522,070**

[1]See Table III-A for details.

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B. IMPROVEMENT AREA #2 ASSESSMENT ROLL

The City Council has evaluated each Parcel in Improvement Area #2 (based on numerous factors such as the applicable zoning for developable area, the use of proposed Homeowner Association Property, the Public Property, the types of public improvements, and other development factors deemed relevant by the City Council) to determine the amount of Assessed Property within Improvement Area #2.

The Improvement Area #2 Assessed Property is being assessed for the special benefits conferred upon the property resulting from the Improvement Area #2 Improvements. Table VII-B summarizes the $9,427,147 in special benefit received by the Improvement Area #2 Assessed Property from the Improvement Area #2 Improvements including other assessment levy costs. The par amount of the obligation owed under the Reimbursement Agreement for the Improvement Area #2 Improvements is $4,925,000, which is less than the benefit received by the Improvement Area #2 Assessed Property. Accordingly, the total Assessment to be applied to all the Improvement Area #2 Assessed Property is $4,925,000 plus Administrative Expenses. The Assessment for each Improvement Area #2 Assessed Property is calculated based on the allocation methodologies described in Section V.C and is summarized in the Improvement Area #2 Assessment Roll. The Improvement Area #2 Assessment Roll is attached hereto as Appendix H.

Table VII-B
Improvement Area #2
Special Benefit Summary

Special Benefit	Total Cost
Total Authorized Improvements[1]	$9,332,147
Other Assessment Related Costs	
Assessment levy fee and first year Administrative Expenses	$95,000
Total Special Benefit	**$9,427,147**
Special Benefit:	
Total Special Benefit	$9,427,147
Projected Special Assessment	$4,925,000
Excess Benefit	**$4,502,147**

[1]See Table III-B for details.

C. ANNUAL ASSESSMENT ROLL UPDATES

The Administrator shall prepare, and shall submit to the City Council for approval, annual updates to the Improvement Area #1 Assessment Roll and Improvement Area #2 Assessment Roll in conjunction with the Annual Service Plan Update to reflect the following matters, together with any other changes helpful to the Administrator or the City and permitted by the PID Act: (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Annual

Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.G of this Service and Assessment Plan.

Once Bonds are issued, the Assessment Rolls shall be updated, which update may be done in the next Annual Service Plan Update, to reflect any changes resulting from the issuance of the Bonds. This update shall reflect the actual interest on the Bonds on which the Annual Installments shall be paid, any reduction in the Assessments, and any revisions in the Actual Costs to be funded by the Bonds and Developer funds.

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VIII. MISCELLANEOUS PROVISIONS

A. ADMINISTRATIVE REVIEW

The City may elect to designate a third party to serve as Administrator. The City shall notify Original Developer and Developer in writing at least thirty (30) days in advance before appointing a third party Administrator.

To the extent consistent with the PID Act, an owner of an Assessed Parcel claiming that a calculation error has been made in the Assessment Roll(s), including the calculation of the Annual Installment, shall send a written notice describing the error to the City not later than thirty (30) days after the date any amount which is alleged to be incorrect is due prior to seeking any other remedy. The Administrator shall promptly review the notice, and if necessary, meet with the Assessed Parcel owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the Assessment Roll should be modified or changed in favor of the Assessed Parcel owner, such change or modification shall be presented to the City Council for approval to the extent permitted by the PID Act. A cash refund may not be made for any amount previously paid by the Assessed Parcel owner (except for the final year during which the Annual Installment shall be collected or if it is determined there are sufficient funds to meet the expenses of the PID for the current year), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to the Assessment Rolls may be appealed to the City Council. Any amendments made to the Assessment Roll(s) pursuant to calculation errors shall be made pursuant to the PID Act.

The decision of the Administrator, or if such decision is appealed to the City Council, the decision of the City Council shall be conclusive as long as there is a reasonable basis for such determination. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to any other appeal or legal action by such owner.

B. TERMINATION OF ASSESSMENTS

Each Assessment shall be extinguished on the date the Assessment is paid in full, including unpaid Annual Installments and Delinquent Collection Costs, if any. After the extinguishment of an Assessment and the collection of any delinquent Annual Installments and Delinquent Collection Costs, the City shall provide the owner of the affected Parcel a recordable "Notice of the PID Assessment Termination".

C. AMENDMENTS

Amendments to the Service and Assessment Plan can be made as permitted or required by the PID Act and under Texas law.

The City Council reserves the right to the extent permitted by the PID Act to amend this Service and Assessment Plan without notice under the PID Act and without notice to property owners of Parcels:(i) to correct mistakes and clerical errors; (ii) to clarify ambiguities; and (iii) to provide procedures for the collection and enforcement of Assessments, Prepayment Costs, Collection Costs, and other charges imposed by the Service and Assessment Plan.

D. ADMINISTRATION AND INTERPRETATION OF PROVISIONS

The City Council shall administer the PID, this Service and Assessment Plan, and all Annual Service Plan Updates consistent with the PID Act and shall make all interpretations and determinations related to the application of this Service and Assessment Plan unless stated otherwise herein or in the Trust Indenture, such determination shall be conclusive. Tables in this Service and Assessment Plan may be rounded to the nearest whole number.

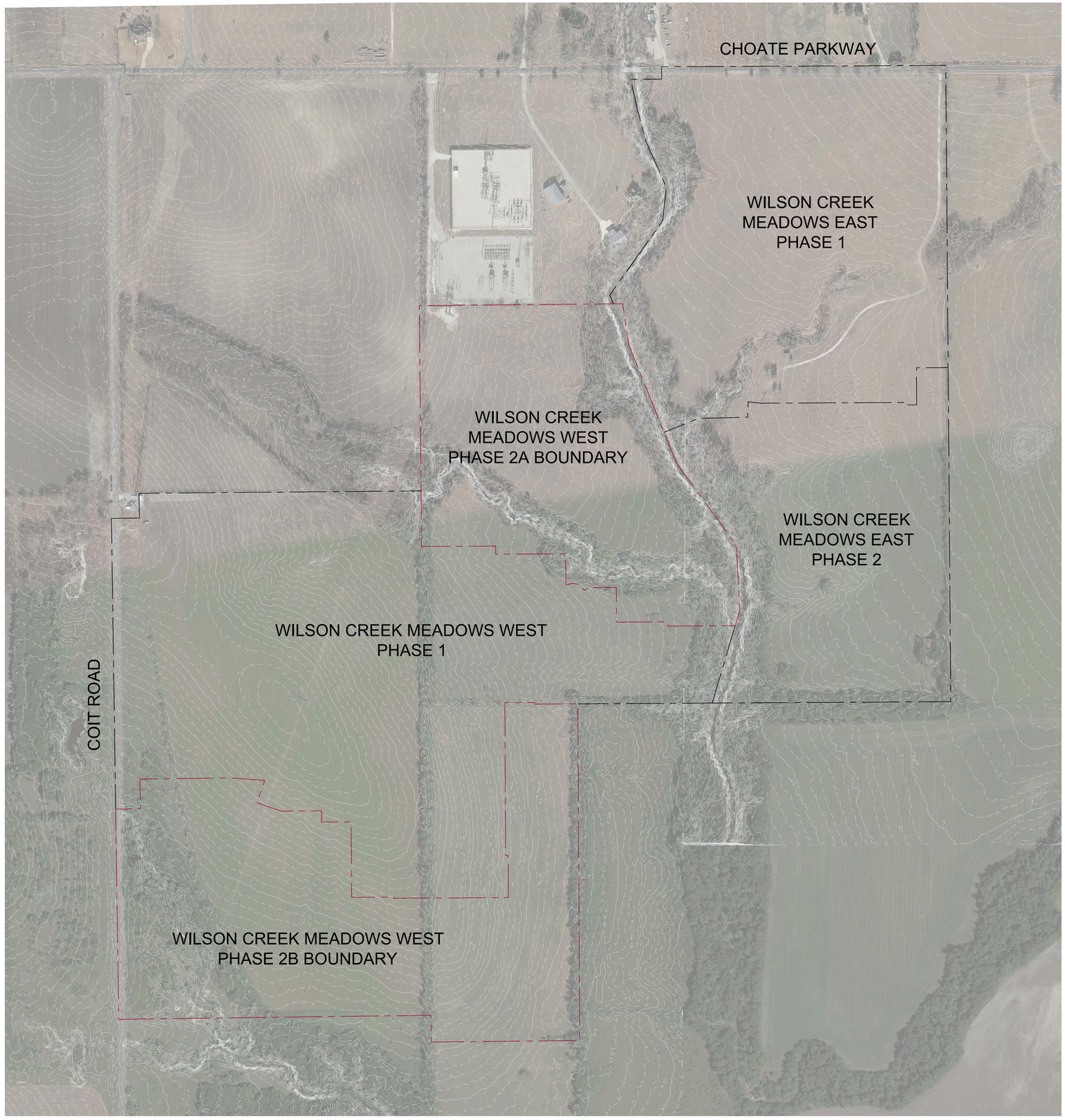
E. SEVERABILITY

If any provision, section, subsection, sentence, clause or phrase of this Service and Assessment Plan or the application of same to an Assessed Parcel or any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Service and Assessment Plan or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this Service and Assessment Plan that no part hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other part hereof, and all provisions of this Service and Assessment Plan are declared to be severable for that purpose.

If any provision of this Service and Assessment Plan is determined by a court to be unenforceable, the unenforceable provision shall be deleted from this Service and Assessment Plan and the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the City.

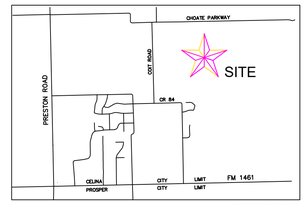
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APPENDIX A
PID MAP



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W E
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0 200' 400'
GRAPHIC SCALE 200'



VICINITY MAP NOT TO SCALE

Wilson Creek Meadows PID

EXHIBIT 1 - BOUNDARY MAP - WILSON CREEK MEADOWS

±80.01 ACRE TRACT LOCATED IN THE JONATHAN WESTOVER SURVEY, ABSTRACT #1030 AND MCKENZIE WILHITE SURVEYS, ABSTRACTS #1008 & #1009, IN THE CITY OF CELINA, COLLIN COUNTY, TEXAS

September 2023

OWNER / APPLICANT:
Celina Ownsby Coit, LLC
Celina Titus, LLC
106 Decker Drive, Suite 310
Irving, TX 75062
P (214) 212-6326
E terry.mitchell@contrastdevelopment.com

ENGINEER / SURVEYOR:
Kimley-Horn and Associates
State of Texas Registration No. F-928
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
P (972) 770-1300
Contact: Matt Duenwald, PE

Kimley»Horn

Plotted By:Franklin, Aaron Date:September 13, 2023 01:51:26pm File Path:K:\DAL_Civil\063222901-Bates Tract\Coit\Exhibits\PlanSheets\PID Exhibits\Exhibit 1 - Boundary Map - WCMW Phase 2.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

APPENDIX B
BUDGETED COSTS OF AUTHORIZED IMPROVEMENTS

Budgeted Costs for Improvement Area #1 Improvements:

	Original Budget				Revised Budget			
Authorized Improvements	**East Phase #1**	**East Phase #2**	**West Phase #1**	**Total**	**East Phase #1**	**East Phase #2**	**West Phase #1**	**Total**
Roadway improvements	$1,371,109	$836,158	$1,999,103	$4,206,370	$1,371,109	$836,158	$2,680,507	$4,887,774
Water improvements	$759,116	$338,136	$815,124	$1,912,376	$764,756	$338,136	$1,270,293	$2,373,185
Sanitary sewer improvements	$383,950	$366,277	$836,538	$1,586,765	$383,950	$374,455	$996,295	$1,754,700
Storm drainage improvements	$911,421	$515,700	$859,466	$2,286,587	$911,421	$525,383	$821,029	$2,257,833
Other soft and miscellaneous costs	$1,055,227	$674,698	$1,664,047	$3,393,972	$708,763	$656,837	$746,978	$2,112,578
Total	**$4,480,823**	**$2,730,969**	**$6,174,278**	**$13,386,070**	**$4,139,999**	**$2,730,969**	**$6,515,102**	**$13,386,070**

Budgeted Costs for Improvement Area #2 Improvements:

	WEST		
	PHASE 2A	PHASE 2B	TOTAL
PUBLIC COSTS			
ROADS (Including Excavation, Paving, Sidewalks and Barrier Free Ramps)	$807,360	$1,628,877	$2,436,237
SANITARY SEWER	$427,670	$603,325	$1,030,995
STORM DRAINAGE AND EROSION CONTROL	$821,433	$1,211,751	$2,033,184
WATER SYSTEM	$424,914	$965,756	$1,390,670
SOFT COSTS (Including District Formation Costs)	$805,025	$1,636,036	$2,441,061
TOTAL	$3,286,401	$6,045,747	$9,332,147

WILSON CREEK MEADOWS WEST PHASE 2A OPINION OF PROBABLE COST

A. ROADS (INCLUDING EXCAVATION, PAVING, SIDEWALK AND BARRIER FREE RAMPS)

ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST
CLEARING AND GRUBBING (PUBLIC)	AC	$3,379.05	3.5	$11,826.68
UNCLASSIFIED EXCAVATION (PUBLIC) allocated by area 22% public	CY	$2.77	9,460.0	$26,204.20
EXPORT TO PHASE 2 (PUBLIC) allocated by area 22% public	CY	$1.23	4,840.0	$5,953.20
7' CONCRETE PAVEMENT	SY	$57.00	10,091	$575,187.00
6' LIME STABILIZED SUBGRADE	SY	$3.50	11,504	$40,264.00
7" STAMPED CONCRETE	SY	$200.00	58	$11,600.00
LIME MATERIAL (48 LBS/SY)	TN	$260.00	276	$71,760.00
5' CONCRETE SIDEWALK (4")	LF	$35.00	1,429	$50,015.00
8' CONCRETE SIDEWALK (5")	LF	$60.50	1,174	$71,027.00
8" CONCRETE SIDEWALK W/PEDESTRIAN RAIL (5")	LF	$300.00	182	$54,600.00
BARRIER FREE RAMP	EA	$2,250.00	3	$6,750.00
STOP SIGN W/STREET SIGN	EA	$1,600.00	1	$1,600.00
STOP SIGN (YEILD FOR PEDESTRIANS)	EA	$1,000.00	2	$2,000.00
STREET SIGN	EA	$1,400.00	3	$4,200.00
CLEARING AND GRUBBING (PRIVATE)	AC	$3,379.05	15.9	$53,726.90
UNCLASSIFIED EXCAVATION (PRIVATE) allocated by area 78% private	CY	$2.77	33,540.0	$92,905.80
EXPORT TO PHASE 2 (PRIVATE) allocated by area 78% private	CY	$1.23	17,160.0	$21,106.80
MOISTURE CONDITIONING ZONE IV 4' DEPTH	CY	$2.49	9,559.0	$23,801.91
ROUGH LOT BENCHING	LOT	$200.00	66	$13,200.00
FINAL LOT BENCHING	LOT	$200.00	66	$13,200.00
6 MIL POLY ON LOTS	SF	$0.10	56,100	$5,610.00
SUBTOTAL - ROADS				$1,156,538.48

* public allocation is determined by the ratio of public right of way area in the phase to total disturbed area of the phase times the total quantity required for the entir

** private allocation is determined by the ratio of the non-public right of way area in the phase to total disturbed area of the phase times the total quantity required fo

ROADS PUBLIC PORTION	$807,360.08
ROADS PRIVATE PORTION	$349,178.41

B. SANITARY SEWER

ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST
8" SDR-35 PVC PIPE	LF	$73.00	2,171	$158,483.00
8" SDR-26PIPE	LF	$94.00	502	$47,188.00
4' DIAMETER MANHOLE (<8' DEEP)	EA	$6,692.00	8	$53,536.00
4' EXTRA DEPTH	VF	$306.00	22	$6,732.00
5' DIAMETER MANHOE (<8' DEEP)	EA	$11,944.00	2	$23,888.00
5' EXTRA DEPTH	VF	$376.00	17	$6,392.00
ADJUST EXISTING RIM	EA	$2,015.00	1	$2,015.00
CEMENT STABILIZED SAND	LF	$93.00	80	$7,440.00
REMOVE PLUG AND CONNECT TO EXISTING	EA	$1,742.00	1	$1,742.00
4" SERVICE LINES	EA	$1,338.00	58	$77,604.00
EXTEND 4" SERVICE LINES FROM CAPPED WYE	EA	$1,714.00	8	$13,712.00
PAYMENT TO GREEN BRICK FOR SEWER LINE BUILT THROUGH PHASE	EA	$21,988.00	1	$21,988.00
TRENCH SAFETY	LF	$0.10	2,673	$267.30
TESTING (EXLUDED GEOTECH)	LF	$2.50	2,673	$6,682.50
SUBTOTAL - SANITARY SEWER				$427,669.80

SANITARY SEWER PUBLIC PORTION	$427,669.80
SANITARY SEWER PRIVATE PORTION	$0.00

C. STORM DRAINAGE AND EROSION CONTROL

ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST
18" RCP	LF	$102.00	1,021	$104,142.00
21" RCP	LF	$110.00	21	$2,310.00
27" RCP	LF	$141.00	146	$20,586.00
30" RCP	LF	$148.00	423	$62,604.00
(2) 5 x 5 RCB	LF	$1,009.00	134	$135,206.00
(2) 8 X 6 RCB	LF	$1,640.00	136	$223,040.00
10' INLET	EA	$6,756.00	7	$47,292.00
15' INLET	EA	$9,639.00	2	$19,278.00
4' STORM DRAIN MANHOLE	EA	$5,906.00	4	$23,624.00
SHORMAX MAT	SY	$13.00	1,041	$13,533.00
WESTERN EXCELSIOR PP5-10 TURF REINFORCEMENT	SY	$13.00	3,142	$40,846.00
TXDOT FW-0 HEADWALL - CULVERT A	EA	$12,527.00	1	$12,527.00
TXDOT FW-S HEADWALL - CULVERT A	EA	$8,518.00	1	$8,518.00
TXDOT PW-1 HEADWALL - CULVERT B	EA	$14,417.00	1	$14,417.00
TXDOT SW-0 HEADWALL - CULVERT B	EA	$10,112.00	1	$10,112.00
LARGE DEBRIS SEPARATOR	EA	$26,714.00	2	$53,428.00
G-1 INLET	EA	$5,981.00	1	$5,981.00
TRENCH SAFETY	LF	$0.10	1,611	$161.10
TESTING (EXCLUDES GEOTECH)	LF	$2.50	1,611	$4,027.50
EROSION CONTROL (PUBLIC)	EA	$300.00	66	$19,800.00
EROSION CONTROL (PRIVATE)	EA	$100.00	66	$6,600.00
SUBTOTAL - STORM DRAINAGE AND EROSION CONTROL				$828,032.60
STORM DRAINAGE AND EROSION CONTROL PUBLIC PORTION				$821,432.60
STORM DRAINAGE AND EROSION CONTROL PRIVATE PORTION				$6,600.00

D. WATER

ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST
8" AWWA C900 P.V.C. WATERLINE (INCLUDING FITTINGS)	LF	$67.00	3,241	$217,147.00
8" GATE VALVE AND BOX	EA	$2,733.00	9	$24,597.00
FIRE HYDRANT ASSEMBLY	EA	$8,508.00	8	$68,064.00
REMOVE TEMP AND FLUSH VALVE & CTE	EA	$1,753.00	2	$3,506.00
1" SINGLE WATER SERVICE	EA	$1,509.00	66	$99,594.00
3/4" SINGLE WATER SERVICE	EA	$1,427.00	1	$1,427.00
1.5" IRRIGATION SERVICE	EA	$2,377.00	1	$2,377.00
4" IRRIGATION SLEEVE	LF	$5,344.00	4	$21,376.00
16" STEEL CASING PIPE	LF	$155.00	44	$6,820.00
TRENCH SAFETY	LF	$0.10	3,241	$324.10
TESTING (EXCLUDES GEOTECH)	LF	$1.50	3,241	$4,861.50
SUBTOTAL - WATER				$450,093.60
WATER PUBLIC PORTION				$ 424,913.60
WATER PRIVATE PORTION				$ 25,180.00

F. RETAINING WALLS

ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST
RETAINING WALL CONSTRUCTION	SF	$14.43	20,880	$301,298.40
RETAINING WALL ENGINEERING AND PERMITTING	SF	$0.46	20,880	$9,604.80
SUBTOTAL - RETAINING WALLS				$310,903.20
RETAINING WALLS PUBLIC PORTION				$0.00
RETAINING WALLS PRIVATE PORTION				$310,903.20

G. LANDSCAPE/SCREENING/TRAILS/AMENITY CENTER

ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST
MATERIAL AND LABOR FOR FINISHED GRADING				$6,655.00
LABOR AND MATERIAL FOR SIOL PREP				$4,265.00
LABOR AND MATERIAL FOR STEEL EDGING				$630.00
LABOR AND MATERIAL FOR TREE STAKING (3 METAL POSTS)				$1,120.00
3' CALIPER SHADE TREES				$19,930.00
SHRUBS AND GROUNDCOVER PLANTING				$1,063.75
COMMON BERMUDA SOD				$46,919.60
OKLAHOMA RIVER ROCK HARDLINE				$2,062.50
IRRIGATION				$111,792.00
TEMPORARY IRRIGATION				$18,600.00
42" ORNAMENTAL METAL HANDRAIL				$30,618.00
ELECTRIC PEDESTAL INSTALL AND IRRIGATION CONTROLLER				$6,700.00
SUBTOTAL - LANDSCAPE/SCREENING/TRAILS/AMENITY CENTER				$250,355.85
LANDSCAPE/SCREENING/TRAILS/AMENITY CENTER PUBLIC PORTION				$0.00
LANDSCAPE/SCREENING/TRAILS/AMENITY CENTER PRIVATE PORTION				$250,355.85

J. MATERIAL TESTING/GEOTECHNICAL REPORT

ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST
MATERIAL TESTING FOR UTILITIES AND CONCRETE	LF	$2.75	6431	$17,685.25
MATERIAL TESTING FOR MECHANICAL LIME STABILIZATION	AMOUNT	$3.78	2752	$10,402.56
MATERIAL TESTING FOR SITE PREPARATION, FILLING, BACK FILLING (PRIVATE)	LOT	$207.05	66	$13,665.30
SUBTOTAL - MATERIAL TESTING AND GEOTECHNICAL REPORT				$41,753.11
MATERIAL TESTING/GEOTECHNICAL REPORT PUBLIC PORTION				$28,087.81
MATERIAL TESTING/GEOTECHNICAL REPORT PRIVATE PORTION				$13,665.30

K. CITY FEES

ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST
SANITARY SEWER INSPECTION FEE (PUBLIC)	PERCENT	3.0%	427,670	$12,830.09
STORM AND EROSION CONTROL INSPECTION FEE (PUBLIC)	PERCENT	3.0%	821,433	$24,642.98
WATER INSPECTION FEE (PUBLIC)	PERCENT	3.0%	424,914	$12,747.41
ROAD INSPECTION FEE (PUBLIC)	PERCENT	3.0%	807,360	$24,220.80
WATER INSPECTION FEE (PRIVATE)	PERCENT	3.0%	25,180	$755.40
PARK FEE	LOT	$1,500.00	66	$99,000.00
SUBTOTAL - CITY FEES				$174,196.68
CITY FEES PUBLIC PORTION				$74,441.28
CITY FEES PRIVATE PORTION				$99,000.00

L. ENGINEERING, STAKING AND DEVELOPER PID COSTS

ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST
ONSITE TREE SURVEY (PUBLIC ALLOCATION)* BY AREA 22%	LS	22%	2444	$537.68
FINAL PLAT (PUBLIC ALLOCATION)* BY AREA 22%	LS	22%	10197	$2,243.34
CONSTRUCTION PLANS (PUBLIC ALLOCATION) BY CONST. COST 77%	LS	77%	88167	$67,888.59
BID DOCUMENTS (PUBLIC ALLOCATION) BY CONST. COST 77%	LS	77%	3222	$2,480.94
CLEARING STAKES (PUBLIC ALLOCATION) BY AREA 22%	LS	22%	3250	$715.00
ROUGH STREET STAKES	LS	$5,070.00	1	$5,070.00
SANITARY SEWER STAKES	LS	$3,900.00	1	$3,900.00
WATER DISTRIBUTION STAKES	LS	$3,120.00	1	$3,120.00

DETENTION POND DESIGN	LS	$3,056.00	1	$3,056.00
STORM SEWER STAKES	LS	$6,250.00	1	$6,250.00
STREET PAVING STAKES	LS	$6,240.00	1	$6,240.00
SIDEWALK STAKES	LS	$1,800.00	1	$1,800.00
CONSTRUCTION ADMINISTRATION (PUBLIC ALLOCATION) BY CONST. COST 77%	LS	77%	5191	$3,997.07
RECORD DRAWING PREPARATION (PUBLIC)	LS	$3,000.00	1	$3,000.00
REIMBURSABLE EXPENSES (PUBLIC ALLOCATION) BY CONST. COST 77%	LS	77%	3160	$2,433.20
ONSITE TREE SURVEY (PRIVATE ALLOCATION) BY AREA 78%	LS	78%	2444	$1,906.32
FINAL PLAT (PRIVATE ALLOCATION) BY AREA 78%	LS	78%	10197	$7,953.66
CONSTRUCTION PLANS (PRIVATE ALLOCATION) BY CONST. COST 23%	LS	23%	88167	$20,278.41
FRANCHISE UTILITY COORDINATION	LS	$3,000.00	1	$3,000.00
BID DOCUMENTS (PRIVATE ALLOCATION) BY CONST. COST 23%	LS	23%	3222	$741.06
CLEARING STAKES (PRIVATE ALLOCATION) BY AREA 78%	LS	78%	3250	$2,535.00
ROUGH LOT STAKES	LS	$2,970.00	1	$2,970.00
RETAINING WALL STAKES	LS	$7,800.00	1	$7,800.00
FRANCHISE UTILITY STAKES	LS	$4,760.00	1	$4,760.00
FINAL LOT GRADING STAKES	LS	$7,260.00	1	$7,260.00
FINAL LOT CORNERS	LS	$4,830.00	1	$4,830.00
STREET LIGHT STAKES	LS	$3,000.00	1	$3,000.00
HIKE AND BIKE TRAIL STAKES	LS	$2,500.00	1	$2,500.00
CONSTRUCTION ADMINISTRATION (PRIVATE ALLOCATION)BY CONST. COST 23%	LS	23%	5190	$1,193.70
REIMBURSABLE EXPENSES (PRIVATE ALLOCATION) BY CONST. COST 23%	LS	23%	3160	$726.80
SALES TAX ON FINAL PLAT	LS	$1,237.00	1	$1,237.00
LANDSCAPE DESIGN (10% OF LANDSCAPE COST)	%	10%	$250,355.85	$25,035.59
SUBTOTAL - ENGINEERING, STAKING AND DEVELOPER PID COSTS				$210,459.36
ENGINEERING, STAKING AND DEVELOPER PID COSTS PUBLIC PORTION				$112,731.82
ENGINEERING, STAKING AND DEVELOPER PID COSTS PRIVATE PORTION				$97,727.54

M. CONTINGENCY				
ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST
CONTINGENCY (PUBLIC)	%	10.00%	2,696,637	$269,663.70
CONTINGENCY (PRIVATE)	%	10.00%	1,152,610	$115,261.03
SUBTOTAL - CONTINGENCY				$384,924.73
CONTINGENCY PUBLIC PORTION				$269,663.70
CONTINGENCY PRIVATE PORTION				$115,261.03

N. DISTRICT FORMATION COST				
ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST
DISTRICT FORMATION COSTS	LOT	$350.00	66	$23,100.00
BOND ISSUANCE/PID FINANCING COSTS INCLUDING $100,000 CITY OF CELINA FEE	LOT	$4,500.00	66	$297,000.00
SUBTOTAL - DISTRICT FORMATION COST				$320,100.00
DISTRICT FORMATION COST PUBLIC PORTION				$320,100.00
DISTRICT FORMATION COST PRIVATE PORTION				$0.00
WILSON CREEK MEADOWS WEST PHASE 2A OPINION OF PROBABLE COST				
PUBLIC				$3,286,400.69
PRIVATE				$1,267,871.32
TOTAL COST				$4,555,027.40

ALLOCATION CALCULATIONS

PERCENT OF CONSTRUCTION COSTS OF ITEMS DESIGNED BY CIVIL ENGINEER

ITEM	PUBLIC	PRIVATE
ROADS	807,360	349,178
SANITARY SEWER	427,670	0
STORM DRAINAGE AND EROSION CONTROL	821,433	6,600
WATER	424,914	25,180
RETAINING WALLS	0	310,903
TOTAL	2,481,376	691,862
PERCENTAGE	78%	22%

AREA ALLOCATIONS

	ACRES	PERCENT
ROW (PUBLIC)	3.50	22%
TOTAL DISTURBED AREA (PUBLIC AND PRIVATE)	15.89	

WILSON CREEK MEADOWS WEST PHASE 2B OPINION OF PROBABLE COST

A. ROADS (INCLUDING EXCAVATION, PAVING, SIDEWALK AND BARRIER FREE RAMPS)

ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST
CLEARING AND GRUBBING (PUBLIC)	AC	$3,111.66	8	$25,640.08
UNCLASSIFIED EXCAVATION (PUBLIC) ALLOCATED BY AREA 29%	CY	$3.09	16,153	$49,912.77
7' CONCRETE PAVEMENT	SY	$57.00	20,719	$1,180,983.00
6' LIME STABILIZED SUBGRADE	SY	$3.50	23,620	$82,670.00
LIME MATERIAL (48 LBS/SY)	TN	$260.00	567	$147,420.00
STREET BARRICADE	EA	$1,000.00	2	$2,000.00
PAVEMENT HEADER	LF	$35.00	58	$2,030.00
WESTERN EXCELSIOR TURF REINFORCEMENT	SY	$22.50	64	$1,440.00
5' CONCRETE SIDEWALK (4")	LF	$35.00	1,500	$52,500.00
8' CONCRETE SIDEWALK (5")	LF	$60.50	419	$25,349.50
10' CONCRETE SIDEWALK (5")	LF	$76.00	507	$38,532.00
BARRIER FREE RAMP	EA	$2,250.00	22	$49,500.00
STOP SIGN W/STREET SIGN	EA	$1,600.00	12	$19,200.00
STREET SIGN	EA	$1,400.00	3	$4,200.00
CLEARING AND GRUBBING (PRIVATE)	AC	$3,111.66	28	$87,437.65
UNCLASSIFIED EXCAVATION (PRIVATE) ALLOCATED BY AREA 71%	CY	$3.09	39,547	$122,200.23
MOISTURE CONDITIONING ZONE IV 4' DEPTH	CY	$2.49	4,709	$11,725.41
MOISTURE CONDITIONING ZONE IV 7' DEPTH	CY	$2.59	36,019	$93,289.21
ROUGH LOT BENCHING	LOT	$175.00	150	$26,250.00
FINAL LOT BENCHING	LOT	$165.00	150	$24,750.00
6 MIL POLY ON LOTS	SF	$0.10	250,750	$25,075.00
SUBTOTAL - ROADS				$2,072,104.84

* public allocation is determined by the ratio of public right of way area in the phase to total disturbed area of the phase times the total quantity required for the entire phase

** private allocation is determined by the ratio of the non-public right of way area in the phase to total disturbed area of the phase times the total quantity required for the entire phase

ROADS PUBLIC PORTION	$1,628,877.35
ROADS PRIVATE PORTION	$443,227.50

B. SANITARY SEWER

ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST
8" SDR-35 PVC PIPE	LF	$73.00	496	$36,208.00
8" SDR-26PIPE	LF	$95.00	1,196	$113,620.00
4' DIAMETER MANHOLE (<8' DEEP)	EA	$6,682.00	4	$26,728.00
4' EXTRA DEPTH	VF	$306.00	5	$1,530.00
5' DIAMETER MANHOE (<8' DEEP)	EA	$11,944.00	2	$23,888.00
5' EXTRA DEPTH	VF	$376.00	13	$4,888.00
ADJUST EXISTING RIM	EA	$2,015.00	16	$32,240.00
REMOVE PLUG AND CONNECT TO EXISTING	EA	$1,438.00	4	$5,752.00
4" SERVICE LINES	EA	$1,338.00	57	$76,266.00
EXTEND 4" SERVICE LINES FROM CAPPED WYE	EA	$1,714.00	93	$159,402.00
PAYMENT TO GREENBRICK FOR SEWER CONSTRUCTION THROUGH PHASE	LS	$118,404.00	1	$118,404.00
TRENCH SAFETY	LF	$0.10	1,692	$169.20
TESTING (EXLUDED GEOTECH)	LF	$2.50	1,692	$4,230.00
SUBTOTAL - SANITARY SEWER				$603,325.20

SANITARY SEWER PUBLIC PORTION	$603,325.20
SANITARY SEWER PRIVATE PORTION	$0.00

C. STORM DRAINAGE AND EROSION CONTROL

ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST

18" RCP	LF	$102.00	1,358	$138,516.00
21" RCP	LF	$110.00	281	$30,910.00
24" RCP	LF	$121.00	211	$25,531.00
27" RCP	LF	$141.00	477	$67,257.00
30" RCP	LF	$148.00	492	$72,816.00
36" RCP	LF	$187.00	386	$72,182.00
42" RCP	LF	$241.00	265	$63,865.00
48" RCP	LF	$291.00	223	$64,893.00
60" RCP	LF	$393.00	161	$63,273.00
6' X 3' RCB	LF	$495.00	81	$40,095.00
8' X 4' RCB	LF	$814.00	155	$126,170.00
10' INLET	EA	$6,756.00	23	$155,388.00
10' INLET WITH SEPARATOR	EA	$7,631.00	3	$22,893.00
10' NON STANDARD INLET	EA	$7,006.00	3	$21,018.00
4' STORM DRAIN MANHOLE	EA	$5,961.00	3	$17,883.00
5' STORM DRAIN MANHOLE	EA	$8,613.00	2	$17,226.00
SHORMAX MAT	SY	$13.00	428	$5,564.00
WESTERN EXCELSIOR PP5-10 TURF REINFORCEMENT	SY	$13.00	1,526	$19,838.00
TXDOT FW-S HEADWALL - CULVERT C	EA	$8,368.00	1	$8,368.00
TXDOT SW-0 HEADWALL - CULVERT C	EA	$8,768.00	1	$8,768.00
TXDOT SW-0 HEADWALL - CULVERT D	EA	$8,368.00	2	$16,736.00
TXDOT FW-0 HEADWALL	EA	$8,668.00	1	$8,668.00
TYPE C HEADWALL	EA	$5,131.00	4	$20,524.00
REMOVE WALL AND CTE	EA	$2,235.00	4	$8,940.00
LARGE DEBRIS SEPARATOR	EA	$26,714.00	2	$53,428.00
G-1 INLET	EA	$5,981.00	1	$5,981.00
TRENCH SAFETY	LF	$0.10	3,854	$385.40
TESTING (EXCLUDES GEOTECH)	LF	$2.50	3,854	$9,635.00
EROSION CONTROL (PUBLIC)	LOT	$300.00	150	$45,000.00
EROSION CONTROL (PRIVATE)	LOT	$100.00	150	$15,000.00
SUBTOTAL - STORM DRAINAGE AND EROSION CONTROL				$1,226,751.40
STORM DRAINAGE AND EROSION CONTROL PUBLIC PORTION				$1,211,751.40
STORM DRAINAGE AND EROSION CONTROL PRIVATE PORTION				$15,000.00

D. WATER

ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST
8" AWWA C900 P.V.C. WATERLINE (INCLUDING FITTINGS)	LF	$67.00	6,354	$425,718.00
8" GATE VALVE AND BOX	EA	$2,733.00	21	$57,393.00
FIRE HYDRANT ASSEMBLY	EA	$8,475.00	19	$161,025.00
TEMP FLUSH VALVE	EA	$9,678.00	2	$19,356.00
REMOVE TEMP AND FLUSH VALVE & CTE	EA	$1,769.00	6	$10,614.00
1" SINGLE WATER SERVICE	EA	$1,512.00	150	$226,800.00
3/4" SINGLE WATER SERVICE	EA	$1,419.00	1	$1,419.00
1.5" IRRIGATION SERVICE	EA	$2,429.00	1	$2,429.00
4" IRRIGATION SLEEVE	LF	$5,343.00	4	$21,372.00
16" STEEL CASING PIPE	LF	$156.00	172	$26,832.00
24" X 8" TS&V	EA	$27,852.00	1	$27,852.00
TRENCH SAFETY	LF	$0.10	6,354	$635.40
TESTING (EXCLUDES GEOTECH)	LF	$1.50	6,354	$9,531.00
SUBTOTAL - WATER				$990,976.40
WATER PUBLIC PORTION				$ 965,756.40
WATER PRIVATE PORTION				$ 25,220.00

F. RETAINING WALLS

ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST

RETAINING WALL CONSTRUCTION	SF	$15.92	55,341	$881,028.72
RETAINING WALL ENGINEERING AND PERMITTING	SF	$0.46	55,341	$25,456.86
SUBTOTAL - RETAINING WALLS				$906,485.58
RETAINING WALLS PUBLIC PORTION				$0.00
RETAINING WALLS PRIVATE PORTION				$906,485.58

G. LANDSCAPE/SCREENING/TRAILS/AMENITY CENTER				
ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST
MATERIAL AND LABOR FOR FINISHED GRADING				$6,655.00
LABOR AND MATERIAL FOR SIOL PREP				$4,265.00
LABOR AND MATERIAL FOR STEEL EDGING				$630.00
LABOR AND MATERIAL FOR TREE STAKING (3 METAL POSTS)				$1,120.00
3' CALIPER SHADE TREES				$18,090.00
2" CALIPER SHADE TREES				$3,920.00
SHRUBS AND GROUNDCOVER PLANTING				$12,877.75
COMMON BERMUDA SOD				$9,000.75
COMMON BERMUDA GRASS SOLID				$56,529.00
IRRIGATION SYSTEM				$74,528.00
BRICK THINWALL (6' HT.)				$30,940.00
7' HT MASONRY COLUMN				$12,640.00
6' ORNAMENTAL METAL FENCE				$8,911.00
6' ORNAMENTAL METAL FENCE ATOP RW				$670.00
HAUL OFF SPOILS				$900.00
ELECTRIC PEDESTAL INSTALL AND IRRIGATION CONTRILLER				$6,700.00
PEDESTRIAN BRIDGE				$452,925.00
SUBTOTAL - LANDSCAPE/SCREENING/TRAILS/AMENITY CENTER				$701,301.50
LANDSCAPE/SCREENING/TRAILS/AMENITY CENTER PUBLIC PORTION				$0.00
LANDSCAPE/SCREENING/TRAILS/AMENITY CENTER PRIVATE PORTION				$701,301.50

J. MATERIAL TESTING/GEOTECHNICAL REPORT				
ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST
MATERIAL TESTING FOR UTILITIES AND CONCRETE	AMOUNT	$2.75	14615	$40,191.25
MATERIAL TESTING FOR MECHANICAL LIME STABILIZATION	AMOUNT	$3.78	6255	$23,643.90
MATERIAL TESTING FOR SITE PREPARATION, FILLING, BACK FILLING (PRIVATE)	AMOUNT	$207.05	150	$31,057.50
FINAL GEOTECHNICAL INVESTIGATION	AMOUNT			$0.00
SUBTOTAL - MATERIAL TESTING AND GEOTECHNICAL REPORT				$94,892.65
MATERIAL TESTING/GEOTECHNICAL REPORT PUBLIC PORTION				$63,835.15
MATERIAL TESTING/GEOTECHNICAL REPORT PRIVATE PORTION				$31,057.50

K. CITY FEES				
ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST
SANITARY SEWER INSPECTION FEE (PUBLIC)	PERCENT	3.0%	603,325	$18,099.76
STORM AND EROSION CONTROL INSPECTION FEE (PUBLIC)	PERCENT	3.0%	1,211,751	$36,352.54
WATER INSPECTION FEE (PUBLIC)	PERCENT	3.0%	965,756	$28,972.69
ROAD INSPECTION FEE (PUBLIC)	PERCENT	3.0%	1,628,877	$48,866.32
WATER INSPECTION FEE (PRIVATE)	PERCENT	3.0%	25,220	$756.60
PARK FEE	LOT	$1,500.00	150	$225,000.00
SUBTOTAL - CITY FEES				$358,047.91

CITY FEES PUBLIC PORTION				$132,291.31
CITY FEES PRIVATE PORTION				$225,756.60

L. ENGINEERING, STAKING AND DEVELOPER PID COSTS

ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST
ONSITE TREE SURVEY (PUBLIC ALLOCATION) ALLOCATED BY AREA 29%	LS	29%	5,556	$1,611.24
FINAL PLAT (PUBLIC ALLOCATION) ALLOCATED BY AREA 29%	LS	29%	19,993	$5,797.97
CONSTRUCTION PLANS (PUBLIC ALLOCATION) ALLOCATED BY CONST. COST 77%	LS	77%	190,833	$146,941.41
DETENTION POND DESIGN	LS	$6,944.00	1	$6,944.00
BID DOCUMENTS (PUBLIC ALLOCATION) ALLOCATED BY CONST. COST 77%	LS	77%	4,778	$3,679.06
CLEARING STAKES (PUBLIC ALLOCATION) ALLOCATED BY AREA 29%	LS	29%	3,500	$1,015.00
ROUGH STREET STAKES	LS	$10,530.00	1	$10,530.00
SANITARY SEWER STAKES	LS	$8,100.00	1	$8,100.00
WATER DISTRIBUTION STAKES	LS	$6,480.00	1	$6,480.00
STORM SEWER STAKES	LS	$12,960.00	1	$12,960.00
STREET PAVING STAKES	LS	$12,960.00	1	$12,960.00
SIDEWALK STAKES	LS	$1,650.00	1	$1,650.00
CONSTRUCTION ADMINISTRATION (PUBLIC ALLOCATION) ALLOCATED BY CONST. COST 77%	LS	77%	5,435	$4,184.95
RECORD DRAWING PREPARATION (PUBLIC ALLOCATION)	LS	$3,000.00	1	$3,000.00
REIMBURSABLE EXPENSES (PUBLIC ALLOCATION) ALLOCATED BY CONST. COST 77%	LS	77%	3,999	$3,079.23
ONSITE TREE SURVEY (PRIVATE ALLOCATION) ALLOACTED BY AREA 71%	LS	71%	5,556	$3,944.76
FINAL PLAT (PRIVATE ALLOCATION) ALLOCATED BY AREA 71%	LS	71%	19,993	$14,195.03
CONSTRUCTION PLANS (PRIVATE ALLOCATION) ALLOCATED BY CONST. COST 23%	LS	23%	190,833	$43,891.59
FRANCHISE UTILITY COORDINATION	LS	$3,000.00	1	$3,000.00
BID DOCUMENTS (PRIVATE ALLOCATION) ALLOCATED BY CONST. COST 23%	LS	23%	4,778	$1,098.94
CLEARING STAKES (PRIVATE ALLOCATION) ALLOCATED BY AREA 71%	LS	71%	3,500	$2,485.00
ROUGH LOT STAKES	LS	$6,750.00	1	$6,750.00
RETAINING WALL STAKES	LS	$10,000.00	1	$10,000.00
FRANCHISE UTILITY STAKES	LS	$8,120.00	1	$8,120.00
FINAL LOT GRADING STAKES	LS	$16,500.00	1	$16,500.00
FINAL LOT CORNERS	LS	$10,710.00	1	$10,710.00
STREET LIGHT STAKES	LS	$3,000.00	1	$3,000.00
HIKE AND BIKE TRAIL STAKES	LS	$1,900.00	1	$1,900.00
CONSTRUCTION ADMINISTRATION (PRIVATE ALLOCATION) ALLOCATED BY CONST. COST 23%	LS	23%	5,435	$1,250.05
REIMBURSABLE EXPENSES (PRIVATE ALLOCATION) ALLOCATED BY CONST. COST 23%	LS	23%	3,999	$919.77
SALES TAX ON FINAL PLAT	LS	$2,527.00	1	$2,527.00
LANDSCAPE DESIGN (10% OF LANDSCAPE COST)	%	10%	701,302	$70,130.15
SUBTOTAL - ENGINEERING, STAKING AND DEVELOPER PID COSTS				$429,355.15

ENGINEERING, STAKING AND DEVELOPER PID COSTS PUBLIC PORTION				$228,932.86
ENGINEERING, STAKING AND DEVELOPER PID COSTS PRIVATE PORTION				$200,422.29

M. CONTINGENCY

ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST
CONTINGENCY (PUBLIC)	%	10.00%	4,834,770	$483,476.97
CONTINGENCY (PRIVATE)	%	10.00%	2,548,471	$254,847.10
SUBTOTAL - CONTINGENCY				$738,324.06

CONTINGENCY PUBLIC PORTION				$483,476.97
CONTINGENCY PRIVATE PORTION				$254,847.10

N. DISTRICT FORMATION COST

ITEM DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	ITEM COST

DISTRICT FORMATION COSTS	LOT	$350.00	150	$52,500.00
BOND ISSUANCE/PID FINANCING COSTS INCLUDING $100,000 CITY OF CELINA FEE	LOT	$4,500.00	150	$675,000.00
SUBTOTAL - DISTRICT FORMATION COST				$727,500.00
DISTRICT FORMATION COST PUBLIC PORTION				$727,500.00
DISTRICT FORMATION COST PRIVATE PORTION				$0.00
WILSON CREEK MEADOWS WEST PHASE 2B OPINION OF PROBABLE COST				
PUBLIC				$6,045,746.64
PRIVATE				$2,803,318.06
TOTAL COST				$8,849,064.70

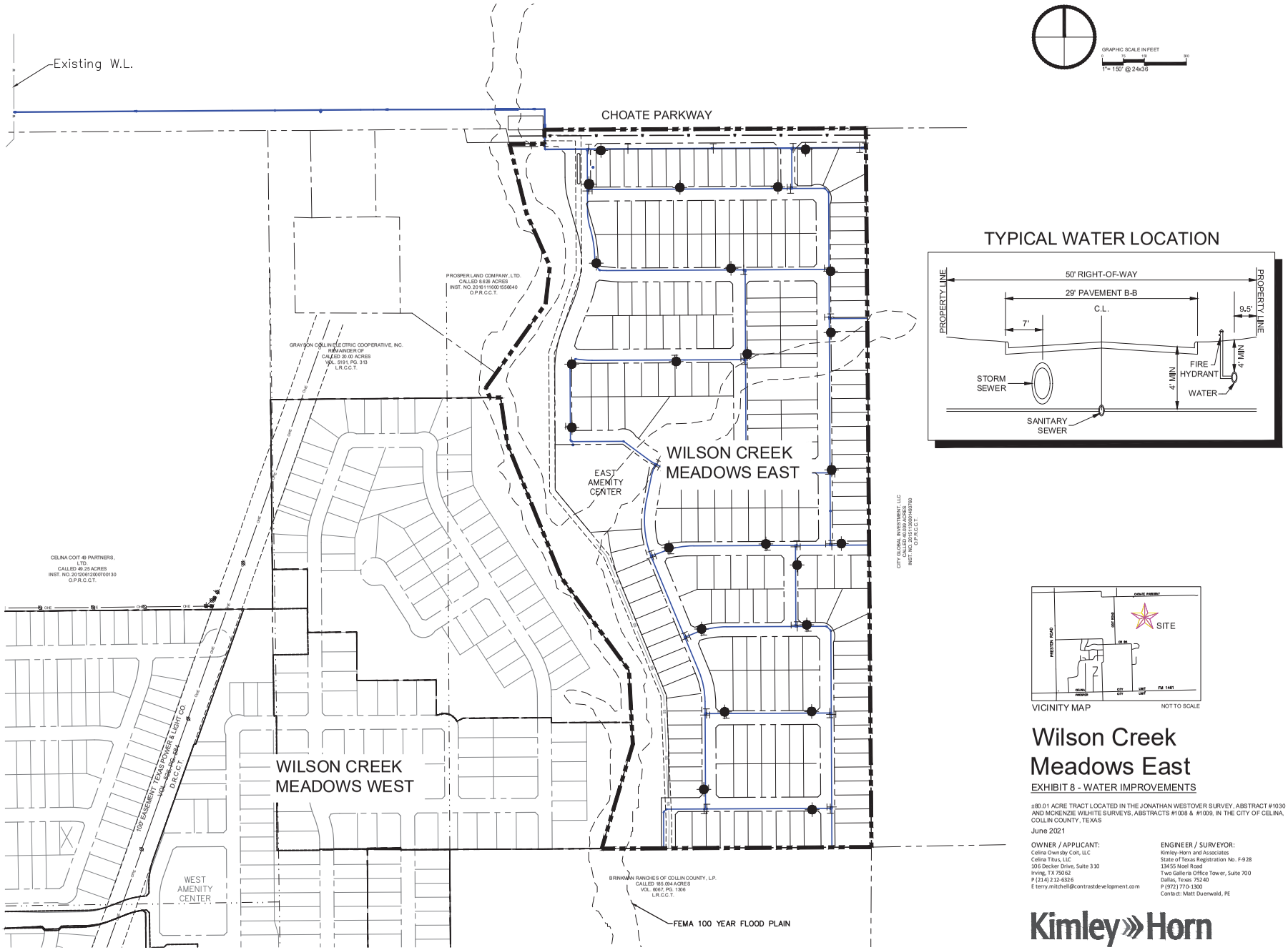
PERCENT OF CONSTRUCTION COSTS OF ITEMS DESIGNED BY CIVIL ENGINEER

ITEM	PUBLIC	PRIVATE
ROADS	1,628,877	443,227
SANITARY SEWER	603,325	0
STORM DRAINAGE AND EROSION CONTROL	1,211,751	15,000
WATER	965,756	25,220
RETAINING WALLS	0	906,486
TOTAL	4,409,710	1,389,933
PERCENTAGE	76%	24%

AREA ALLOCATIONS

	ACRES	PERCENT
ROW (PUBLIC)	8.24	29%
TOTAL DISTURBED AREA (PUBLIC AND PRIVATE)	28.09	

APPENDIX C
DIAGRAMS OF THE AUTHORIZED IMPROVEMENTS



GRAPHIC SCALE IN FEET
0 75 150 300
1"= 150' @ 24x36

TYPICAL WATER LOCATION

VICINITY MAP NOT TO SCALE

Wilson Creek Meadows East

EXHIBIT 8 - WATER IMPROVEMENTS

±80.01 ACRE TRACT LOCATED IN THE JONATHAN WESTOVER SURVEY, ABSTRACT #1030 AND MCKENZIE WILHITE SURVEYS, ABSTRACTS #1008 & #1009, IN THE CITY OF CELINA, COLLIN COUNTY, TEXAS

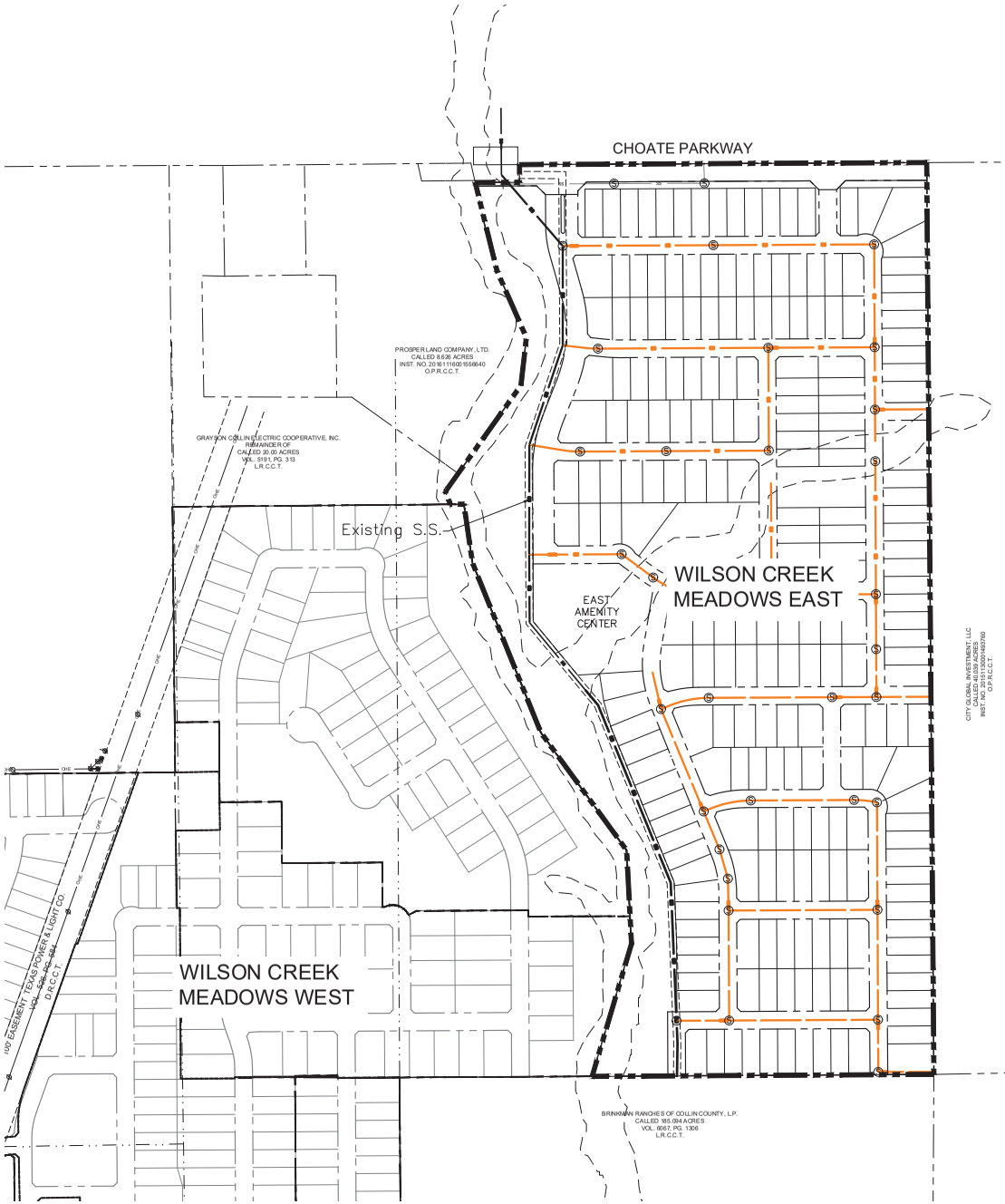
June 2021

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E terry.mitchell@contrastdevelopment.com

ENGINEER / SURVEYOR:
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State of Texas Registration No. F-928
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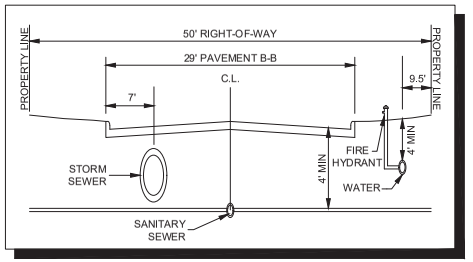
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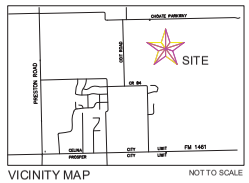
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GRAPHIC SCALE IN FEET
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1"= 150' @ 24x36

TYPICAL SEWER LOCATION





VICINITY MAP NOT TO SCALE

Wilson Creek Meadows East

EXHIBIT 9 - SEWER IMPROVEMENTS

±80.01 ACRE TRACT LOCATED IN THE JONATHAN WESTOVER SURVEY, ABSTRACT #1030 AND MCKENZIE WILHITE SURVEYS, ABSTRACTS #1008 & #1009, IN THE CITY OF CELINA, COLLIN COUNTY, TEXAS

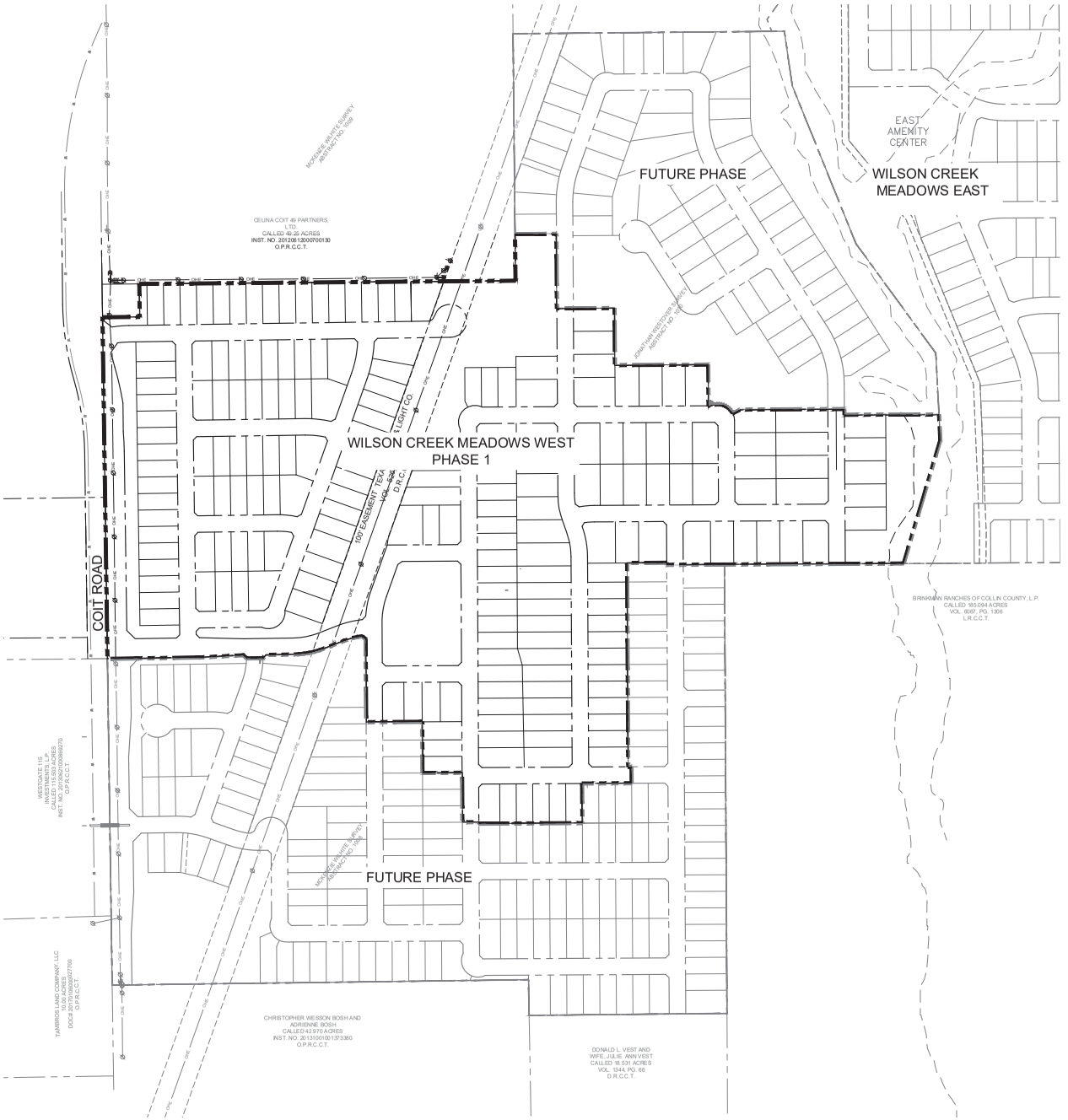
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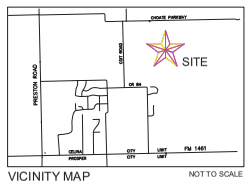
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GRAPHIC SCALE IN FEET
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1"= 150' @ 24x36



VICINITY MAP NOT TO SCALE

Wilson Creek Meadows West Phase 1

EXHIBIT 10 - MASTER PLAN

±80.01 ACRE TRACT LOCATED IN THE JONATHAN WESTOVER SURVEY, ABSTRACT #1030 AND MCKENZIE WILHITE SURVEYS, ABSTRACTS #1008 & #1009, IN THE CITY OF CELINA, COLLIN COUNTY, TEXAS

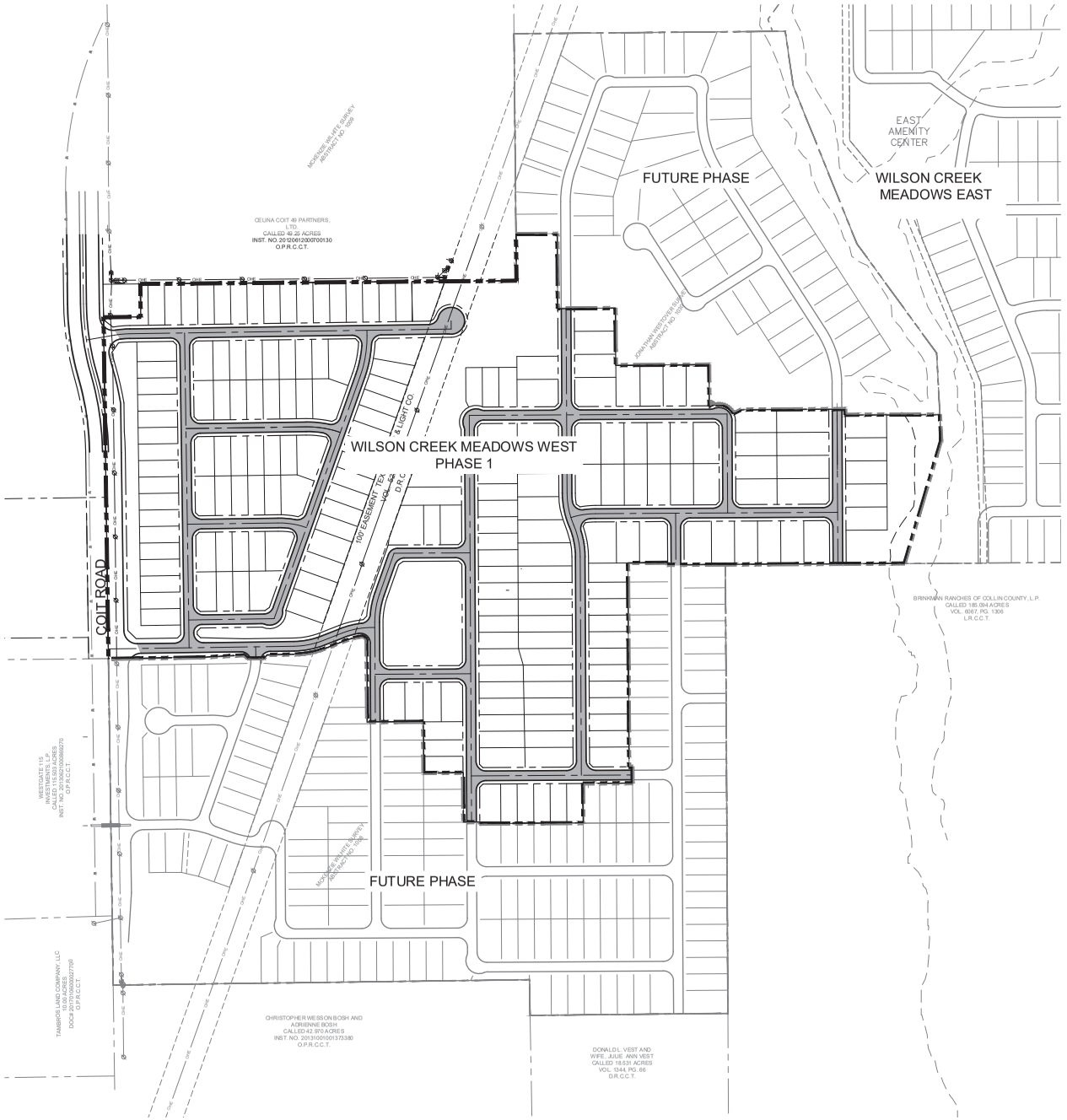
February 2021

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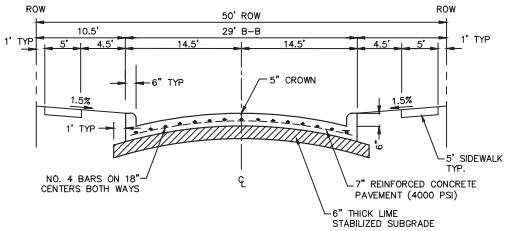
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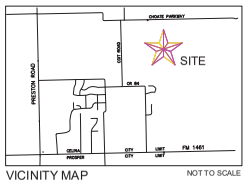
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GRAPHIC SCALE IN FEET
0 75 150 300
1"= 150' @ 24x36



50' RESIDENTIAL STREET
NTS



VICINITY MAP
NOT TO SCALE

Wilson Creek Meadows West Phase 1

EXHIBIT 11 - ROAD IMPROVEMENTS

±80.01 ACRE TRACT LOCATED IN THE JONATHAN WESTOVER SURVEY, ABSTRACT #1030 AND MCKENZIE WILHITE SURVEYS, ABSTRACTS #1008 & #1009, IN THE CITY OF CELINA, COLLIN COUNTY, TEXAS

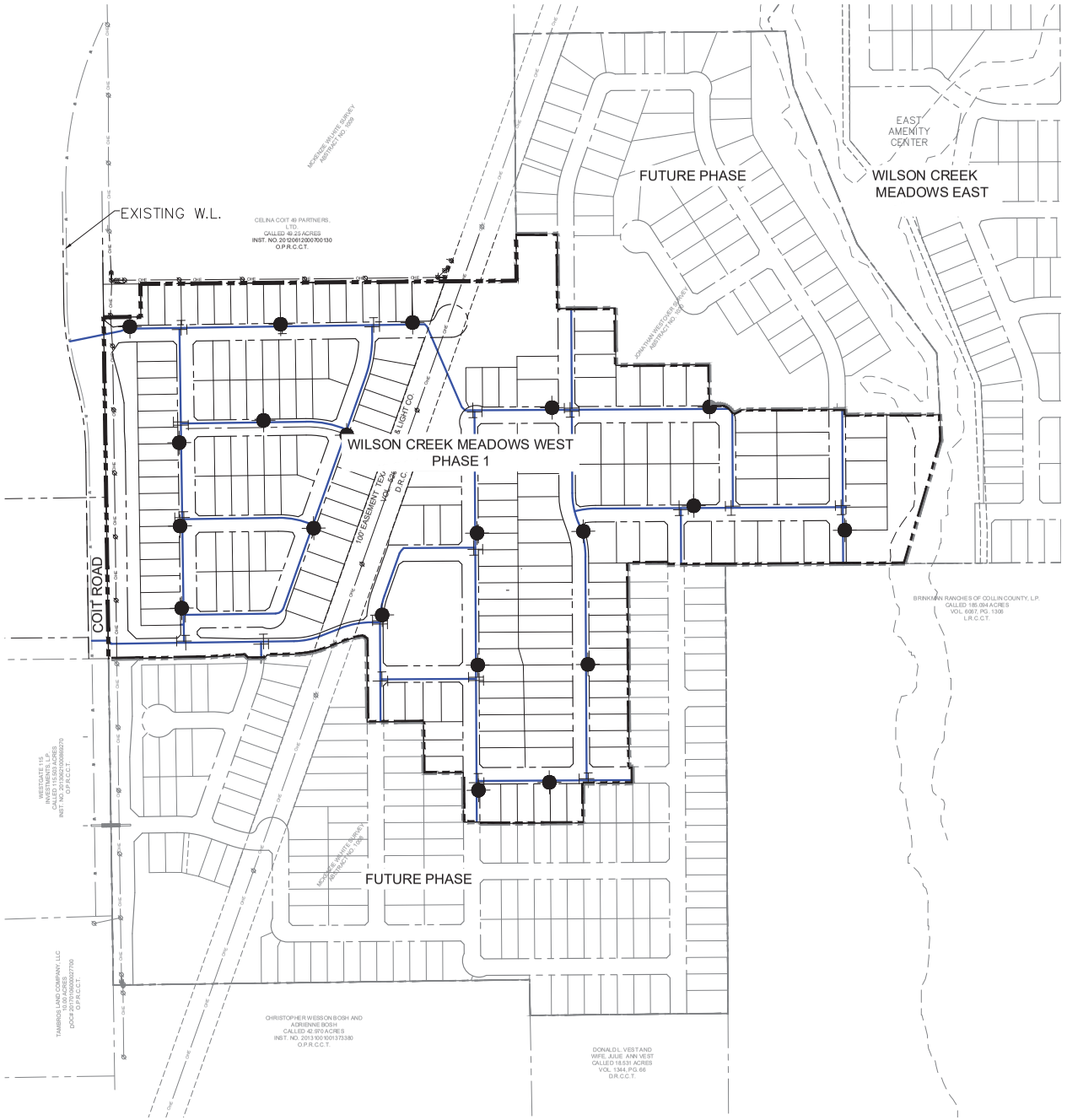
February 2021

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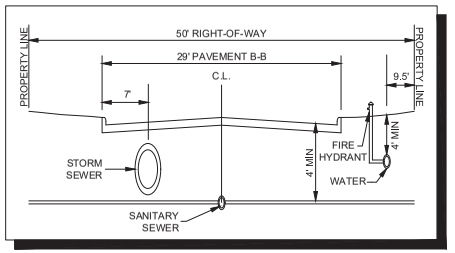
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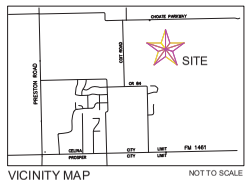
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GRAPHIC SCALE IN FEET
0 75 150 300
1"= 150' @ 24x36

TYPICAL WATER LOCATION





VICINITY MAP NOT TO SCALE

Wilson Creek Meadows West Phase 1

EXHIBIT 12 - WATER IMPROVEMENTS

±80.01 ACRE TRACT LOCATED IN THE JONATHAN WESTOVER SURVEY, ABSTRACT #1030 AND MCKENZIE WILHITE SURVEYS, ABSTRACTS #1008 & #1009, IN THE CITY OF CELINA, COLLIN COUNTY, TEXAS

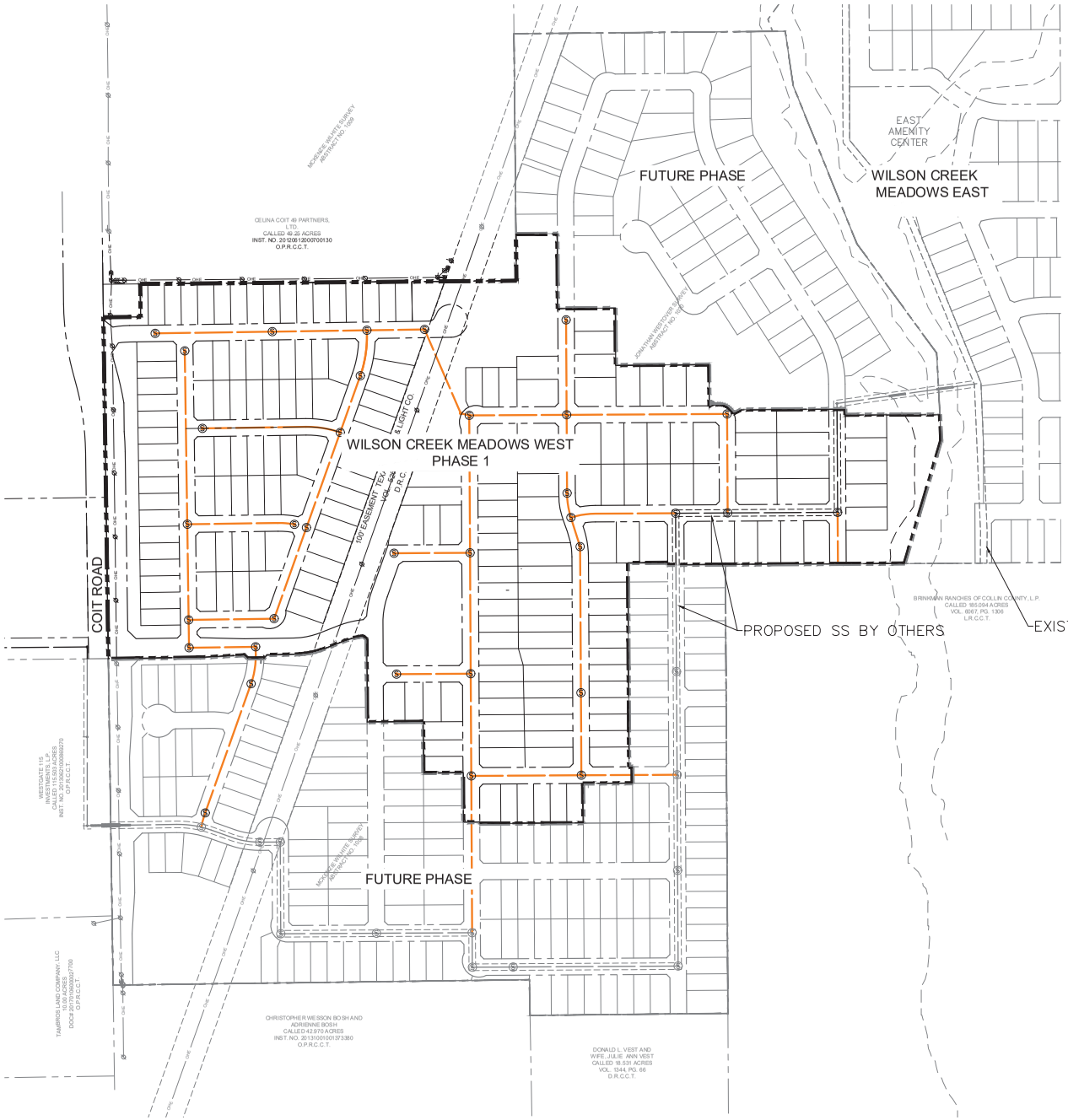
February 2021

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Celina Titus, LLC
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Irving, TX 75062
P (214) 212-6326
E terry.mitchell@contrastdevelopment.com

ENGINEER / SURVEYOR:
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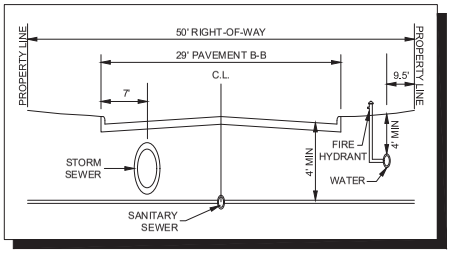
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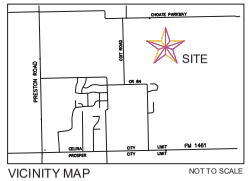
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GRAPHIC SCALE IN FEET
0 75 150 300
1"= 150' @ 24x36

TYPICAL SEWER LOCATION





VICINITY MAP NOT TO SCALE

Wilson Creek Meadows West Phase 1

EXHIBIT 13 - SEWER IMPROVEMENTS

±80.01 ACRE TRACT LOCATED IN THE JONATHAN WESTOVER SURVEY, ABSTRACT #1030 AND MCKENZIE WILHITE SURVEYS, ABSTRACTS #1008 & #1009, IN THE CITY OF CELINA, COLLIN COUNTY, TEXAS

February 2021

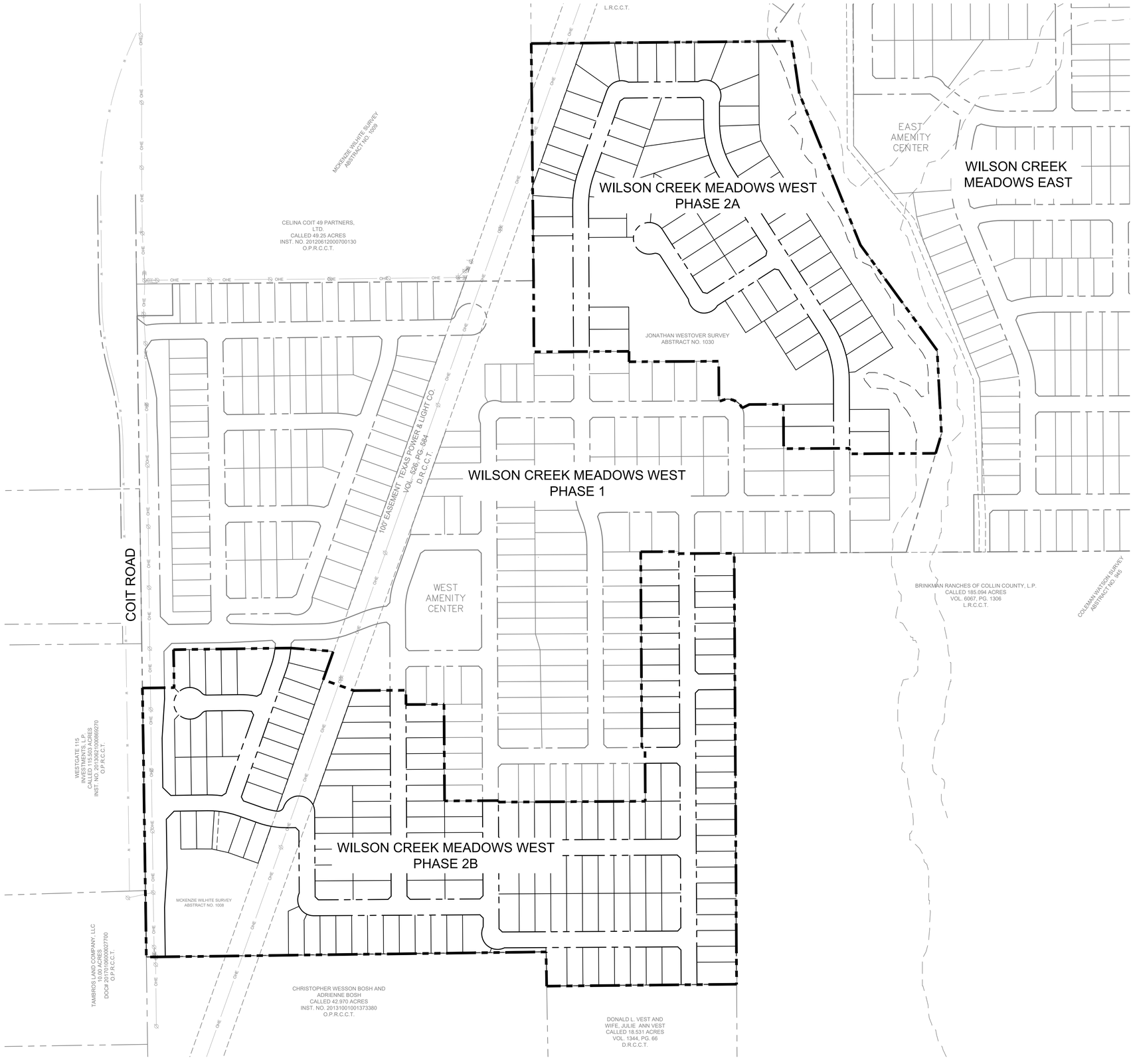
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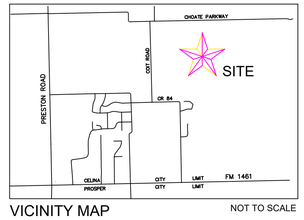
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VICINITY MAP NOT TO SCALE

Wilson Creek Meadows West Phase 2

EXHIBIT 14 - MASTER PLAN

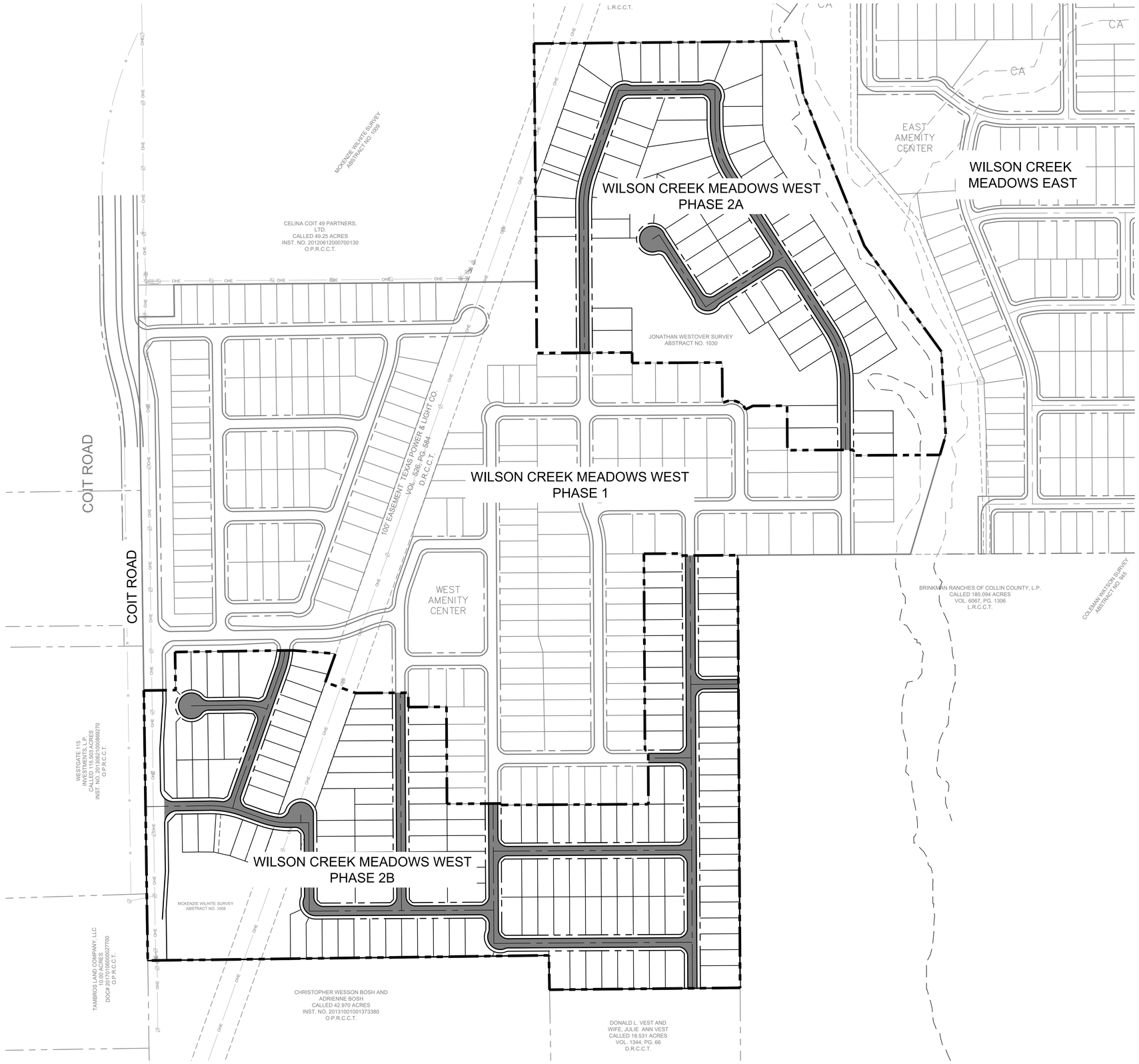
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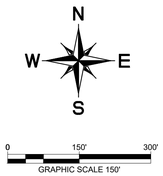
September 2023

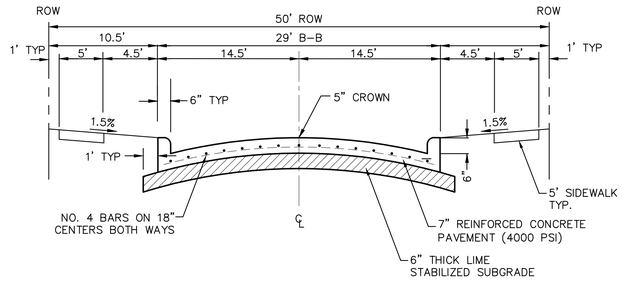
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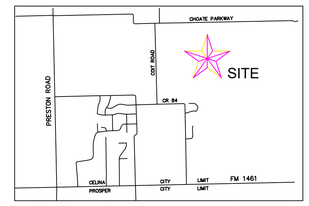
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50' RESIDENTIAL STREET
NTS



VICINITY MAP
NOT TO SCALE

Wilson Creek Meadows West Phase 2

EXHIBIT 15 - ROAD IMPROVEMENTS

±80.01 ACRE TRACT LOCATED IN THE JONATHAN WESTOVER SURVEY, ABSTRACT #1030 AND MCKENZIE WILHITE SURVEYS, ABSTRACTS #1008 & #1009, IN THE CITY OF CELINA, COLLIN COUNTY, TEXAS

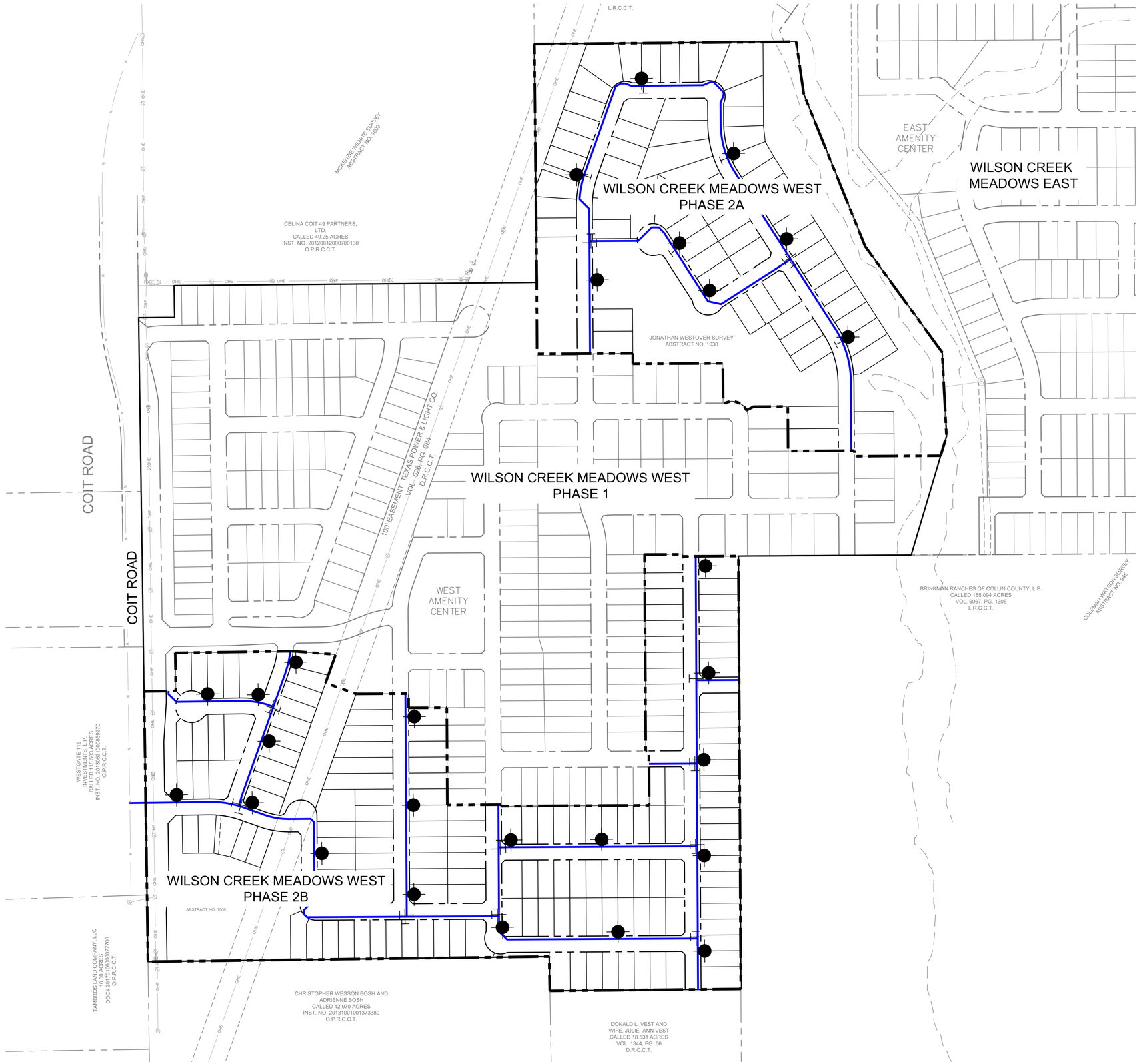
September 2023

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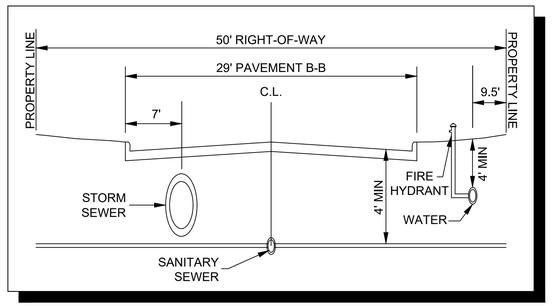
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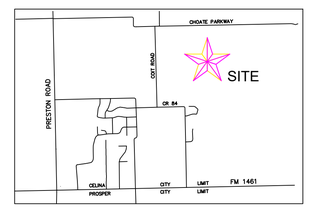
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TYPICAL WATER LOCATION





VICINITY MAP NOT TO SCALE

Wilson Creek Meadows West Phase 2

EXHIBIT 16 - WATER IMPROVEMENTS

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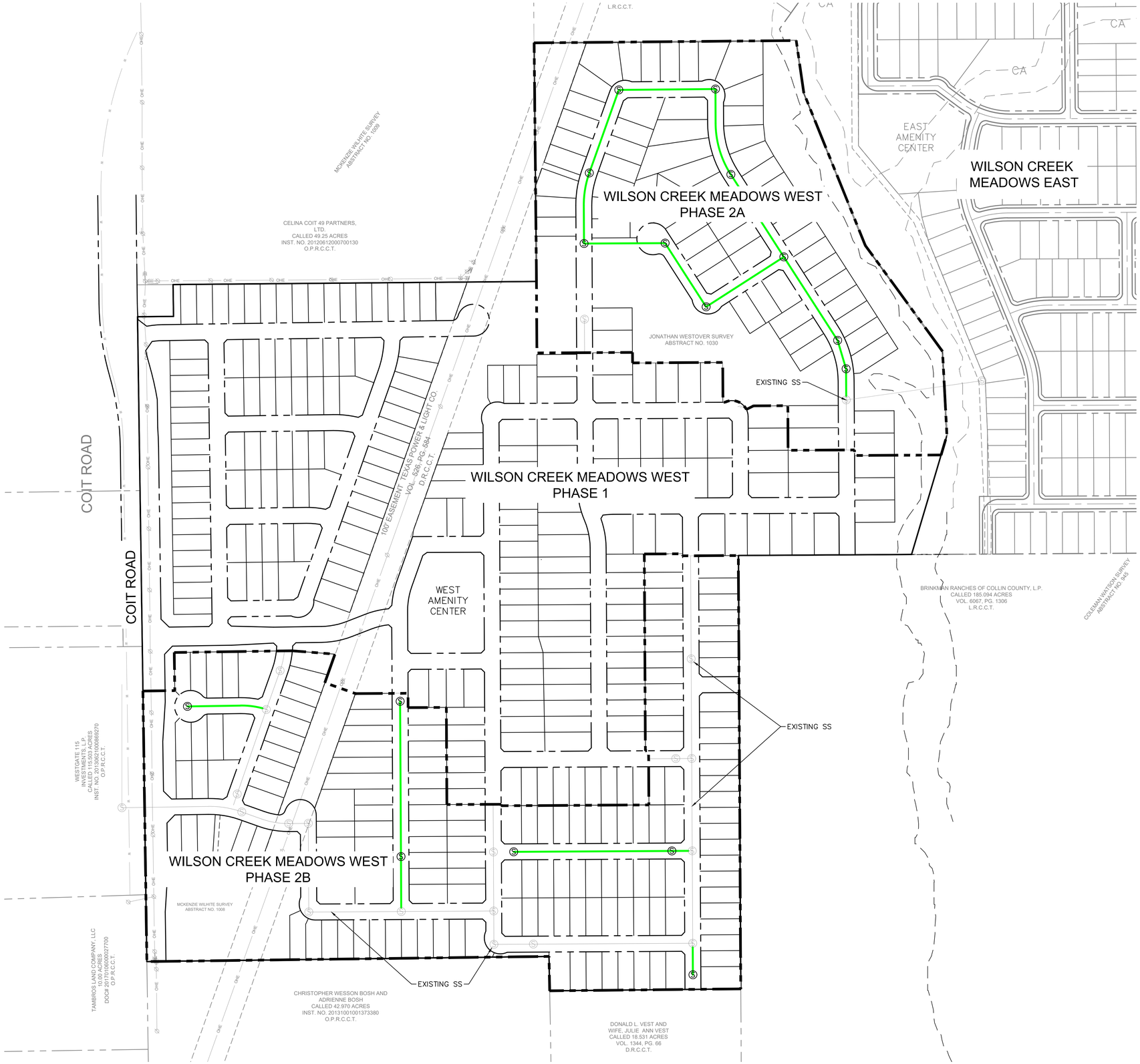
September 2023

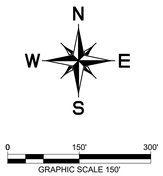
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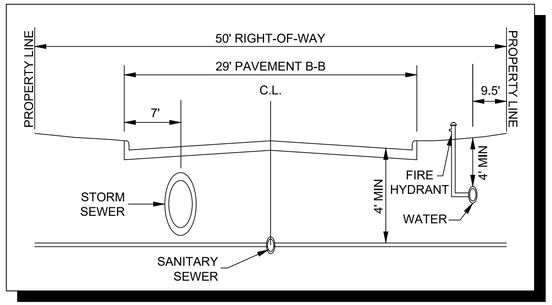
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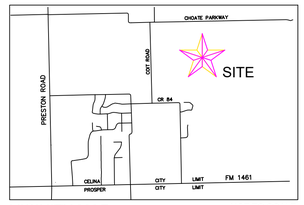
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TYPICAL SEWER LOCATION





VICINITY MAP NOT TO SCALE

Wilson Creek Meadows West Phase 2

EXHIBIT 17 - SEWER IMPROVEMENTS

±80.01 ACRE TRACT LOCATED IN THE JONATHAN WESTOVER SURVEY, ABSTRACT #1030 AND MCKENZIE WILHITE SURVEYS, ABSTRACTS #1008 & #1009, IN THE CITY OF CELINA, COLLIN COUNTY, TEXAS

September 2023

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APPENDIX D
LEGAL DESCRIPTION

LEGAL DESCRIPTION – PID

185.8118 ACRES

BEING a tract of land situated in the McKenzie Wilhite Surveys, Abstract Numbers 1008 and 1009, the Jonathan Westover Survey, Abstract Number 1030 and the Coleman Watson Survey, Abstract Number 945, Collin County, Texas, and being all that called 60.971 acre tract of land conveyed to Celina Ownsby Coit, according to the document filed of record in Instrument Number 20180518000609810, all that called 105.79 acre tract of land conveyed to Celina Titus, LLC, according to the document filed of record in Instrument Number 20160401000388930 and all that called 19.048 acre tract of land conveyed to Celina Ownsby Coit, LLC, according to the document filed of record in Instrument Number 20180816001026240, all being from the Official Public Records Collin County, Texas, said tract being more particularly described as follows:

BEGINNING at the northwest corner of that tract of land conveyed to Christopher Wesson Bosh and Adrienne Bosh, according to the document filed of record in Document Number 20131001001373380, Official Public Records Collin County, Texas, same being the southwest corner of said 60.971 acre tract, being located in the east line of that tract of land conveyed to Tambros Land Company, LLC, according to the document filed of record in Document Number 20170106000027700, Official Public Records Collin County, Texas, from which a "PK NAIL" found for witness in Collin County Road 86 bears North 03°49'24" West, 0.50 feet;

THENCE North 00°49'54" West, generally with said road, with the west line of the above mentioned 60.971 acre tract, a portion of the east line of said Tambros tract and passing at a distance of 210.00 feet a "PK NAIL" found for the northeast corner of said Tambros tract, same being common with the southeast corner of that tract of land conveyed to Westgate 115 Investors, L.P., according to the document filed of record in Document Number 20130621000869270, Official Public Records Collin County, Texas and continuing with the east line of said Westgate tract, same being common with the west line of said 60.971 acre tract for a total distance of 2024.54 feet to a "PK nail" set in said common line for the most westerly northwest corner of said 60.971 acre tract;

THENCE North 89°30'21" East, leaving said road and common line, over and across said 60.971 acre tract, a distance of 113.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for an interior "ell" corner of said 60.971 acre tract;

THENCE North 00°49'54" West, a distance of 100.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the most easterly northwest corner of said 60.971 acre tract and being in the south line of that tract of land conveyed to Celina Coit 49 Partners, LTD., according to the document filed of record in Document Number 20120612000700130, Official Public Records Collin County, Texas;

THENCE North 89°30'21" East, with said south line, same being common with the north line of said 60.971 acre tract, a distance of 1140.10 feet to a 1/2" iron rod found in the west line of the above mentioned 105.79 acre tract for the southeast corner of said Celina Coit 49 Partners tract and common northeast corner of the above mentioned 60.971 acre tract;

THENCE North 0°34'09" West, with the west line of said 105.79 acre tract same being the east line of said 49.25 acre tract, a distance of 748.86 feet to a 3/4 inch iron pipe found for the southerly northwest corner of said 105.79 acre tract, common to the southwest corner of a called 20.00 acre tract of land described in a deed to Grayson Collin Electric Cooperative, Inc., as recorded in Volume 5191, Page 313 of the Land Records of Collin County, Texas;

THENCE North 89°29'12" East, departing the easterly line of said 49.25 acre tract, along the northerly line of said 105.79 acre tract and the southerly line of said 20.00 acre tract, a distance of 783.89 feet to a point for the southeast corner of said 20.00 acre tract, common to an ell corner of said 105.79 acre tract, same being in the center of Wilson Creek;

THENCE North 21°13'48" West, along the westerly line of said 105.79 acre tract, the easterly line of said 20.00 acre tract, and along said creek, a distance of 38.95 feet to a point for corner;

THENCE North 35°29'12" East, continuing with the westerly line of said 105.79 acre tract and the easterly line of said 20.00 acre tract, along the easterly line of a called 8.626 acre tract of land described in a deed to Prosper Land Company, Ltd., as recorded in Instrument No. 20161116001556640 of the Official Public Records of Collin County, Texas, and continuing along said creek, a distance of 367.50 feet to a point for corner;

THENCE continuing with the westerly line of said 105.79 acre tract and the easterly line of said 8.626 acre tract, with the westerly line of aforesaid southeastern 0.172 acre tract, the easterly line of a called 0.172 acre tract of land described in a deed to the County of Collin, as recorded in Volume 2383, Page 570 of the Deed Records of Collin County, Texas (described as the southwestern 0.172 acre tract from hereon), and continuing along said creek, the following courses:

North 06°29'12" East, a distance of 135.40 feet to a point for corner;

North 23°45'48" West, a distance of 206.30 feet to a point for corner;

North 14°59'48" West, a distance of 136.00 feet to a point for corner;

North 12°30'48" West, a distance of 119.98 feet to a point for corner;

THENCE North 89°42'50" East, leaving said creek, a distance of 125.00 feet to a point for corner;

THENCE North 0°17'10" West, a distance of 50.00 feet to a point for corner in the above mentioned County Road Number 88;

THENCE North 89°42'50" East, along said County Road, a distance of 1148.86 feet to a railroad spike found in said road for the northeast corner of the above mentioned 105.79 acre tract, same being the common northwest corner of a called 40.039 acre tract of land described in a deed to City Global Investment, LLC, as recorded in Instrument No. 20151130001493760 of the Official Public Records of Collin County, Texas and being on the south line of a called 317.729 acre tract of land described in

a deed to Belknap FP, Ltd., as recorded in Volume 4288, Page 156 of the Land Records of Collin County, Texas;

THENCE South 00°27'04" East, leaving said County Road 88, with the east line of said 105.79 acre tract and the west line of said 40.039 acre tract, a distance of 2571.21 feet to the southeast corner of said 105.79 acre tract, same being common with the southwest corner of said 40.039 acre tract and being on the northerly line of a called 185.094 acre tract of land described in a deed to Brinkman Ranches of Collin County, L.P., as recorded in Volume 6067, Page 1306 of the Land Records of Collin County, Texas, from which a 1/2 inch iron rod found for witness bears South 05°02; West, 0.2 foot;

THENCE South 89°39'55" West, with the south line of said 105.79 acre tract, and generally along a fence, a distance of 1507.18 feet to a 3/4 inch iron pipe found for the northeast corner of the above mentioned 19.048 acre tract, same being common with the northwest corner of a called 185.094 acre tract of land conveyed to Brinkman Ranches of Collin County, L.P., according to the document filed of record in Volume 6067, Page 1306 of the Land Records of Collin County, Texas;

THENCE South 00°19'07" East, leaving the south line of said 105.79 acre tract, with the east line of said 19.048 acre tract, same being common with the west line of said 185.094 acre tract and generally along a fence, a distance of 1360.48 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” set for the southeast corner of said 19.048 acre tract and common northeast corner of a called 18.531 acre tract of land described in a deed to Donald L. Vest and wife, Julie Ann Vest, as recorded in Volume 1344, Page 66 of the Deed Records of Collin County, Texas;

THENCE South 89°24'52" West, along the south line of said 19.048 acre tract and common north line of said 18.531 acre tract, generally along a fence, a distance of 599.52 feet to a 5/8 inch iron rod with plastic cap stamped “KHA” set in the east line of the above mentioned Christopher Wesson Bosh and Adrienne Bosh tract, for the southwest corner of said 19.048 acre tract and being common with the northwest corner of said 18.531 acre tract;

THENCE North 1°01'45" West, with said east line, same being common with the west line of said 19.048 acre tract, a distance of 108.16 feet to a 5/8” iron rod with plastic cap stamped “KHA” found in said west line for the northeast corner of said Christopher Wesson Bosh and Adrienne Bosh tract, same being common with the southeast corner of the above mentioned 60.971 acre tract;

THENCE South 89°15'31" West, leaving said west line, with the north line of said Christopher Wesson Bosh and Adrienne Bosh tract, same being the common south line of said 60.971 acre tract, a distance of 1261.77 feet to the **POINT OF BEGINNING** and containing 8,093,961 square feet or 185.8118 acres of land, more or less.

APPENDIX E
ASSESSMENT PER UNIT, PROJECTED LEVERAGE AND PROJECTED TAX RATE EQUIVALENTS

Appendix E

For purposes of calculating and allocating the Assessments, the Assessed Property has been classified in one of three Lot Types.

"Lot Type 1" means lots identified as such on the Assessment Rolls, being lots typically with a Lot width of approximately 70 feet.

"Lot Type 2" means lots identified as such on the Assessment Rolls, being lots typically with a Lot width of approximately 60 feet.

"Lot Type 3" means lots identified as such on the Assessment Rolls, being lots typically with a Lot width of approximately 50 feet.

A) Proposed Development

Table E-A.1 shows the original proposed residential units to be developed within the PID.

Table E-A.1
Proposed Development within the PID – Original

Description	Proposed Development	
70 Ft Lots	52	Units
60 Ft Lots	115	Units
50 Ft Lots	485	Units
Total	**652**	**Units**

Table E-A.2 shows the 2022 updated proposed residential units to be developed within the PID.

Table E-A.2
Proposed Development within the PID – 2022 Updated

Description	Proposed Development	
70 Ft Lots	55	Units
60 Ft Lots	114	Units
50 Ft Lots	482	Units
Total	**651**	**Units**

Table E-A.3 shows the original proposed residential units within Improvement Area #1.

Table E-A.3
Proposed Development – Improvement Area #1

Description	Proposed Development	
70 Ft Lots	52	Units
60 Ft Lots	56	Units
50 Ft Lots	326	Units
Total	**434**	**Units**

Table E-A.4 shows the 2022 updated proposed residential units to be developed within Improvement Area #1.

Table E-A.4
Proposed Development – Improvement Area #1 – 2022 Updated

Description	Proposed Development	
70 Ft Lots	47	Units
60 Ft Lots	56	Units
50 Ft Lots	332	Units
Total	**435**	**Units**

Table E-A.5 shows the proposed residential units to be developed within Improvement Area #2.

Table E-A.5
Proposed Development – Improvement Area #2

Description	Proposed Development	
70 Ft Lots	8	Units
60 Ft Lots	58	Units
50 Ft Lots	150	Units
Total	**216**	**Units**

B) Calculation of Equivalent Units

As explained under Section V.C, for purpose of this Service and Assessment Plan, the City Council has determined that the Actual Costs of the Improvement Area #1 Improvements and Improvement Area #2 Improvements to be financed under the Reimbursement Agreement shall be allocated to the Improvement Area #1 Assessed Property and Improvement Area #2 Assessed Property, as applicable, by spreading the entire Assessment across the Parcels of Improvement Area #1 Assessed Property and Improvement Area #2 Assessed Property, as applicable, based on the estimated Equivalent Units.

For purposes of this Service and Assessment Plan, the City Council has determined that the Assessments shall be allocated to the Improvement Area #1 Assessed Property and Improvement Area #2 Assessed Property, as applicable, on the basis of the average home value of each Lot Type, and that such method of allocation will result in the imposition of equal shares of the Assessments on Parcels similarly benefited. In determining the average home value of each Lot Type, the City Council

has taken into consideration (i) the type of lots (i.e., 70 Ft, 60 Ft, etc.); (ii) current and projected home prices; (iii) the costs of the Authorized Improvements, and (iv) the ability of different property types to utilize and benefit from the Authorized Improvements.

Having taken into consideration the matters described above, the City Council has determined that allocating the Assessments among Parcels based on average home value is best accomplished by creating classifications of benefited Parcels based on the "Lot Types" defined above. These classifications (from Lot Type 1 (70 Ft Lots) representing the highest value to Lot Type 3 (50 Ft Lot) representing the lowest value for residential lots are set forth in Table E-B.1. Assessments are allocated to each Lot Type on the basis of the average home value for each class of lots. This is accomplished by giving each Lot Type an Equivalent Unit factor. Equivalent Units are the ratio of the average value of lots within each assessment class, setting the Equivalent Unit factor for Lot Type 1 (70 Ft Lots) to 1.0.

Table E-B.1 shows the estimated Equivalent Unit factors for Improvement Area #1 Assessed Property.

Table E-B.1
Equivalent Unit Factors – Improvement Area #1

Lot Type	Estimated Average Unit Value[1]	Equivalent Unit Factor
Lot Type 1 (70 Ft Lot)	$365,000	1.00 per dwelling unit
Lot Type 2 (60 Ft Lot)	$350,000	0.96 per dwelling unit
Lot Type 3 (50 Ft Lot)	$335,000	0.92 per dwelling unit

[1]As provided by the Developer at the time of assessment levy related to Improvement Area #1.

Table E-B.2 shows the estimated Equivalent Unit factors for Improvement Area #2 Assessed Property.

Table E-B.2
Equivalent Unit Factors – Improvement Area #2

Lot Type	Estimated Average Unit Value[1]	Equivalent Unit Factor
Lot Type 1 (70 Ft Lot)	$590,000	1.00 per dwelling unit
Lot Type 2 (60 Ft Lot)	$575,000	0.97 per dwelling unit
Lot Type 3 (50 Ft Lot)	$535,000	0.91 per dwelling unit

[1]As provided by the Developer at the time of assessment levy related to Improvement Area #2.

The original total estimated Equivalent Units for Improvement Area #1 are shown in Table E-B.3 below as calculated based on the Equivalent Unit factors shown in Table E-B.1, and the original estimated Lot Types and number of units estimated to be built within Improvement Area #1.

Table E-B.3
Estimated Equivalent Units - Improvement Area #1 – Original

Lot Type	Planned No. of Units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (70 Ft Lot)	52	1.00	52.00
Lot Type 2 (60 Ft Lot)	56	0.96	53.70
Lot Type 3 (50 Ft Lot)	326	0.92	299.21
Total	**434**		**404.90**

The 2022 updated total estimated Equivalent Units for Improvement Area #1 are shown in Table E-B.4 below as calculated based on the Equivalent Unit factors shown in Table E-B.1, and the updated estimated Lot Types and number of units estimated to be built within Improvement Area #1.

Table E-B.4
Estimated Equivalent Units - Improvement Area #1 – 2022 Updated

Lot Type	Planned No. of Units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (70 Ft Lot)	47	1.00	47.00
Lot Type 2 (60 Ft Lot)	56	0.96	53.70
Lot Type 3 (50 Ft Lot)	332	0.92	304.71
Total	**435**		**405.41**

The total estimated Equivalent Units for Improvement Area #2 are shown in Table E-B.5 below as calculated based on the Equivalent Unit factors shown in Table E-B.2, and the estimated Lot Types and number of units estimated to be built within Improvement Area #2.

Table E-B.5
Estimated Equivalent Units - Improvement Area #2

Lot Type	Planned No. of Units	Equivalent Unit Factor	Total Equivalent Units
Lot Type 1 (70 Ft Lot)	8	1.00	8.00
Lot Type 2 (60 Ft Lot)	58	0.97	56.26
Lot Type 3 (50 Ft Lot)	150	0.91	136.50
Total	**216**		**200.76**

C) Allocation of Assessments to Lots within Improvement Area #1

As shown in Section IV of this Service and Assessment Plan, the total amount of the obligation under the Reimbursement Agreement for the Improvement Area #1 Improvements, which represents the

original total Assessment to be allocated on all Parcels within Improvement Area #1, is $12,864,000 As shown in Table E-B.4, there were a total of 404.90 estimated Equivalent Units in Improvement Area #1, resulting in an original Assessment per Equivalent Unit of $31,770.49.

The original Assessment per dwelling unit or acre was calculated as the product of (i) $31,770.49 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, The Assessment for a Lot Type 1 (70 Ft Lot) dwelling unit was $31,770.49 (i.e. $31,770.49 × 1.00). The Assessment for a Lot Type 2 (60 Ft Lot) dwelling unit was $30,464.85 (i.e. $31,770.49 × 0.96). The Assessment for a Lot Type 3 (50 Ft Lot) dwelling unit was $29,159.21 (i.e. $31,770.49 × 0.92). Table E-C.1 sets forth the original Assessment per dwelling unit for each Lot Type in Improvement Area #1.

Table E-C.1
Assessment Per Unit – Improvement Area #1 – Original

Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit		Total Assessments
Lot Type 1 (70 Ft Lot)	52	$31,770.49	1.00	$31,770.49	per dwelling unit	$1,652,065
Lot Type 2 (60 Ft Lot)	56	$31,770.49	0.96	$30,464.85	per dwelling unit	$1,706,032
Lot Type 3 (50 Ft Lot)	326	$31,770.49	0.92	$29,159.21	per dwelling unit	$9,505,903
Total	**434**					**$12,864,000**

The original projected leverage calculated based on the estimated land values, finished lot values and home values for each unit is shown in Table E-C.2.

Table E-C.2
Projected Leverage – Improvement Area #1 – Original

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit[1]	Assessment per Unit[1]	Leverage (Lot Value)	Leverage (Home Value)
70 Ft Lots	52	$90,000	$365,000	$31,770.49	2.83	11.49
60 Ft Lots	56	$80,000	$350,000	$30,465.85	2.63	11.49
50 Ft Lots	326	$71,250	$335,000	$29,159.21	2.44	11.49

[1]As provided by the Developer at the time of assessment levy related to Improvement Area #1.

The original projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit is shown in Table E-C.3.

Table E-C.3
Estimated Tax Rate Equivalent per unit – Improvement Area #1 – Original

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
70 Ft Lots	52	$90,000	$365,000	$2,007	$2.23	$0.55
60 Ft Lots	56	$80,000	$350,000	$1,925	$2.41	$0.55
50 Ft Lots	326	$71,250	$335,000	$1,842	$2.59	$0.55

[1]As provided by the Developer at the time of levy related to Improvement Area #1.

As shown in Table E-A.4, the proposed development in Improvement Area #1 was updated in 2022. As shown in Table E-B.4, there are a total of 405.41 estimated Equivalent Units in Improvement Area #1, resulting in an updated Assessment per Equivalent Unit of $31,730.77.

The updated Assessment per dwelling unit or acre is calculated as the product of (i) $31,730.77 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, The Assessment for a Lot Type 1 (70 Ft Lot) dwelling unit is $31,730.77 (i.e. $31,730.77 × 1.00). The Assessment for a Lot Type 2 (60 Ft Lot) dwelling unit is $30,426.76 (i.e. $31,730.77 × 0.96). The Assessment for a Lot Type 3 (50 Ft Lot) dwelling unit is $29,122.76 (i.e. $31,730.77 × 0.92). Table E-C.4 sets forth the updated Assessment per dwelling unit for each Lot Type in Improvement Area #1.

Table E-C.4
Assessment Per Unit – Improvement Area #1 – 2022 Updated

Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit		Total Assessments
Lot Type 1 (70 Ft Lot)	47	$31,730.77	1.00	$31,730.77	per dwelling unit	$1,491,346
Lot Type 2 (60 Ft Lot)	56	$31,730.77	0.96	$30,426.76	per dwelling unit	$1,703,899
Lot Type 3 (50 Ft Lot)	332	$31,730.77	0.92	$29,122.76	per dwelling unit	$9,668,755
Total	**435**					**$12,864,000**

The 2022 updated projected leverage calculated based on the estimated land values, finished lot values and home values for each unit is shown in Table E-C.5.

Table E-C.5
Projected Leverage – Improvement Area #1 –2022 Updated

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit[1]	Assessment per Unit[1]	Leverage (Lot Value)	Leverage (Home Value)
70 Ft Lots	47	$90,000	$590,000	$31,730.77	2.84	18.59
60 Ft Lots	56	$80,000	$575,000	$30,426.76	2.63	18.90
50 Ft Lots	332	$71,250	$535,000	$29,122.76	2.45	18.37

[1]As provided by the Developer for Improvement Area #2.

The 2022 updated projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit is shown in Table E-C.6.

Table E-C.6
Estimated Tax Rate Equivalent per unit – Improvement Area #1 –2022 Updated

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit[1]	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
70 Ft Lots	47	$90,000	$590,000	$2,005	$2.23	$0.34
60 Ft Lots	56	$80,000	$575,000	$1,923	$2.40	$0.33
50 Ft Lots	332	$71,250	$535,000	$1,840	$2.58	$0.34

[1]As provided by the Developer for Improvement Area #2.

The Assessment and Annual Installments for each Parcel or Lot located within Improvement Area #1 is shown on the Improvement Area #1 Assessment Roll, attached as Appendix G-1, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

D) Allocation of Assessments to Lots within Improvement Area #2

As shown in Section IV of this Service and Assessment Plan, the total amount of the obligation under the Reimbursement Agreement for the Improvement Area #2 Improvements, which represents the total Assessment to be allocated on all Parcels within Improvement Area #2, is $4,925,000. As shown in Table E-D.1, there are a total of 200.76 estimated Equivalent Units in Improvement Area #2, resulting in an Assessment per Equivalent Unit of $24,531.78.

The Assessment per dwelling unit or acre is calculated as the product of (i) $24,531.78 multiplied by (ii) the applicable Equivalent Unit value for each Lot Type. For example, The Assessment for a Lot Type 1 (70 Ft Lot) dwelling unit is $24,531.78 (i.e. $24,531.78 × 1.00). The Assessment for a Lot Type 2 (60 Ft Lot) dwelling unit is $23,795.83 (i.e. $24,531.78 × 0.97). The Assessment for a Lot

Type 3 (50 Ft Lot) dwelling unit is $22,323.92 (i.e. $24,531.78 × 0.91). Table E-D.1 below sets forth the Assessment per dwelling unit for each Lot Type in Improvement Area #2.

Table E-D.1
Assessment Per Unit – Improvement Area #2

Type	Planned No. of Units	Assessment per Equivalent Unit	Equivalent Unit Factor	Assessment per Unit		Total Assessments
Lot Type 1 (70 Ft Lot)	8	$24,531.78	1.00	$24,531.78	per dwelling unit	$196,254
Lot Type 2 (60 Ft Lot)	58	$24,531.78	0.97	$23,795.83	per dwelling unit	$1,380,158
Lot Type 3 (50 Ft Lot)	150	$24,531.78	0.91	$22,323.92	per dwelling unit	$3,348,588
Total	**216**					**$4,925,000**

The projected leverage calculated based on the estimated land values, finished lot values and home values for each unit is shown in Table E-D.2.

Table E-D.2
Projected Leverage – Improvement Area #2

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Assessment per Unit[1]	Leverage (Lot Value)	Leverage (Home Value)
70 Ft Lots	8	$90,000	$590,000	$24,531.78	3.67	24.05
60 Ft Lots	58	$80,000	$575,000	$23,795.83	3.36	24.16
50 Ft Lots	150	$71,250	$535,000	$22,323.92	3.19	23.97

The projected tax rate equivalent per unit calculated based on the estimated finished lot values and home values for each unit is shown in Table E-D.3.

Table E-D.3
Estimated Tax Rate Equivalent per unit – Improvement Area #2

Description	Planned No. of Units	Estimated Finished Lot Value per unit	Projected Home Value per unit	Projected Average Annual Installment per unit	Tax Rate Equivalent (per $100 Lot Value)	Tax Rate Equivalent (per $100 Home Value)
70 Ft Lots	8	$90,000	$590,000	$1,985	$2.21	$0.34
60 Ft Lots	58	$80,000	$575,000	$1,925	$2.41	$0.33
50 Ft Lots	150	$71,250	$535,000	$1,806	$2.53	$0.34

The Assessment and Annual Installments for each Parcel or Lot located within Improvement Area #2 is shown on the Improvement Area #2 Assessment Roll, attached as Appendix H, and no Assessment shall be changed except as authorized by this Service and Assessment Plan and the PID Act.

APPENDIX F
PID ASSESSMENT NOTICE

AFTER RECORDING RETURN TO:

_____
_____
_____
_____
_____][1]

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF CELINA, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

LOT TYPE _____ PRINCIPAL ASSESSMENT: $_____

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Celina, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Wilson Creek Meadows Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:	DATE:
_____	_____
SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF COLLIN §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF Collin §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

APPENDIX G-1
IMPROVEMENT AREA #1 ASSESSMENT ROLL

Appendix G-1
Improvement Area #1 Assessment Roll

Parcel	**All Parcels**
Equivalent Units	**405.41**
Assessment	**$12,864,000**

Year[1]	Principal	Interest[2]	Administrative Expenses[3]	Total Annual Installment
9/1/2024	$247,000	$514,560	$51,285	$812,845
9/1/2025	$255,000	$504,680	$53,165	$812,845
9/1/2026	$264,000	$494,480	$54,365	$812,845
9/1/2027	$273,000	$483,920	$55,925	$812,845
9/1/2028	$282,000	$473,000	$57,845	$812,845
9/1/2029	$292,000	$461,720	$59,125	$812,845
9/1/2030	$302,000	$450,040	$60,805	$812,845
9/1/2031	$313,000	$437,960	$61,885	$812,845
9/1/2032	$324,000	$425,440	$63,405	$812,845
9/1/2033	$335,000	$412,480	$65,365	$812,845
9/1/2034	$347,000	$399,080	$66,765	$812,845
9/1/2035	$360,000	$385,200	$67,645	$812,845
9/1/2036	$372,000	$370,800	$70,045	$812,845
9/1/2037	$386,000	$355,920	$70,925	$812,845
9/1/2038	$400,000	$340,480	$72,365	$812,845
9/1/2039	$414,000	$324,480	$74,365	$812,845
9/1/2040	$429,000	$307,920	$75,925	$812,845
9/1/2041	$445,000	$290,760	$77,085	$812,845
9/1/2042	$461,000	$272,960	$78,885	$812,845
9/1/2043	$478,000	$254,520	$80,325	$812,845
9/1/2044	$496,000	$235,400	$81,445	$812,845
9/1/2045	$515,000	$215,560	$82,285	$812,845
9/1/2046	$534,000	$194,960	$83,885	$812,845
9/1/2047	$554,000	$173,600	$85,245	$812,845
9/1/2048	$574,000	$151,440	$87,405	$812,845
9/1/2049	$596,000	$128,480	$88,365	$812,845
9/1/2050	$618,000	$104,640	$90,205	$812,845
9/1/2051	$641,000	$79,920	$91,925	$812,845
9/1/2052	$666,000	$54,280	$92,565	$812,845
9/1/2053	$691,000	$27,640	$94,205	$812,845
Total	**$12,864,000**	**$9,326,320**	**$2,195,030**	**$24,385,350**

1 - The 9/1/XX dates represent the assessment year end.
2 – The interest is calculated assuming a 4.00% interest rate for years 1 through 5 and a 4.00% interest rate for years 6 through 30 on the obligations under the Reimbursement Agreement for the Improvement Area #2 Improvements.
3 – Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes an approximate 2% increase per year.

Appendix G-1.1
Assessment Roll by Lot Type

Lot Type	**Lot Type 1 (70 Ft)**
Assessment	**1.00**
Equivalent Unit	**$31,730.77**

Year[1]	Principal	Interest[2]	Administrative Expenses[3]	Total Annual Installment
9/1/2024	$609	$1,269	$127	$2,005
9/1/2025	$629	$1,245	$131	$2,005
9/1/2026	$651	$1,220	$134	$2,005
9/1/2027	$673	$1,194	$138	$2,005
9/1/2028	$696	$1,167	$143	$2,005
9/1/2029	$720	$1,139	$146	$2,005
9/1/2030	$745	$1,110	$150	$2,005
9/1/2031	$772	$1,080	$153	$2,005
9/1/2032	$799	$1,049	$156	$2,005
9/1/2033	$826	$1,017	$161	$2,005
9/1/2034	$856	$984	$165	$2,005
9/1/2035	$888	$950	$167	$2,005
9/1/2036	$918	$915	$173	$2,005
9/1/2037	$952	$878	$175	$2,005
9/1/2038	$987	$840	$178	$2,005
9/1/2039	$1,021	$800	$183	$2,005
9/1/2040	$1,058	$760	$187	$2,005
9/1/2041	$1,098	$717	$190	$2,005
9/1/2042	$1,137	$673	$195	$2,005
9/1/2043	$1,179	$628	$198	$2,005
9/1/2044	$1,223	$581	$201	$2,005
9/1/2045	$1,270	$532	$203	$2,005
9/1/2046	$1,317	$481	$207	$2,005
9/1/2047	$1,367	$428	$210	$2,005
9/1/2048	$1,416	$374	$216	$2,005
9/1/2049	$1,470	$317	$218	$2,005
9/1/2050	$1,524	$258	$223	$2,005
9/1/2051	$1,581	$197	$227	$2,005
9/1/2052	$1,643	$134	$228	$2,005
9/1/2053	$1,704	$68	$232	$2,005
Total	**$31,731**	**$23,005**	**$5,414**	**$60,150**

1 - The 9/1/XX dates represent the assessment year end.
2 – The interest is calculated assuming a 4.00% interest rate for years 1 through 5 and a 4.00% interest rate for years 6 through 30 on the obligations under the Reimbursement Agreement for the Improvement Area #2 Improvements.
3 – Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes an approximate 2% increase per year.

Appendix G-1.2
Assessment Roll by Lot Type

Lot Type	**Lot Type 2 (60 Ft)**
Assessment	**0.96**
Equivalent Unit	**$30,426.76**

Year[1]	Principal	Interest[2]	Administrative Expenses[3]	Total Annual Installment
9/1/2024	$584	$1,217	$121	$1,923
9/1/2025	$603	$1,194	$126	$1,923
9/1/2026	$624	$1,170	$129	$1,923
9/1/2027	$646	$1,145	$132	$1,923
9/1/2028	$667	$1,119	$137	$1,923
9/1/2029	$691	$1,092	$140	$1,923
9/1/2030	$714	$1,064	$144	$1,923
9/1/2031	$740	$1,036	$146	$1,923
9/1/2032	$766	$1,006	$150	$1,923
9/1/2033	$792	$976	$155	$1,923
9/1/2034	$821	$944	$158	$1,923
9/1/2035	$851	$911	$160	$1,923
9/1/2036	$880	$877	$166	$1,923
9/1/2037	$913	$842	$168	$1,923
9/1/2038	$946	$805	$171	$1,923
9/1/2039	$979	$767	$176	$1,923
9/1/2040	$1,015	$728	$180	$1,923
9/1/2041	$1,053	$688	$182	$1,923
9/1/2042	$1,090	$646	$187	$1,923
9/1/2043	$1,131	$602	$190	$1,923
9/1/2044	$1,173	$557	$193	$1,923
9/1/2045	$1,218	$510	$195	$1,923
9/1/2046	$1,263	$461	$198	$1,923
9/1/2047	$1,310	$411	$202	$1,923
9/1/2048	$1,358	$358	$207	$1,923
9/1/2049	$1,410	$304	$209	$1,923
9/1/2050	$1,462	$248	$213	$1,923
9/1/2051	$1,516	$189	$217	$1,923
9/1/2052	$1,575	$128	$219	$1,923
9/1/2053	$1,634	$65	$223	$1,923
Total	**$30,427**	**$22,059**	**$5,192**	**$57,678**

1 - The 9/1/XX dates represent the assessment year end.
2 – The interest is calculated assuming a 4.00% interest rate for years 1 through 5 and a 4.00% interest rate for years 6 through 30 on the obligations under the Reimbursement Agreement for the Improvement Area #2 Improvements.
3 – Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes an approximate 2% increase per year.

Appendix G-1.3
Assessment Roll by Lot Type

Lot Type	**Lot Type 3 (50 Ft)**
Assessment	**0.92**
Equivalent Unit	**$29,122.76**

Year[1]	Principal	Interest[2]	Administrative Expenses[3]	Total Annual Installment
9/1/2024	$559	$1,165	$116	$1,840
9/1/2025	$577	$1,143	$120	$1,840
9/1/2026	$598	$1,119	$123	$1,840
9/1/2027	$618	$1,096	$127	$1,840
9/1/2028	$638	$1,071	$131	$1,840
9/1/2029	$661	$1,045	$134	$1,840
9/1/2030	$684	$1,019	$138	$1,840
9/1/2031	$709	$991	$140	$1,840
9/1/2032	$734	$963	$144	$1,840
9/1/2033	$758	$934	$148	$1,840
9/1/2034	$786	$903	$151	$1,840
9/1/2035	$815	$872	$153	$1,840
9/1/2036	$842	$839	$159	$1,840
9/1/2037	$874	$806	$161	$1,840
9/1/2038	$906	$771	$164	$1,840
9/1/2039	$937	$735	$168	$1,840
9/1/2040	$971	$697	$172	$1,840
9/1/2041	$1,007	$658	$175	$1,840
9/1/2042	$1,044	$618	$179	$1,840
9/1/2043	$1,082	$576	$182	$1,840
9/1/2044	$1,123	$533	$184	$1,840
9/1/2045	$1,166	$488	$186	$1,840
9/1/2046	$1,209	$441	$190	$1,840
9/1/2047	$1,254	$393	$193	$1,840
9/1/2048	$1,299	$343	$198	$1,840
9/1/2049	$1,349	$291	$200	$1,840
9/1/2050	$1,399	$237	$204	$1,840
9/1/2051	$1,451	$181	$208	$1,840
9/1/2052	$1,508	$123	$210	$1,840
9/1/2053	$1,564	$63	$213	$1,840
Total	**$29,123**	**$21,114**	**$4,969**	**$55,206**

1 - The 9/1/XX dates represent the assessment year end.
2 – The interest is calculated assuming a 4.00% interest rate for years 1 through 5 and a 4.00% interest rate for years 6 through 30 on the obligations under the Reimbursement Agreement for the Improvement Area #2 Improvements.
3 – Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes an approximate 2% increase per year.

APPENDIX G-2
IMPROVEMENT AREA #1 ASSESSMENT ROLL SUMMARY

APPENDIX G-2
2023-24 Assessment Roll Summary

Parcel ID	Equivalent Units	Lot Type	Outstanding Assessments	Principal	Interest	Administrative Expenses	2023-24 Annual Installment
2845742	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845743	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845744	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845745	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845746	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845747	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845748	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845749	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845750	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845751	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845752	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845753	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845754	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845755	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845756	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845757	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845758	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845759	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845760	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845761	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845762	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845763	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845764	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845765	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845766	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845767	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845768	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845769	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845770	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845771	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845772	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845773	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845774	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845775	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845776	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845777	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845778	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845779	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845780	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845781	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845782	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845783	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845784	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845785	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845786	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845787	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845788	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845789	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845790	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845791	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845792	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845793	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20

APPENDIX G-2
2023-24 Assessment Roll Summary

Parcel ID	Equivalent Units	Lot Type	Outstanding Assessments	Principal	Interest	Administrative Expenses	2023-24 Annual Installment
2845794	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845795	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845796	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845798	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845799	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845800	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845801	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845802	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845803	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845804	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845805	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845806	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845807	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2845808	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2845809	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2845810	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2845811	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2845812	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2845813	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2845814	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2845815	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845816	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845817	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845818	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845819	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845820	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845821	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845822	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845823	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845824	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845825	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845826	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845827	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845828	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845829	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845830	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845831	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845832	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845833	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845834	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845835	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845836	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845837	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845838	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845839	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845840	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845841	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845842	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845843	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845844	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2845845	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2845846	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59

APPENDIX G-2
2023-24 Assessment Roll Summary

Parcel ID	Equivalent Units	Lot Type	Outstanding Assessments	Principal	Interest	Administrative Expenses	2023-24 Annual Installment
2845847	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2845848	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2845849	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2845850	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2845851	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2845852	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2845853	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2845854	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2845855	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2845856	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2845857	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2845858	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2845859	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2845860	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2845861	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2845862	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2845863	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2845864	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2845865	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2845866	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2846033	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846034	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846035	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846036	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846037	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846038	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2846039	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2846040	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2846041	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2846042	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2846043	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2846044	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2846045	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2846046	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2846047	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2846048	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2846049	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2846050	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2846051	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2846052	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846053	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846054	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846055	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846056	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846057	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846058	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846059	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846060	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846061	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846062	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846063	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846064	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20

APPENDIX G-2
2023-24 Assessment Roll Summary

Parcel ID	Equivalent Units	Lot Type	Outstanding Assessments	Principal	Interest	Administrative Expenses	2023-24 Annual Installment
2846156	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2846157	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2846158	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2846159	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2846160	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2846161	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2846162	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846164	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846165	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846166	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846167	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846168	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846169	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2846170	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2846171	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2846172	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2846173	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846174	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846175	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846176	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846177	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846178	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846179	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846180	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846181	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846182	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846183	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846184	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846185	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846186	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846187	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846188	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846189	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846190	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846192	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846193	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846194	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846195	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846196	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846197	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846198	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846199	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846200	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846201	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846202	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846203	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846204	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846205	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846212	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846213	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846214	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846215	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20

APPENDIX G-2
2023-24 Assessment Roll Summary

Parcel ID	Equivalent Units	Lot Type	Outstanding Assessments	Principal	Interest	Administrative Expenses	2023-24 Annual Installment
2846216	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846217	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846218	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846219	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846221	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846222	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846223	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846224	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846225	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846226	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846227	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846228	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846229	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846230	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846231	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846232	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846233	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846234	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846235	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2846236	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873567	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873569	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873573	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873574	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873575	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873576	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873577	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873578	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873579	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873580	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873581	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873582	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873583	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873584	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873585	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873586	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873587	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873590	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873591	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873592	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873593	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873594	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873595	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873596	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873597	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873598	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873599	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873600	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873601	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873602	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873603	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873604	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20

APPENDIX G-2
2023-24 Assessment Roll Summary

Parcel ID	Equivalent Units	Lot Type	Outstanding Assessments	Principal	Interest	Administrative Expenses	2023-24 Annual Installment
2873605	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873606	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873608	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873609	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873610	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873611	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873612	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873613	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873614	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873615	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873616	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873617	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873618	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873619	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873620	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873621	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2873622	0.96	2	$30,427	$584.22	$1,217.07	$121.30	$1,922.59
2873623	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873624	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873625	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873626	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873627	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873629	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873630	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873631	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873632	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873634	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873635	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873636	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873638	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873639	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873640	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873641	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873642	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873644	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873647	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873648	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873649	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873650	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873651	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873652	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873653	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873654	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873655	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873657	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873658	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873659	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873660	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873661	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873662	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873663	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873664	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20

APPENDIX G-2
2023-24 Assessment Roll Summary

Parcel ID	Equivalent Units	Lot Type	Outstanding Assessments	Principal	Interest	Administrative Expenses	2023-24 Annual Installment
2873665	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873671	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873672	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873673	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873674	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873675	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873676	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873677	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873678	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873679	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873680	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873681	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873682	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873683	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873684	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873685	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873686	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873687	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873688	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873689	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873690	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873693	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873694	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873695	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873696	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873697	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873698	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873699	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873700	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873701	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873702	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873703	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873704	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873705	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873706	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873707	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873708	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873709	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873710	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873711	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873712	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873713	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873714	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873715	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873716	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873717	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873718	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873719	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873720	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873721	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873722	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873723	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20

APPENDIX G-2
2023-24 Assessment Roll Summary

Parcel ID	Equivalent Units	Lot Type	Outstanding Assessments	Principal	Interest	Administrative Expenses	2023-24 Annual Installment
2873724	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873726	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873727	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873728	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873729	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873730	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873731	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873732	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873733	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873734	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873735	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873736	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873737	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873738	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873739	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873740	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873741	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873742	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873743	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873744	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873745	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873746	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873747	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873748	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873749	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873750	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873751	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873752	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873753	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873754	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873755	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873756	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873757	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873758	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873759	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873760	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873761	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873762	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873763	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873764	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873765	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873766	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873767	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873768	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873769	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873770	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873771	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873772	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873773	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873774	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873775	0.92	3	$29,123	$559.18	$1,164.91	$116.10	$1,840.20
2873776	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99

APPENDIX G-2

2023-24 Assessment Roll Summary

Parcel ID	Equivalent Units	Lot Type	Outstanding Assessments	Principal	Interest	Administrative Expenses	2023-24 Annual Installment
2873777	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873778	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873779	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873780	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873781	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873782	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873783	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873784	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873786	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873787	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873788	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873789	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873790	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873791	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873792	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873793	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873794	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873795	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
2873796	1.00	1	$31,731	$609.26	$1,269.23	$126.50	$2,004.99
	405.41		**$12,864,000**	**$247,000.00**	**$514,560.00**	**$51,285.00**	**$812,845.00**

APPENDIX H
PROPOSED IMPROVEMENT AREA #2 ASSESSMENT ROLL

Appendix H-1
Proposed Improvement Area #2 Assessment Roll

Parcel	**2122308. 2137873, and 2855919**
Equivalent Units	**200.76**
Assessment	**$4,925,000**

Year[1]	Principal	Interest[2]	Administrative Expenses[3]	Total Annual Installment
1	$77,000	$270,875	$50,540	$398,415
2	$81,000	$266,640	$50,775	$398,415
3	$84,000	$262,185	$52,230	$398,415
4	$88,000	$257,565	$52,850	$398,415
5	$92,000	$252,725	$53,690	$398,415
6	$96,000	$247,665	$54,750	$398,415
7	$101,000	$242,385	$55,030	$398,415
8	$105,000	$236,830	$56,585	$398,415
9	$110,000	$231,055	$57,360	$398,415
10	$115,000	$225,005	$58,410	$398,415
11	$121,000	$218,680	$58,735	$398,415
12	$127,000	$212,025	$59,390	$398,415
13	$133,000	$205,040	$60,375	$398,415
14	$139,000	$197,725	$61,690	$398,415
15	$146,000	$190,080	$62,335	$398,415
16	$153,000	$182,050	$63,365	$398,415
17	$160,000	$173,635	$64,780	$398,415
18	$168,000	$164,835	$65,580	$398,415
19	$177,000	$155,595	$65,820	$398,415
20	$186,000	$145,860	$66,555	$398,415
21	$195,000	$135,630	$67,785	$398,415
22	$205,000	$124,905	$68,510	$398,415
23	$215,000	$113,630	$69,785	$398,415
24	$226,000	$101,805	$70,610	$398,415
25	$238,000	$89,375	$71,040	$398,415
26	$250,000	$76,285	$72,130	$398,415
27	$263,000	$62,535	$72,880	$398,415
28	$277,000	$48,070	$73,345	$398,415
29	$291,000	$32,835	$74,580	$398,415
30	$306,000	$16,830	$75,585	$398,415
Total	**$4,925,000**	**$5,140,355**	**$1,887,109**	**$11,952,464**

1 - Represents the assessment year end.
2 – The interest is calculated assuming an estimated 5.50% interest rate for years 1 through 5 and an estimated 5.50% interest rate for years 6 through 30 on the obligations under the Reimbursement Agreement for the Improvement Area #2 Improvements.
3 – Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes an approximate 2% increase per year.

Appendix H-2
Proposed Assessment Roll by Lot Type

Lot Type	**Lot Type 1 (70 Ft)**
Assessment	**1.00**
Equivalent Unit	**$24,531.78**

Year[1]	Principal	Interest[2]	Administrative Expenses[3]	Total Annual Installment
1	$384	$1,349	$252	$1,985
2	$403	$1,328	$253	$1,985
3	$418	$1,306	$260	$1,985
4	$438	$1,283	$263	$1,985
5	$458	$1,259	$267	$1,985
6	$478	$1,234	$273	$1,985
7	$503	$1,207	$274	$1,985
8	$523	$1,180	$282	$1,985
9	$548	$1,151	$286	$1,985
10	$573	$1,121	$291	$1,985
11	$603	$1,089	$293	$1,985
12	$633	$1,056	$296	$1,985
13	$662	$1,021	$301	$1,985
14	$692	$985	$307	$1,985
15	$727	$947	$310	$1,985
16	$762	$907	$316	$1,985
17	$797	$865	$323	$1,985
18	$837	$821	$327	$1,985
19	$882	$775	$328	$1,985
20	$926	$727	$332	$1,985
21	$971	$676	$338	$1,985
22	$1,021	$622	$341	$1,985
23	$1,071	$566	$348	$1,985
24	$1,126	$507	$352	$1,985
25	$1,185	$445	$354	$1,985
26	$1,245	$380	$359	$1,985
27	$1,310	$311	$363	$1,985
28	$1,380	$239	$365	$1,985
29	$1,449	$164	$371	$1,985
30	$1,524	$84	$376	$1,985
Total	**$24,532**	**$25,604**	**$9,400**	**$59,536**

1 - Represents the assessment year end.
2 – The interest is calculated assuming an estimated 5.50% interest rate for years 1 through 5 and an estimated 5.50% interest rate for years 6 through 30 on the obligations under the Reimbursement Agreement for the Improvement Area #2 Improvements.
3 – Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes an approximate 2% increase per year.

Appendix H-3
Proposed Assessment Roll by Lot Type

Lot Type	**Lot Type 2 (60 Ft)**
Assessment	**0.97**
Equivalent Unit	**$23,795.83**

Year[1]	Principal	Interest[2]	Administrative Expenses[3]	Total Annual Installment
1	$372	$1,309	$244	$1,925
2	$391	$1,288	$245	$1,925
3	$406	$1,267	$252	$1,925
4	$425	$1,244	$255	$1,925
5	$445	$1,221	$259	$1,925
6	$464	$1,197	$265	$1,925
7	$488	$1,171	$266	$1,925
8	$507	$1,144	$273	$1,925
9	$531	$1,116	$277	$1,925
10	$556	$1,087	$282	$1,925
11	$585	$1,057	$284	$1,925
12	$614	$1,024	$287	$1,925
13	$643	$991	$292	$1,925
14	$672	$955	$298	$1,925
15	$705	$918	$301	$1,925
16	$739	$880	$306	$1,925
17	$773	$839	$313	$1,925
18	$812	$796	$317	$1,925
19	$855	$752	$318	$1,925
20	$899	$705	$322	$1,925
21	$942	$655	$328	$1,925
22	$990	$603	$331	$1,925
23	$1,039	$549	$337	$1,925
24	$1,092	$492	$341	$1,925
25	$1,150	$432	$343	$1,925
26	$1,208	$369	$349	$1,925
27	$1,271	$302	$352	$1,925
28	$1,338	$232	$354	$1,925
29	$1,406	$159	$360	$1,925
30	$1,478	$81	$365	$1,925
Total	**$23,796**	**$24,836**	**$9,118**	**$57,750**

1 - Represents the assessment year end.
2 – The interest is calculated assuming an estimated 5.50% interest rate for years 1 through 5 and an estimated 5.50% interest rate for years 6 through 30 on the obligations under the Reimbursement Agreement for the Improvement Area #2 Improvements.
3 – Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes an approximate 2% increase per year.

Appendix H-4
Proposed Assessment Roll by Lot Type

Lot Type	**Lot Type 3 (50 Ft)**
Assessment	**0.91**
Equivalent Unit	**$22,323.92**

Year[1]	Principal	Interest[2]	Administrative Expenses[3]	Total Annual Installment
1	$349	$1,228	$229	$1,806
2	$367	$1,209	$230	$1,806
3	$381	$1,188	$237	$1,806
4	$399	$1,167	$240	$1,806
5	$417	$1,146	$243	$1,806
6	$435	$1,123	$248	$1,806
7	$458	$1,099	$249	$1,806
8	$476	$1,073	$256	$1,806
9	$499	$1,047	$260	$1,806
10	$521	$1,020	$265	$1,806
11	$548	$991	$266	$1,806
12	$576	$961	$269	$1,806
13	$603	$929	$274	$1,806
14	$630	$896	$280	$1,806
15	$662	$862	$283	$1,806
16	$694	$825	$287	$1,806
17	$725	$787	$294	$1,806
18	$762	$747	$297	$1,806
19	$802	$705	$298	$1,806
20	$843	$661	$302	$1,806
21	$884	$615	$307	$1,806
22	$929	$566	$311	$1,806
23	$975	$515	$316	$1,806
24	$1,024	$461	$320	$1,806
25	$1,079	$405	$322	$1,806
26	$1,133	$346	$327	$1,806
27	$1,192	$283	$330	$1,806
28	$1,256	$218	$332	$1,806
29	$1,319	$149	$338	$1,806
30	$1,387	$76	$343	$1,806
Total	**$22,324**	**$23,300**	**$8,554**	**$54,178**

1 - Represents the assessment year end.
2 – The interest is calculated assuming an estimated 5.50% interest rate for years 1 through 5 and an estimated 5.50% interest rate for years 6 through 30 on the obligations under the Reimbursement Agreement for the Improvement Area #2 Improvements.
3 – Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates. Assumes an approximate 2% increase per year.

EXHIBIT B

CITY OF CELINA, TEXAS
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT a public hearing will be conducted by the City Council of Celina, Texas on December 12, 2023, at or after 5:00 p.m. at the Celina City Council Chambers, 112 N. Colorado Street, Celina, Texas 75009. The public hearing will be held to consider proposed assessments to be levied against the assessable property within Improvement Area #2 of the Wilson Creek Meadows Public Improvement District (the "District") pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended.

The proposed improvements to be undertaken at this time (the "Improvement Area #2 Improvements") include (i) roadway improvements; storm drainage improvements; water and waste water system improvements; and, other similar improvement projects; (ii) payment of expenses incurred in the establishment, administration and operation of the District; and, (iii) payment of expenses associated with financing such public improvement projects, which may include, but are not limited to, costs associated with issuance and sale of revenue bonds secured by assessments levied against the property.

The total costs of the Improvement Area #2 Improvements, including administrative costs and the costs of issuing bonds, is $9,427,147.

The boundaries of the District include approximately 185.8118 acres of land generally located north of Collin County Road 84, south of Collin County Road 88, east of Collin County Road 86, and west of F.M. 2478, as more particularly described by a metes and bounds description available at Celina City Hall located at 142 N. Ohio Street, Celina, Texas 75009 and available for public inspection.

All written or oral objections on the proposed assessments within Improvement Area #2 of the District will be considered at the public hearing.

A copy of the proposed Improvement Area #2 Assessment Roll, which includes the assessments proposed to be levied against each parcel of land within Improvement Area #2 of the District that benefits from the Improvement Area #2 Improvements, is available for public inspection at the office of the City Secretary, 142 N. Ohio Street, Celina, Texas 75009.

Life Connected.

Finance
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Robin Bromiley, Director of Finance
CC: Karla Stovall, Interim City Manager
Date: November 14, 2023
Re: FY 24 Budget Amendment - November 14, 2023

Action Requested:
Consider and act upon an Ordinance of the City of Celina, Texas, amending Ordinance 2023-108 which adopted and approved the budget for fiscal year beginning October 1, 2023 and ending September 30, 2024, and make appropriations for each department, project, and account, by adopting an amended 2023-2024 budget for the City of Celina, Texas, reallocating funds between accounts, attached hereto and incorporated into this Ordinance. (Bromiley)

Background Information:
An FY 2024 budget amendment is requested for the FY 2023-2024 Operating Budget. The amendments included budget appropriations for insurance proceeds and expenditures on vehicle repairs for facilities, streets, and water, curtain lights in the Downtown Fund, contract services in the City Secretary's office, salary+benefit+tax adjustment for Administration, and purchasing two vehicles, one for the approved construction inspector and one for the approved UCS - meter reader position, and FF&E for the new Senior Center.

Legal Review:
N/A

Supporting Documents:
1. 2023 - 108 Amend Budget ordinance November 14, 2023

Financial Consideration:
N/A

Staff Recommendation:
Staff recommends approval.

ORDINANCE NO. 2023-___

AN ORDINANCE OF THE CITY OF CELINA, TEXAS AMENDING ORDINANCE 2023-108, WHICH ADOPTED AND APPROVED THE BUDGET FOR FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024, AND MAKE APPROPRIATIONS FOR EACH DEPARTMENT, PROJECT AND ACCOUNT, BY ADOPTING AN AMENDED FISCAL YEAR 2023-2024 BUDGET FOR THE CITY OF CELINA, TEXAS, REALLOCATING FUNDS BETWEEN ACCOUNTS PURSUANT TO EXHIBIT "A", ATTACHED HERETO AND INCORPORATED INTO THIS ORDINANCE; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR FILING OF THE AMENDED BUDGET AND ORDINANCE; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is conducting business pursuant to a budget for fiscal year 2023-2024, heretofore previously adopted by Ordinance 2023-108; and

WHEREAS, Section 102.010 of the Texas Local Government Code authorizes the governing body of a municipality to make changes in the budget for municipal purposes; and

WHEREAS, the City Council has reviewed various line items within the budget and has determined that a valid municipal purpose is served by reallocating funds between various budget line items; and

WHEREAS, a proposed amendment to the budget has been placed on file with the City Secretary of the City of Celina, Texas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1. The above and foregoing premises are incorporated into the body of this Ordinance as if copied herein in their entirety.

SECTION 2. The City's budget for the fiscal year ending September 30, 2023, heretofore previously adopted by Ordinance 2023-108 duly enacted by the City Council of the City of Celina on the 12th day of September, 2023, be and is hereby amended as set out in Exhibit "A" attached hereto and incorporated herein, which amendment is hereby, in all respects, finally approved and adopted as so changed; the remainder of the budget being unchanged and remaining in full force and effect as originally adopted.

SECTION 3. That the amounts specified in Exhibit "A" be hereby appropriated and reallocated as specified for those purposes designated in Exhibit "A".

SECTION 4. The City Manager shall file or cause to be filed a true and correct copy of the amended budget, along with this Ordinance, with the City Secretary and in the office of the County Clerk of Collin County, Texas and Denton County, Texas.

SECTION 5. This Ordinance shall be cumulative of all provisions of Ordinances of the City of Celina, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the conflicting provisions of such Ordinances are hereby repealed.

SECTION 6. The provisions of this Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole, or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decision or enactment.

SECTION 7. The City Secretary of the City of Celina is hereby directed to publish in the official newspaper of the City of Celina, the descriptive caption and effective date of this ordinance as required by Section 52.013 of the Local Government Code.

SECTION 8. The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive caption in the minutes of the City Council and by filing this ordinance in the ordinance records of the City.

SECTION 9. This Ordinance shall become effective from and after its date of passage in accordance with law.

DULY PASSED AND APPROVED by the City Council of the City of Celina, Texas this 14th day of November 2023.

CITY OF CELINA

_____
Ryan Tubbs, Mayor

ATTEST:

_____
Lauren Vaughns, City Secretary

Exhibit A

Meeting date: November 14, 2023
FY 2024 Budget Amendment Detail

Budget Change # _____

Account #	Account Name	Description	Adjustment
102-400-000-4707	Insurance Reimbursement Revenue	Insurance reimbursements - General Fund Revenue	(8,032)
102-102-000-6432	Vehicle Repairs	TML - FAC #5896792	2,332
102-102-000-6432	Vehicle Repairs	TML - FAC #130698	3,728
102-111-000-6432	Vehicle Repairs	TML - Streets #306421	747
102-xxx-000-6432	Vehicle Repairs	TML - PROPERTY # 202174	1,225
202-400-000-4707	Insurance Reimbursement Revenue	Insurance reimbursements - W/WW Revenue	(3,804)
202-117-000-6432	Vehicle Repairs	TML - Water #E15903	3,804
112-31-3050	Fund Balance	Curtain Lights	(18,900)
112-127-000-6700	Special Projects	Curtain Lights	18,900
102-31-3050	Fund Balance	Administration salary adjustment for Rate + Benefits + Taxes	(200,000)
102-108-000-61**	Salaries, Benefits, Taxes	Administration salary adjustment for Rate + Benefits + Taxes	200,000
102-31-3050	Fund Balance	Contract Services - Temporary	(25,000)
102-106-000-6200	Contract Services	Contract Services - Temporary	25,000
102-31-3050	Fund Balance	Vehicles	(45,000)
102-115-000-6840	Capital - Vehicle	Construction Inspector Vehicle	45,000
202-31-3050	Fund Balance	Vehicles	(45,000)
202-119-000-6840	Capital - Vehicle	Meter Reader Position Vehicle	45,000
102-31-3050	Fund Balance	Senior Center FF&E	(40,000)
102-113-000-6810	Capital - Facilities	Senior Center FF&E	40,000

Life Connected.

City Secretary's Office
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Lauren Vaughns, City Secretary
CC: Karla Stovall, Interim City Manager
Date: November 14, 2023
Re: Ordinance declaring unopposed status and canceling the election

---

Action Requested:
Consider and act upon an Ordinance of the City Council of the City Of Celina, Texas, declaring unopposed candidates in the December 9, 2023, special city election, elected to office and canceling the election. (Vaughns)

Background Information:
A Special Election was called for December 9, 2023, for the purpose of electing a member to the City Council filing a vacancy in Place No. 6. The City Secretary has certified in writing that no person has made a declaration of write-in candidacy, and that each candidate on the ballot is unopposed for election to office. Under these circumstances, Chapter 2, Subchapter C of the Election Code, authorizes the City Council to declare the candidates elected to office and cancel the election.

Legal Review:
City Attorney has reviewed and approved the Ordinance.

Supporting Documents:
1. ORD 2023-___declaring unopposed candidate and canceling election

Financial Consideration:
N/A

Staff Recommendation:
Staff recommends approval.

ORDINANCE NO. 2023-___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, DECLARING UNOPPOSED CANDIDATES IN THE DECEMBER 9, 2023, SPECIAL CITY ELECTION, ELECTED TO OFFICE; CANCELING THE ELECTION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina, Texas ("City") Special Election was called for December 9, 2023, for the purpose of electing a member to the City Council of the City of Celina, Texas ("City Council"); and

WHEREAS, the City Secretary has certified in writing that no person has made a declaration of write-in candidacy, and that each candidate on the ballot is unopposed for election to office; and

WHEREAS, under these circumstances, Chapter 2, Subchapter C of the Election Code, authorizes the City Council to declare the candidates elected to office and cancel the election.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

Section 1. The following candidates, who are unopposed in the December 9, 2023, City Special Election, are declared elected to office, and shall be issued certificates of election following the time the election would have been canvassed:

Brandon Grumbles, Council Member, Place 6

Section 2. The December 9, 2023, Special Election is canceled, and the City Secretary is directed to cause a copy of this ordinance to be posted on Election Day at each polling place that would have been used in the election.

Section 3. It is declared to be the intent of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this ordinance is declared invalid by the jurisdiction, the invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or section of this ordinance since the City Council would have enacted them without the invalid portion.

Section 4. This Ordinance shall be effective from the date of its adoption.

DULY PASSED AND APPROVED by the City Council of the City of Celina, Texas, 14th day of November 2023.

_____
Ryan Tubbs, Mayor

ATTEST:

_____
Lauren Vaughns, City Secretary

Life Connected.

Administration
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Ty Behringer, Assistant to the City Manager
CC: Karla Stovall, Interim City Manager
Date: November 14, 2023
Re: Public Hearing - TIRZ #5 Old Celina Ltd.

Action Requested:
Conduct a public hearing to consider an amendment to Ordinance 2016-16 extending the term of and amending the Project and Financing Plan for Tax Increment Reinvestment Zone Number Five, City of Celina, Texas, as established in accordance with Chapter 311 of the Texas Tax Code. (TIRZ 5 - Old Celina Ltd.) (Behringer)

Background Information:
On March 8, 2016, the City Council of the City of Celina, Texas, acting under the provisions of Chapter 311 in the Texas Tax Code, gave its approval to Ordinance No. 2016-16, officially designating an area within the City as Reinvestment Zone Number Five (the "Zone"). The Tax Increment Reinvestment Zone Number Five Board of Directors (the "Board") is now seeking to support the Zone's development by extending its term, consistent with the regulations outlined in the Tax Increment Financing Act as found in Chapter 311 of the Texas Tax Code.

Legal Review:
The Ordinance has been reviewed by the City Attorney.

Supporting Documents:
1. Celina TIRZ #5 - Amendment #1 Ordinance

Financial Consideration:
N/A

Staff Recommendation:
Staff recommends approval.

ORDINANCE NO. 2023-___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, APPROVING AN AMENDMENT EXTENDING THE TERM OF TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER FIVE, CITY OF CELINA, TEXAS, AS ADOPTED IN ORDINANCE NO. 2016-16, PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE AND APPROVING AN AMENDED PROJECT AND FINANCE PLAN TO INCLUDE THE EXTENDED TERM.

WHEREAS, on March 8, 2016, the City Council of the City of Celina, Texas (hereinafter referred to as, pursuant to Chapter 311 of the Texas Tax Code, as amended (the "Act"), approved Ordinance No. 2016-16 designating a non-contiguous geographic area within the City as Reinvestment Zone Number Five, City of Celina, Texas (the "Zone"); and

WHEREAS, the City Council now desires to amend the Zone to extend the term; and

WHEREAS, Section 311.007(c) of the Texas Tax Code, in pertinent part provides, "The governing body of the municipality or county that designated a reinvestment zone by ordinance or resolution or by order or resolution, respectively, may extend the term of all or a portion of the zone after notice and hearing in the manner provided for the designation of the zone;" and

WHEREAS, pursuant to and as required by the Act, the City of Celina (the "City") has prepared an Amended Reinvestment Zone Project Plan and Financing Plan for Reinvestment Zone Number Five, City of Celina, Texas, attached as **Exhibit "A"** (the "Amended Project and Finance Plan") for the Zone; and

WHEREAS, notice of the public hearing on the extension of the term of the Zone was published in a newspaper having general circulation in the City on November 7, 2023 which date is before the seventh (7th) day before the public hearing held on November 14, 2023; and

WHEREAS, at the Board of Directors held a public hearing on November 14, 2023, interested persons were allowed to speak for or against the extension of the term, and the concept of tax increment financing, and then voted to recommend approval of the amendment to extend the term of the Zone to the City Council; and

WHEREAS, at the public hearing on November 14, 2023 before the City Council, interested persons were allowed to speak for or against the extension of the term, and the concept of tax increment financing, and the public hearing was held in full accordance with Section 311.003(c) of the Act; and

WHEREAS, evidence was received and presented at the public hearing on November 14, 2023, and in favor of the amendment of the Zone; and

WHEREAS, after all comments and evidence, both written and oral, were received by the City Council, the public hearing was closed on November 14, 2023; and

WHEREAS, the City has taken all actions required to amend the Zone including, but not limited to, all actions required by the home-rule Charter of the City, the Act, the Texas Open Meetings Act (defined

herein), and all other laws applicable to the creation of the Zone.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1.
RECITALS INCORPORATED.

The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct.

SECTION 2.
FINDINGS.

The City Council, after conducting the above described hearing and having heard the evidence and testimony presented at the hearing, has made the following findings and determined based on the evidence and testimony presented to it:

(a) That the public hearing on the extension of the term has been properly called, held, and conducted and that notice of such hearing has been published as required by law; and

(b) That the Amended Plan includes all information required by Sections 311.011(b) and (c) of the Act.

(c) That the Amended Plan is feasible and the amended project plan conforms to the City's master plan.

SECTION 3.
DURATION OF THE ZONE AND AMENDMENT OF PLAN.

Termination of the Zone shall occur upon any of the following: (i) on December 31, 2056 (with the final year's tax increment to be collected by September 1, 2057); (ii) at an earlier time designated by subsequent ordinance; (iii) at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full, in accordance with Section 311.017 of the Act. The Project and Finance Plan for the Zone is hereby amended to reflect the amended duration of the Zone and is attached hereto as Exhibit "A".

SECTION 4.
SEVERABILITY CLAUSE.

Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 5.
OPEN MEETINGS.

It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the City Council at which this Ordinance was adopted was posted at a place convenient and readily accessible at all times to the general public at the City Hall of the City for the time

required by law preceding its meeting, as required by Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 6.
EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the City Charter.

DULY PASSED AND APPROVED by the City Council of the City of Celina, Texas this 14th day of November 2023.

CITY OF CELINA

_____
Ryan Tubbs, Mayor

ATTEST:

_____
Lauren Vaughns, City Secretary

Exhibit A

Amended Project and Financing Plan

City of Celina TIRZ Number Five

City of Celina Tax Increment Reinvestment Zone #5

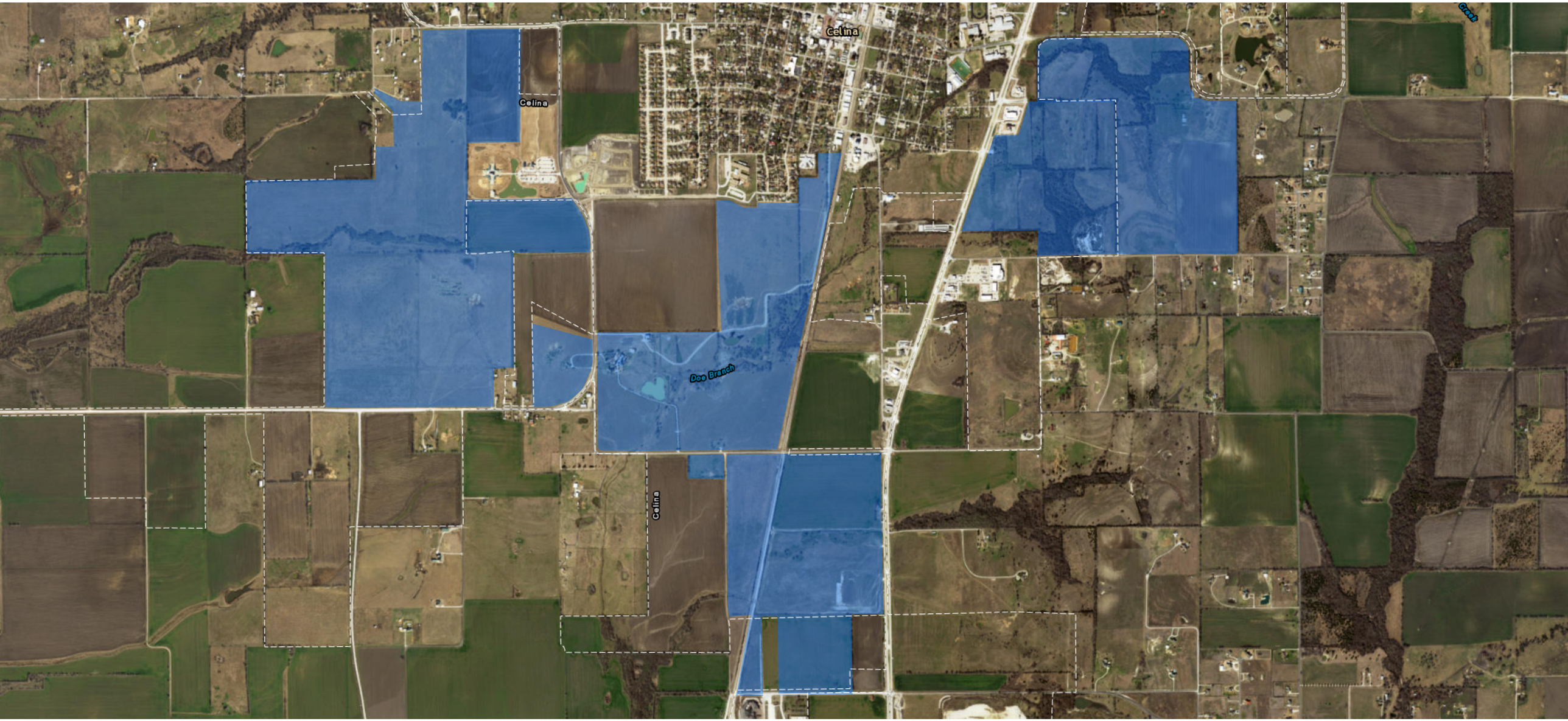


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DISCLAIMER

Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.

Creating a Reinvestment Zone

Pursuant to Section 311.005 of the Texas Tax Code, to be designated a reinvestment zone, an area must:

Sec. 311.011. PROJECT AND FINANCING PLANS.

(b) The project plan must include:

(1) a description and map showing existing uses and conditions of real property in the zone and proposed uses of that property;

(2) proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, if applicable;

(3) a list of estimated nonproject costs; and

(4) a statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan.

(c) The reinvestment zone financing plan must include:

(1) a detailed list describing the estimated project costs of the zone, including administrative expenses;

(2) a statement listing the proposed kind, number, and location of all public works or public improvements to be financed by the zone;

(3) a finding that the plan is economically feasible and an economic feasibility study;

(4) the estimated amount of bonded indebtedness to be incurred;

(5) the estimated time when related costs or monetary obligations are to be incurred;

(6) a description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the zone that levies taxes on real property in the zone;

(7) the current total appraised value of taxable real property in the zone;

(8) the estimated captured appraised value of the zone during each year of its existence; and

(9) the duration of the zone.

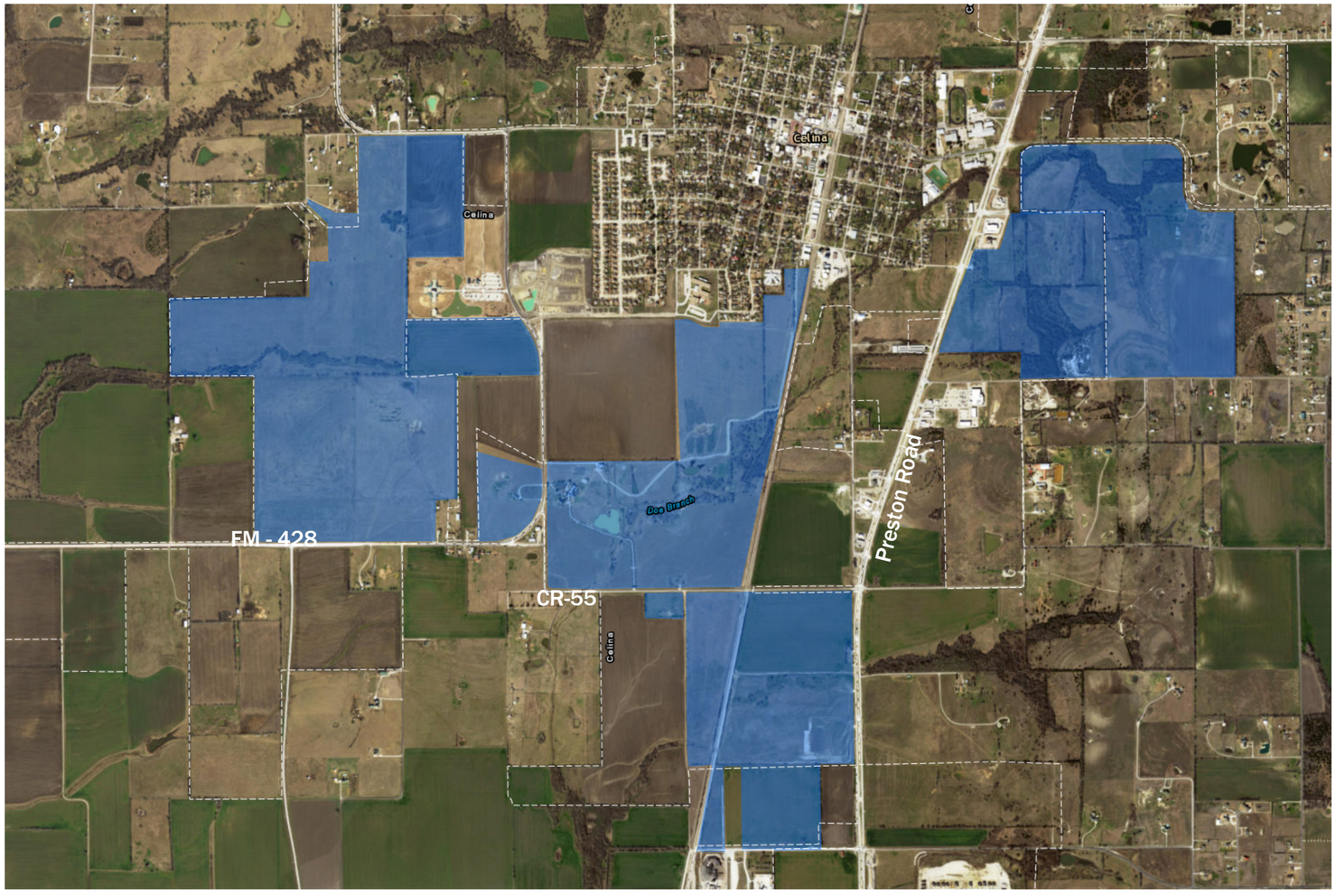


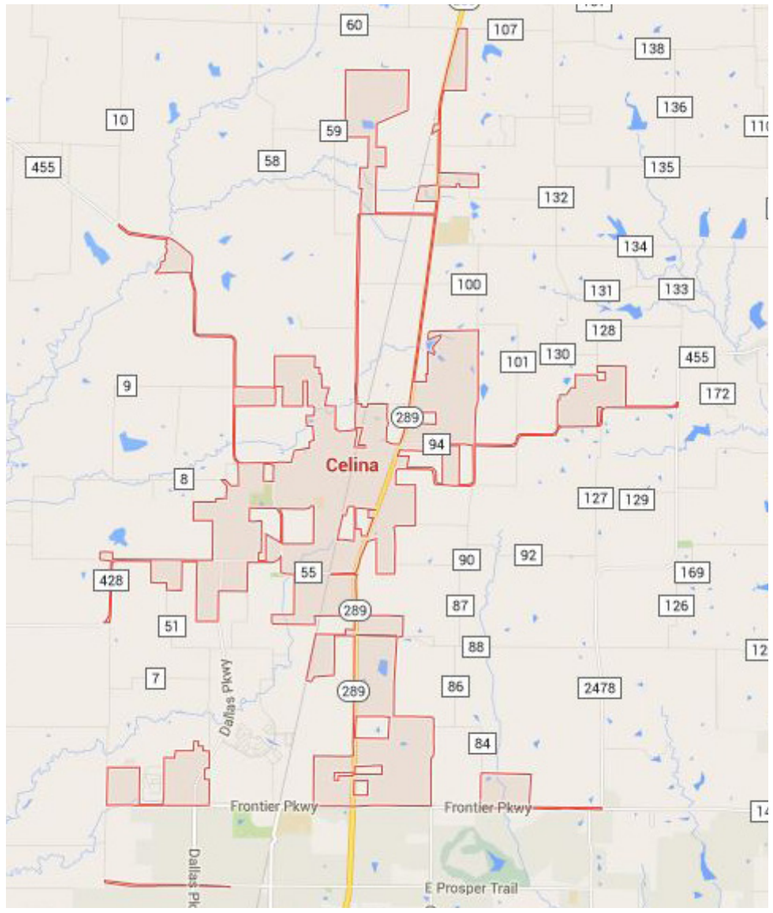


Tax Increment Reinvestment Zone Number Five, City of Celina

On March 8, 2016, the City Council of the City of Celina, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 2016-16 designating a non-contiguous geographic area within the City as a Reinvestment Zone Number Five, City of Celina. The City of Celina Tax Increment Reinvestment Zone Number Five (TIRZ #5) is approximately 1,233.2503 acres and is located in the heart of the City of Celina near the intersection of TX-289 (Preston Road) and W FM-455. On November 14, 2023, City Council will consider an ordinance extending the term of the TIRZ by five years, terminating on December 31, 2056 (with the final year's tax increment to be collected by September 1, 2057).

The goal of the TIRZ is to facilitate development and encourage private investment while maintaining the high development standards within the City. The TIRZ will support these developments through the contribution of 50% of the City's real property increment generated within the zone. This preliminary amended project and financing plan outlines the funding of $247,173,435 in public improvements related to streets, water and sewer improvements, parks and open spaces, and economic development grants. Without the implementation of the TIRZ, the delineated property would continue to impair the sound growth of the municipality.





Legal Description

TRACT 1 (40.233 ACRES):

That certain tract of land conveyed to Old Celina, Ltd. by deed recorded by Instrument Number 20081203001382730, Deed Records, Collin County, Texas and being more particularly described as follows:

All that certain tract or parcel of land situated in the Henry Bentley Survey, Abstract Number 124 and the B.B.B. & C.R.R. Survey, Abstract Number 132, County of Collin, State of Texas, said tract being all of a called 30.45 acre tract as described in deed to Dorotha Cornelius, filed 24 April 2007, and recorded in county clerks number 07-000549120 of the deed records of the County of Collin, State of Texas, and said tract being part of a called 11.13 acre tract as described in deed to Cornelius Family Revocable Trust, filed 24 April 2007, and recorded In county clerks number 07¬000549090 of said deed records, and being more fully described as follows:

Beginning for the southwest corner of the tract being described herein at a found 1/2 inch rebar, said rebar being the southwest corner of said Cornelius 30 acre tract, some being the southeast corner of a called 99.028 acre tract as described in deed to Old Celina, Ltd filed 11 June 2002, and recorded in volume 5208 page 3408 of said deed records, said rebar also being on the north line of a called 73.558 acre tract as described in deed to Old Celina, Ltd, filed 11 June 2002, and recorded in volume 5208 page 3382 of said deed records;

Thence: North 00 degrees 28 minutes 22 seconds West, with the west line of said Cornelius 30 acre tract, and with the east line of said Old Celina 99 acre tract, a distance of 867.05 feet to a found 3/8 Inch rebar for the northwest corner of said Cornelius 30 acre tract, same being the southwest corner of a called 39.02 acre tract as described in deed to the City of Celina, filed 10 October 2000, and recorded in volume 4770 page 2324 of said deed records;

Thence: North 88 degrees 39 minutes 42 seconds East, with the south line of said City tract, a distance of 1561.03 feet to a set 1/2 inch steel square tubing for the southeast corner of said City tract, some being the southwest corner of a called 0.8024 acre tract as described in deed to the City of Celina; filed 01 September 2004, and recorded in volume 5744 page 4860 of said deed records;

Thence: North 88 degrees 29 minutes, 00 seconds East, with the south line of said City tract, a distance of 224.07 feet to a set 1/2 inch steel square tubing for the northeast corner of this tract, said tubing being on the west right of way line of Farm to Market Road Number 428, and said tubing being in a curve to the left having a central angle of 01 degrees 37 minutes 20 seconds, and a radius of 1190.91 feet and a chord bearing of South 40 degrees 42 minutes 20 seconds East, and a chord distance of 33.72 feet;

Thence: With said curve to the left and with the west line of said road an arc length of 33.72 feet to a set 1/2 inch steel square tubing for the end of said curve;

Thence: South 41 degrees 31 minutes 00 seconds East, with the west line of said road a distance of 20.40 feet to a set 1/2 inch steel square tubing for the start of a curve to the right having a central angle of 40 degrees 02 minutes 00 seconds, and a radius of 1101.03 feet, and a chord bearing of South 21 degrees 30 minutes 00 seconds East, and a chord distance of 753.75 feet;

Thence: With said curve to the right and with the west line of said road an arc length of 769.31 feet to a set 1/2 inch steel square. Tubing for the end of said curve;

Thence: South 01 degrees 29 minutes 00 seconds East, with the west line of said road, a distance of 129.80 feet to a set 1/2 inch steel square tubing for the southeast corner of this tract, same being the northeast corner of Exhibit “C” a called 28.15 acre tract as described in Partition Deed to Sandra Short Osborne, filed 12 March 1986, and recorded In volume 2325 page 801 of said deed records;

Thence: South 88 degrees 54 minutes 08 seconds West, with the north line of said Osborne tract, a distance of 1332.93 feet to a found 1 inch pipe by a pipe fence corner post for the northwest corner of Tract One a called 15.66 acre tract as described in deed to Jerry L. Moore, filed 24 October 1994; and recorded in county clerks number 94-0095870 of said deed records, same being the northeast corner of a called 16.141 acre tract as described in deed to Old Celina Ltd., filed 11 June 2002, and recorded in volume 5208 page 3366 of said deed records;

Thence: South 89 degrees 05 minutes 50 seconds West, with the north line of said Old Celina 16 acre tract, a distance of 759.97 feet to the POINT OF BEGINNING and containing 40.233 acres of land.

TRACT 2 (0.837 ACRES):

That certain tract of land conveyed to Old Celina, Ltd. by deed recorded by Instrument Number 20081203001382730, Deed Records, Collin County, Texas and being more particularly described as follows:

All that certain tract or parcel of land situated in the B.B.B. & C.R.R. Survey, Abstract Number 132, County of Collin, State of Texas, said tract being part of a called 11.13 acre tract as described in deed to Cornelius Family Revocable Trust, filed 24 April 2007, and recorded in county clerks number 07-000549090 of the deed records of the County of Collin, State of Texas, and being more fully described as follows:

Beginning for the southeast corner of the tract being described herein at a set 1/2 inch steel square tubing on the east line of said Cornelius tract in a county road said tubing being a southwest corner of a called 107.207 acre tract as described to deed to Martha Ann King and Peggy Sue Earthman filed 29 December 1992, and recorded in county clerks number 92-0091305 of said deed records, said tubing also being on the east right of way line of Farm to Market Road Number 428;

Thence: South 88 degrees 31 minutes 00 seconds West, with the east line of said road a distance of 45.05 feet to a set 1/2 inch steel square tubing for the start of a curve to the left having a central angle of 16 degrees 36 minutes 28 seconds, and a radius of 1191.03 feet, and a chord bearing of North 32 degrees 12 minutes 35 seconds West, and a chord distance of 344.03 feet;

Thence: With said curve to the left and with the east line of said road, an arc length 345.23 feet to a set 1/2 inch steel square tubing for the northwest corner of this tract, said tubing being in Collin County Road Number 56;

Thence: North 88 degrees 29 minutes 00 seconds East, with the north line of said Cornelius tract, and with said road a distance of 220.82 feet to a set ½ inch steel square tubing for the northeast corner of said Cornelius tract, and said tubing being on the west line of said King tract, said tubing also being at the intersection of said county roads;

Thence: South 01 degrees 29 minutes 00 seconds East, with the east line of said Cornelius tract, and with the west line of said King tract, and with the center of said county road, a distance of 295.86 feet to the POINT OF BEGINNING and containing 0.837 of an acre of land.

TRACT 3 (38.545 ACRES):

That certain tract of land conveyed to Old Celina, Ltd. by deed recorded by Instrument Number 2003-0231729, Deed Records, Collin County, Texas and being more particularly described as follows:

BEING a tract of land situated in Collin County, Texas and being in the Henry Bentley Survey, Abstract No. 124 and being A part of that certain tract of land known as Tract One, conveyed to Clifford Gee McKnight, as recorded in Volume 2430, Page 665, of the Deed Records of Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 2 ½ inch iron pipe found for corner, said corner being in the south, right-of-way line of F.M. Highway No. 455 (a public thoroughfare) and also being the northeast corner of a tract of land conveyed to Rex Glendenning, et ux, as recorded in Volume 4408, Page 1763, D.R.C.C.T.:

THENCE North 88 degrees 23 minutes 45 seconds East along said south right-of-way line, a distance of 885.98 foot to a 3/8-inch iron rod found for corner, said corner being the northwest corner of a tract of land conveyed to Hassan Badii, as recorded in Volume 2031, Page 943, D.R.C.C.T.;

THENCE South 00 degrees 48 minutes 00 seconds East along the west line of said Badii tract, and along the west line of a tract of land conveyed to Stephen Harold Mills, as recorded in Volume 4987, Page 3011. D.R.C.C.T. and the west line of a tract of land conveyed to the City of Celina, as recorded in Volume 4770, Page 2324, D.R.C.C.T., a distance of 2150.90 feet to a 5/8-inch iron rod found for an ell corner of said City of Celina tract;

THENCE South 89 degrees 02 minutes 12 seconds West along the most southerly north line of said City of Celina tract, a distance of 881.92 feet to 1/2-inch iron rod with cap stamped “ALLIANCE” found for corner, said corner being on the east line of the aforementioned Glendenning tract;

THENCE North 00 degrees 54 minutes 23 seconds West along the east line of said Glendenning tract, a distance of 2140.98 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 1,896,815 square feet or 43.545 acres of land.

SAVE AND EXCEPT the following 5.00 acres to the City of Celina for Park Purposes:

BEING all that certain tract or parcel of land situated in the H. BENTLEY SURVEY, Abstract No. 124 in the City of Celina, Collin County, Texas and being out of a 44.50 acre tract of land described in deed to Clifford Gee McKnight, recorded in Volume 2430, Page 665 of the Deed Records of Collin County, Texas (D.R.C.C.T.), and being more particularly described as follows:

BEGINNING of a 1/2-inch iron rod found at the southeast corner of said McKnight tract of land, being an ell corner for a 39.02 acre tract of land described in deed to the City of Celina, recorded in Volume 4770. Page 2324, D.R.C.C.T.;

THENCE S 89°03'24" W, along the common line of said McKnight and City of Celina tracts, a distance of 881.83 feet to a 1/2-inch iron rod found for a corner on the easterly line of a 99.028 acre tract of land described in deed to Rex Glendenning, recorded In Volume 4408, Page 1763, D.R.C.C.T.;

THENCE N 01°05'22" W, along the common line of said McKnight and Glendenning tracts, a distance of 246.81 feet to a 1/2-inch capped iron rod (stamped "SRA 3225") set for a corner;

THENCE N 89°03'24" E, departing said common line, a distance of 883.07 feet to a 1/2-inch capped iron rod (stamped "SRA 3225") set for a corner on the westerly line of the aforesaid City of Celina tract of land;

THENCE S 00°48'00" E, along the common line of said McKnight and City of Celina tracts, a distance of 246.81 feet to the POINT OF BEGINNING and containing 217,800 square feet or 5.000 acres of land, more or less.

Leaving a net area of 38.545 acres.

TRACT 4 (99.028 ACRES):

That certain tract of land conveyed to Old Celina, Ltd. by deed recorded by Instrument Number 2002-0098688, Deed Records, Collin County, Texas and being more particularly described as follows:

Being a tract of land situated on the Henry Bentley Survey, Abstract No. 124, Collin County, Texas, and also being all of a 52.807 acre tract and a 46.4818 acre tract conveyed to Douglas Barker d/b/a/ Barker Brothers Land Cattle Company as recorded in Volume 1343, page 599 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe found for corner at the northeast corner of said 46.4818 acre tract, said iron rod also being in the south right-of-way line of FM 455 (a 90' ROW);

THENCE South 01 degrees 04 minutes 43 seconds East a distance of 2150.13 feet to a 1/2 inch iron rod found for corner;

THENCE South 00 degrees 43 minutes 32 seconds East a distance of 1605.62 feet to a 1/2 inch iron rod found for corner in the north line of 73.558 acre tract as recorded in Volume 3965, Page 2169, D.R.C.C.T.;

THENCE South 88 degrees 18 minutes 39 seconds West following the north line of said 73.558 acres a distance of 824.02 feet to 2 inch iron pipe found for corner at the northeast corner of said 73.558 acre tract;

THENCE South 88 degrees 30 minutes 52 seconds West a distance of 2900.39 feet to wood fence post in the creek for corner;

THENCE North 00 degrees 59 minutes 11 seconds West a distance of 421.72 feet to 1/2 inch iron rod found for corner at the southwest corner of a 75.0307 acre tract as recorded in County Clerk No. 94-0092806 of Collin County, Texas;

THENCE North 87 degrees 43 minutes 39 seconds East following the south line of said 75.0307 acre tract a distance of 2922.26 feet to a 1 inch iron pipe found for corner at an ell corner of said 75.0307 acre tract;

THENCE North 00 degrees 48 minutes 41 seconds West following the east line of said 75.0307 acre tract a distance of 3339.14 feet to a 60d nail found for corner in County Road No. 8;

THENCE North 88 degrees 19 minutes 00 seconds East following said County Road No. 8 a distance of 75.37 feet to a 60d nail found for corner in the south ROW line of said FM No. 455, said 60d nail also being in a curve to the left with a chord bearing of South 80 degrees 57 minutes 03 seconds East and a chord distance of 241.64 feet;

THENCE along said curve to the left following the south ROW line of said FM No. 455 through a central angle of 21 degrees 27 minutes 53 seconds a radius distance of 648.80 feet and an arc distance of 243.06 feet to a 1/2 inch iron rod set for corner;

THENCE North 88 degrees 19 minutes 00 seconds East following the south ROW line of FM No. 455 a distance of 483.09 feet to the POINT OF BEGINNING and containing 4,313,677 square feet or 99.028 acres of land, more or less.

TRACT 5 (93.523 ACRES):

That certain tract of land conveyed to Old Celina, Ltd. by deed recorded by Instrument Number 2002-0098684, Deed Records, Collin County, Texas and being more particularly described as follows:

SITUATED in Collin County, Texas, in the George Wiley Survey, Abstract No. 988, and the Samuel McCullough Survey, Abstract No. 593, being a resurvey of the 73.32 acre FIRST TRACT and the SECOND TRACT as described in a deed from Annie S. Yager to T.S. Yager, et al dated August 7, 1981, recorded in Volume 1421, Page 15 of the Collin County, Deed Records, being described by metes and bounds as follows:

BEGINNING at an iron pipe found in the north R.O.W. line of Farm Road No. 428, at the northeast corner of the 1.622 acres R.O.W., Ref. V. 491, P. 47, at the southwest corner of the Rex Glendenning 73.558 acres, Ref. V. 3968, P. 2169;

Thence westerly with said north R.O.W, line (the north line of said 1.622 acres) as follows:

South 89 degrees 05 minutes west, 17.5 feet;

South 88 degrees 43 minutes west, 1552.31 feet with said north R.O.W. line (the north line of said 1.622 acres) to an iron pin set at the northwest corner of said 1.622 acres, and at the southeast corner of the Robert L. King 86.849 acres, Ref. V. 1560, P. 259;

Thence north 0 degrees 43 minutes 22 seconds west, 2594.58 feet with the west line of said 73.32 acre tract and the east line of said 86.849 acre tract to an iron pin set at the northwest corner of said 73.32 acre tract and the northeast corner of said 86.849 acres, same being in the south line of the Douglas Parker 99.288 acres;

Thence north 88 degrees 40 minutes east, 1569.81 feet with the north line of said 73.32 acre tract and the north line of said SECOND TRACT and with the south line of said 99.288 acres to a 2" iron pipe found at the northeast corner of said SECOND TRACT and the northwest corner of said 73.558 acre tract;

Thence south 0 degrees 43 minutes 23 seconds east, 2596.06 feet with the east line of said SECOND TRACT and the west line of said 73.558 acre tract to the PLACE OF BEGINNING and containing 93.523 acres of land.

TRACT 6 (16.141):

That certain tract of land conveyed to Old Celina, Ltd. by deed recorded by Instrument Number 2002-0098680, Deed Records, Collin County, Texas and being more particularly described as follows:

BEING a tract of land situated in the Samuel McCullough Survey, Abstract No, 593, Collin County, Texas and also being all of a 16 acre tract as recorded in County Clerks No. 94-0111727, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set for corner, said iron rod being in the North right of way line of F. M. 428, said iron rod also being the most southwest corner of a tract conveyed to Randall L. & wife Bonnie P. Moore as recorded in Volume 995, Page 219 of the Deed Records of Collin County, Texas;

THENCE North 89 degrees 04 minutes 23 seconds West following the north ROW line of said F.M. No. 428 a distance of 30.53 feet to a 1/2 inch iron rod found;

THENCE North 00 degrees 44 minutes 59 seconds East a distance of 2604.08 feet to a 1/2 inch iron rod found for corner,

THENCE South 89 degrees 26 minutes 08 seconds East a distance of 350.00 feet to a axle found for corner;

THENCE South 00 degrees 43 minutes 06 seconds West a distance of 1947.51 feet to a 1/2 inch iron rod found for corner in the north line of said Moore tract;

THENCE North 89 degrees 19 minutes 15 seconds West following the north line of said Moore tract a distance of 319.00 feet to a 1/2 inch iron rod set for corner;

THENCE South 0 degrees 53 minutes 01 seconds West following the west line of said Moore tract a distance of 657.40 feet to the POINT OF BEGINNING and containing 703,115 square feet or 16.141 acres of land.

TRACT 7 (73.558 ACRES):

That certain tract of land conveyed to Old Celina, Ltd. by deed recorded by Instrument Number 2002-0098683, Deed Records, Collin County, Texas and being more particularly described as follows:

BEING a tract of land situated in the Samuel McCullough Survey, Abstract No. 593, Collin County, Texas and also being part of a 73.32 acre tract as recorded in Volume 348, Page 8 of the Deed Records of Collin County, Texas, and also being all of a 21 acre tract as recorded in Volume 577, Page 246 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set for corner, said iron rod being in the North right of way line of F.M 428, said iron rod also being the most Southwest corner of a 16 acre tract as recorded in County Clerks No. 94-0111727;

THENCE North 89 deg. 04 min. 23 sec. West following the North ROW line of said F.M. No. 428 a distance of 1231.00 feet to a 1/2 inch square iron rod found for corner at the Southeast corner of a tract conveyed to T.S. Yager and wife, Margret Yager in Volume 1231, Page 724, D.R.C.C.T.;

THENCE North 00 deg. 41 min. 20 sec. East following the East line of said Yager tract a distance of 2596.00 feet to a 2 inch iron pipe found for corner;

THENCE South 89 deg. 26 min. 56 sec. East a distance of 1233.75 feet to a 1/2 inch iron rod found for corner at the Northwest corner of said 16 acre tract;

THENCE South 0 deg. 44 min. 59 sec. West following the West line of said 16 acres a distance of 2604.08 feet to the POINT OF BEGINNING and containing 3,204,198 square feet or 73.558 acres of land.

TRACT 8 (72.9923 ACRES):

That certain tract of land conveyed to Old Celina, Ltd. by deed recorded by Instrument Number 2002-0098682, Deed Records, Collin County, Texas and being more particularly described as follows:

BEING a tract of land situated in the Henry Bentley Survey, Abstract No. 124, Collin County, Texas, and being a portion of a 99.301 acre tract of land as conveyed to Russ W. Myers to 4M Development, Inc. as recorded in County Clerk's File No. 94-0092806, Land Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at the most northwest corner of said 99.301 acre tract, same being in an ell corner of County Road No. 8;

THENCE, along the west line of said 99.301 acre tract, same being the east line of a 36.92 acre tract as conveyed to George Menosky as recorded in Volume 1078, Page 7, Deed Records, Collin County, Texas, and the east line of a 2.589 acre tract as conveyed to Roscoe H. Brewer, as recorded in Volume 2139, page 221, Deed Records, Collin County, Texas, South 01 degrees 09 minutes 50 seconds East, a distance of 1003.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Pitts 4595" set for the POINT OF BEGINNING of the following described tract:

THENCE, along the south line of a 5.1038 acre tract conveyed to Darl Lynn Nigh and Frances Nigh, as recorded by County Clerk's File No. 96-0082006, Deed Records, Collin County, Texas, South 66 degrees 23 minutes 09 seconds East a distance of 470.05 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Pitts 4595" set for corner;

THENCE, continuing along the South line of said 5.1038 acre tract, South 01 degrees 04 minutes 28 seconds East, a distance of 31.35 feet, to a 1/2 inch iron rod with a yellow plastic cap stamped "Pitts 4595" set for corner;

THENCE, continuing along said South line, North 88 degrees 55 minutes 32 seconds East a distance of 366.53 feet, to a 1/2 inch iron rod with a yellow plastic cap stamped "Pitts 4595" set for corner on the West line of a 99.2888 acre tract of land conveyed to Douglas Barker, as recorded in Volume 1343, Page 599, Deed Records, Collin County, Texas;

THENCE, along said West line of a 99.2888 acre tract, South 00 degrees 46 minutes 58 seconds East a distance of 2,099.44 feet, to a 5/8 inch iron pipe found for the Southeast corner of said 99.301 acre tract and being an ell corner of said 99.2888 acre tract;

THENCE, along the North line of said 99.2888 acre tract, South 87 degrees 44 minutes 58 seconds West a distance of 2,922.24 feet, to a 1/2 inch iron rod found for corner;

THENCE, generally along a fence row, North 00 degrees 55 minutes 08 seconds West a distance of 788.48 feet, to a 1/2 inch iron rod found in the crotch of three large Hackberry trees at the junction of the evidence of an old North-South fence and evidence of an old fence from the East, and being on the South line of a 73.047 acre tract as conveyed to Douglas Barker, as recorded in Volume 1159, Page 423, Deed Records, Collin County, Texas;

THENCE, along the South line of said 73.047 acre tract, North 87 degrees 45 minutes 55 seconds East a distance of 2,144.18 feet, to a 5/8 inch iron rod found for the Southeast corner of said 73.047 acre tract;

THENCE, along the East line of said 73.047 acre tract, North 01 degrees 47 minutes 07 seconds West a distance of 437.83 feet, to a 1/2 inch iron rod with a yellow plastic cap stamped "Pitts 4595" set for corner;

THENCE, continuing along the East line of said 73.047 acre tract, North 01 degrees 09 minutes 50 seconds West a distance of 366.97 feet, to a 1/2 inch iron rod with a yellow plastic cap stamped "Pitts 4595" set for the Southwest corner of a 5.0227 acre tract as conveyed to Robert Jake Jones and Virginia C. Jones;

THENCE, along the South line of said 5.0227 acre tract, North 88 degrees 55 minutes 32 seconds East a distance of 365.91 feet, to a 1/2 inch iron rod with a yellow plastic cap stamped "Pitts 4595" set for the Southeast corner of said 5.0227 acre tract;

THENCE, along the East line of said 5.0227 acre tract, North 01 degrees 04 minutes 28 seconds West a distance of 438.70 feet, to the point of curvature of a curve to the left having a central angle of 65 degrees 18 minutes 41 seconds and a radius of 120.00 feet;

THENCE, continuing along said East line and said curve to the left, for an arc length of 136.79 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Pitts 4595" set for corner;

THENCE, along the North line of said 5.0227 acre tract, North 66 degrees 23 minutes 09 seconds West a distance of 326.99 feet, to the Northernmost corner of said 5.0227 acre tract;

THENCE, North 01 degrees 09 minutes 50 seconds West a distance of 66.08 feet, to the POINT OF BEGINNING and containing 72.9923 acres of land, more or less.

TRACT 9 (28.282 ACRES):

BEING that certain tract of land situated in the Samuel McCullough Survey, Abstract No. 593 and the BBB & CRR Co. Survey, Abstract No. 132, Collin County, Texas, and being all that certain tract of land conveyed to Old Celina, Ltd., by deed recorded in Volume 5208, Page 3371, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the Northeast corner of said Old Celina tract, same being the Southeast corner of that certain tract of land conveyed to Sandra Short Osborne, by deed recorded in Volume 2325, Page 801, Deed Records, Collin County, Texas, same being in the West right-of-way line of FM Highway 428 (variable width right-of-way);

THENCE along the common line of said Old Celina tract and said FM Highway 428 as follows:

South 01 deg. 29 min. 00 sec. East, a distance of 82.92 feet to a 1/2 inch iron rod found for angle point;

South 00 deg. 20 min. 00 sec. West, a distance of 316.00 feet to a 1/2 inch iron rod set with “Peiser & Mankin SURV” red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for angle point;

South 07 deg. 08 min. 00 sec. West, a distance of 264.40 feet to a 1/2 inch iron rod found for angle point;

South 18 deg. 24 min. 00 sec. West, a distance of 94.20 feet to a 1/2 inch iron rod found for the beginning of a curve to the right, having a radius of 773.50 feet and a central angle of 64 deg. 08 min. 34 sec.;

Along said curve to the right, an arc distance of 865.93 feet and a chord bearing and distance of South 57 deg. 30 min. 40 sec. West, 821.42 feet to a 1/2 inch iron rod found which bears North 79 deg. 49 min. 19 sec. East, 0.57 feet and a wooden highway monument bears South 70 deg. 08 min. 01 sec. West, 0.57 feet for angle point;

South 89 deg. 31 min. 00 sec. West, a distance of 216.62 feet to a 1/2 inch iron rod set for the Southwest corner of said Old Celina tract, same being the Southeast corner of that certain tract of land conveyed as Tract Two to Jerry L. Moore, by deed recorded in County Clerk’s File No. 94-0095870, Official Public Records, Collin County, Texas;

THENCE North 01 deg. 05 min. 30 sec. West, along the common line of said Old Celina tract and said Tract Two, passing the Northeast corner of said Tract Two, same being the Southeast corner of that certain tract of land conveyed as Tract One, said Jerry L. Moore tract, and continuing along the common line of said Old Celina tract and said Tract One, a total distance of 1561.28 feet to a 2 inch steel fence corner post which bears South 48 deg. 33 min. 13 sec. West, 0.59 feet for the Northwest corner of said Old Celina tract, same being the Southwest corner of aforesaid Osborne tract;

THENCE South 69 deg. 51 min. 27 sec. East, along the common line of said Old Celina tract and said Osborne tract, a distance of 1066.72 feet to the POINT OF BEGINNING and containing 28.282 acres of computed land, more or less.

TRACT 10 (157.54 ACRES):

That certain tract of land conveyed to Rex Keith Glendenning and wife, Sherese Marie Glendenning by deed recorded by Instrument Number 058722, Deed Records, Collin County, Texas and

That certain tract of land conveyed to Old Celina, Ltd. by deed recorded by Instrument Number 2002-0098687, Deed Records, Collin County, Texas and being more particularly described as follows:

SITUATED in the BBB & CRR Co. Survey, Abstract No. 132 in Collin County, Texas, and being a called 158.83 acre tract of land described in Substitute Trustee’s Deed recorded in Volume 2998, Page 196, of the Land Records of Collin County, Texas, being more particularly described by metes and bounds to-wit:

BEGINNING at a point at the intersection of the South line of the BBB & CRR Co. Survey, and the West R.O.W. line of the St. Louis - San Francisco and Texas Railroad;

THENCE SOUTH 89 degrees 52 minutes West with the South line of said survey, same being the centerline of County Road 55, 951.4 feet to an iron pin;

THENCE NORTH 0 degrees 37 minutes West with an old established fence being the East line of a tract of land described in Volume 2849 Page 861, 203.4 feet to a corner post;

THENCE SOUTH 89 degrees 39 minutes West with said fence, same being the North line of said tract 206.86 feet to a corner post;

THENCE SOUTH 0 degrees 18 minutes East with said fence 202.63 feet to an iron pin in the centerline of County Road 55;

THENCE SOUTH 89 degrees 52 minutes West with said road 1971.8 feet to an iron pin found;

THENCE NORTH 0 degrees 03 minutes West with said County Road 1196 feet to an iron pin found;

THENCE SOUTH 89 degrees 58 minutes East 45.25 feet to an iron pin found;

THENCE in a Northerly direction with the East R.O.W. line of FM Highway 428 as follows:

NORTH 0 degrees 13 minutes West 183.6 feet a concrete marker;

NORTH 2 degrees 49 minutes East 200.13 feet a concrete marker;

NORTH 1 degree 23 minutes West 468.59 feet to an iron pin found;

THENCE SOUTH 89 degrees 47 minutes 24 seconds East with an established fence 2048.6 feet to an iron pin found;

THENCE SOUTH 1 degrees 02 minutes West with a fence 283.82 feet to an iron pin found;

THENCE EASTERLY with an old fence as follows:

NORTH 89 degrees 43 minutes East 197.4 feet;

NORTH 88 degrees 35 minutes East 324 feet;

SOUTH 68 degrees 25 minutes East 205 feet;

SOUTH 82 degrees 14 minutes East 146.2 feet to an iron pin found;

THENCE NORTH 0 degrees 13 minutes East with a fence 962.42 feet to an iron pin found;

THENCE NORTH 88 degrees 56 minutes East with a fence 533.9 feet to an iron pin found;

THENCE SOUTH 0 degrees 06 minutes East 135.84 feet to an iron pin found;

THENCE SOUTH 87 degrees 45 minutes East 176.4 feet to an iron pin found in the West R.O.W. line of the St. Louis - San Francisco and Texas Railroad;

THENCE SOUTH 11 degrees 51 minutes West with said R.O.W line 2547 feet to the place of beginning, CONTAINING 157.54 acres.

TRACT 11 (0.976 ACRES)

BEING that certain tract of land situated in the B.B.B. & C. RR. Co. Survey, Abstract No. 132, Collin County, Texas, and being all that certain tract of land conveyed to Old Celina, Ltd., by deed recorded in Volume 5208, Page 3362, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set with “Peiser & Mankin SURV” red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for the Southeast corner of said Old Celina (Vol. 5208, Pg. 3362) tract, same being South 89 deg. 52 min. 00 sec. West, 951.40 feet from the intersection of the centerline of County Road No. 55 and the West line of S.L. & S. F. Railroad (Volume 128, Page 319), same

being in the approximate centerline of County Road No. 55, same being a South corner of that certain tract of land conveyed to Old Celina, Ltd., by deed recorded in Volume 5208, Page 3403, Deed Records, Collin County, Texas, same being in the North line of that certain tract of land conveyed to Old Celina, Ltd., by deed recorded in Volume 5398, Page 693, Deed Records, Collin County, Texas;

THENCE South 89 deg. 51 min. 34 sec. West, along the common line of said Old Celina (Vol. 5208, Pg. 3362) tract and said Old Celina (Vol. 5398, Pg. 693) tract, and along the approximate centerline of said County Road No. 55, a distance of 209.98 feet to a 1/2 inch iron rod set for the Southwest corner of said Old Celina (Vol. 5208, Pg. 3362) tract, same being a South corner of said Old Celina (Vol. 5208, Pg. 3403) tract;

THENCE along the common line of said Old Celina (Vol. 5208, Pg. 3362) tract and said Old Celina (Vol. 5208, Pg. 3403) tract as follows:

North 00 deg. 18 min. 00 sec. West, a distance of 202.63 feet to a 60D nail found for the Northwest corner of said Old Celina (Vol. 5208, Pg. 3362) tract;

North 89 deg. 39 min. 00 sec. East, a distance of 208.86 feet to a 4 inch cutoff bois d'arc fence post for the Northeast corner of said Old Celina (Vol. 5208, Pg. 3362) tract;

South 00 deg. 37 min. 00 sec. East, a distance of 203.40 feet to the POINT OF BEGINNING and containing 42,515 square feet or 0.976 acres of computed land, more or less.

TRACT 12 (68.112 ACRES):

That certain tract of land conveyed to Old Celina, Ltd. by deed recorded by Instrument Number 2003-0025612, Deed Records, Collin County, Texas and being more particularly described as follows:

BEING all that certain tract or parcel of land situated in the B.B.B. & C.R.R. Survey, Abstract No. 132, County of Collin, State of Texas; said tract being part of a called 81.85 acre tract as shown by Deed to E. L. Higgins, dated April 8, 1987, and recorded in Volume 2599, Page 900 of the Deed Records of the County of Collin, State of Texas, and being more fully described as follows:

BEGINNING for the Southwest corner of the tract being described herein at a found 1/2 inch rebar by a fence corner post, said rebar being the Southwest corner of said Higgins tract, and an ell corner of a called 157.83 acre tract as shown by Substitute's Deed and recorded in Volume 2998, Page 196 of said Deed Records;

THENCE North 00 degrees 43 minutes 13 seconds East, with the West line of said Higgins tract, a distance of 282.98 feet to a found 1/2 inch rebar for a corner;

THENCE North 00 degrees 17 minutes 49 seconds West, with the West line of said Higgins tract, a distance of 2303.19 feet to a found 1/2 inch rebar for a corner in Collin County Road Number 56 (a gravel surfaced public road);

THENCE South 85 degrees 53 minutes 29 seconds East, a distance of 19.49 feet to a found 1/2 inch rebar for a corner;

THENCE North 00 degrees 01 minutes 05 seconds East, with the West line of said Higgins tract, and in said road, a distance of 744.59 feet to a found 1/2 inch rebar for a corner;

THENCE South 87 degrees 53 minutes 54 seconds East, with the North line of said Higgins tract, and along the North line of Cedar Street (an asphalt surfaced public street), a distance of 672.70 feet to a set 1/2 inch steel square tubing for a corner;

THENCE South 00 degrees 01 minutes 29 seconds West, with the West line of a 10 foot wide concrete alley part of the way, a distance of 824.71 feet to a set 1/2 inch steel square tubing for a corner;

THENCE South 87 degrees 14 minutes 21 seconds East, with the South line of a 10 foot wide concrete alley part of the way, a distance 708.19 feet to a set 1/2 inch steel square tubing for a corner on the East line of said Higgins tract, and the West line of a called 22.74 acre tract as shown by Deed to E. L. Higgins dated April 8, 1987, and recorded in Volume 2599, Page 892 of said Deed Records;

THENCE South 00 degrees 00 minutes 40 seconds East, with the East line of said Higgins tract, and the West line of said 22.74 acre tract, a distance of 1562.30 feet to a found 1/2 inch rebar for a corner;

THENCE South 89 degrees 04 minutes 33 seconds West, with an old fence and tree line, a distance of 533.74 feet to a found 1/2 inch rebar for a corner;

THENCE South 00 degrees 06 minutes 14 seconds West, with an old fence and tree line, a distance of 963.27 feet to a set 1/2 inch steel square tubing for a corner;

THENCE North 76 degrees 30 minutes 57 seconds West, a distance of 411.39 feet to a set 1/2 inch steel square tubing for a corner;

THENCE South 87 degrees 43 minutes 31 seconds West, a distance of 186.92 feet to a set 1/2 inch steel square tubing for a corner;

THENCE South 89 degrees 58 minutes 09 seconds West, a distance of 268.63 feet to the POINT OF BEGINNING and containing 81.528 acres of land.

SAVE AND EXCEPT the following tract:

BEING a tract of land situated in the B.B.B. & C.R.R. Survey, Abstract No. 132, Collin County, Texas, and being part of a called 81.528 acre tract of land described in a deed to Rex Glendenning et ux, recorded as Instrument No. 94-0026252, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for corner at the Northwest corner of said 81.528 acre tract in the North line of Cedar Street;

THENCE south 87 degrees 53 minutes 54 seconds East, along the North boundary line of said 81.528 acre tract a distance of 672.70 feet to a l/2 inch iron rod set for corner at the Northeast corner thereof;

THENCE South 00 degrees 01 minutes 29 seconds West, mostly with the East boundary line of said 81.528 acre tract at a distance of 824.7l feet passing a 5/8 inch iron rod found for reference at an "ell" corner thereof and continuing for a total distance of 914.63 feet to a 1/2 inch iron rod set for corner in the South right-of-way line of a proposed future street;

THENCE North 87 degrees 15 minutes 08 seconds West, along the South right-of-way line of said street a distance of 115.05 feet to a 1/2 inch iron rod set for corner at the beginning of a curve to the right having a radius of 645.00 feet, a central angle of 22 degrees 25 minutes 00 seconds, and a chord which bears North 76 degrees 02 minutes 38 seconds West, a distance of 250.75 feet;

THENCE in a Northwesterly direction with said curving right-of-way an arc distance of 252.35 feet to a l/2 inch iron rod set for corner at the point of a reverse curve to the left having a radius of 555.00 feet, a central angle of 24 degrees 50 minutes 29 seconds, and a chord which bears North 77 degrees 15 minutes 23 seconds West, a distance of 238.75 feet;

THENCE in a Northwesterly direction along said curving right-of-way an arc distance of 240.63 feet to a l/2 inch iron rod set for corner;

THENCE North 89 degrees 40 minutes 38 seconds West, along the South right-of-way line of said proposed street a distance of 100.00 feet to a 1/2 inch iron rod set for corner in a West boundary line of said 81.528 acre tract;

THENCE North 00 degrees 17 minutes 49 seconds West, along a West boundary line of said 8l.528 acre tract a distance of 76.89 feet to a 1/2 inch iron rod set for corner at an "ell" corner thereof;

THENCE south 85 degrees 53 minutes 29 seconds East, a distance of 19.49 feet to a 1/2 inch iron rod set for corner at an interior corner thereof and being in a gravel road known as County Road No. 56;

THENCE North 00 degrees 01 minutes 05 seconds East, along a West boundary line of said 81.528 acre tract a distance of 744.59 feet to the PLACE OF BEGINNING and CONTAIN1NG 13.416 acres of land.

Leaving a net area of 68.112 acres.

TRACT 13 (22.741 ACRES):

That certain tract of land conveyed to Old Celina, Ltd. by deed recorded by Instrument Number 2003-0025612, Deed Records, Collin County, Texas and being more particularly described as follows:

BEING all that certain tract or parcel of land situated in the B.B.B. & C.R.R. Survey, Abstract Number 132, County of Collin, State of Texas; said tract being shown by Deed to E. L. Higgins, dated April 8, 1987, and recorded in Volume 2599, Page 892 of the Deed Records of the County of Collin, State of Texas, and being more fully described as follows:

BEGINNING for the Northeast corner of the tract being described herein at a set 1/2 inch steel square tubing by a fence corner post, said tubing being the Northeast corner of said Higgins tract, and on the West right-of-way line of the St. Louis, San Francisco & Texas Railroad;

THENCE South 11 degrees 58 minutes 12 seconds West, with the East line of said Higgins tract, and the West line of said Railroad right-of-way, a distance of 2313.40 feet to a set 1/2 inch steel square tubing for a corner;

THENCE South 73 degrees 35 minutes 22 seconds West, a distance of 20.00 feet to a set 1/2 inch steel square tubing for a corner;

THENCE South 29 degrees 22 minutes 23 seconds West, a distance of 320.00 feet to a set 1/2 inch steel square tubing for a corner;

THENCE South 88 degrees 37 minutes 53 seconds West, a distance of 62.38 feet to a fence corner post for the Southwest corner of said Higgins tract;

THENCE North 00 degrees 01 minutes 25 seconds East, with the West line of said Higgins tract, a distance of 135.91 feet to a found 1/2 inch rebar for a corner;

THENCE North 00 degrees 00 minutes 40 seconds West, with the West line of said Higgins tract, a distance of 1567.31 feet to a found 1/2 inch rebar for a corner;

THENCE North 00 degrees 02 minutes 00 seconds East, with the West line of said Higgins tract, a distance of 421.32 feet to a found 1/2 inch rebar for a corner;

THENCE North 89 degrees 30 minutes 57 seconds East, a distance of 311.57 feet to a fence corner post for a corner;

THENCE North 00 degrees 03 minutes 04 seconds West, a distance of 416.61 feet to a fence corner post for a corner;

THENCE North 89 degrees 15 minutes 06 seconds East, a distance of 407.15 feet to the POINT OF BEGINNING and containing 22.741 acres of land.

TRACT 14 (46.744 ACRES):

Being a tract of land situated in the Collin County School Land Survey, Abstract No. 167, Collin County, Texas and also being all that certain tract of land conveyed to Old Celina, Ltd., by deed recorded in Volume 5398, Page 693, Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail set with washer stamped “Peiser & Mankin SURV” (hereinafter referred to as mag nail set) for the Northeast corner of said Old Celina tract (Vol. 5398, Pg. 693), same being in the approximate centerline of County Road No. 55 (prescriptive right-of-way), same being in the westerly right-of-way line of S.L. & S.F. Railroad, as recorded in Volume 128, Page 319, said Deed Records, same being the Southeast corner of that certain tract of land conveyed to Old Celina, Ltd. by deed recorded in Volume 5208, Page 3403, said Deed Records;

THENCE South 11 deg. 43 min. 44 sec. West, along the common line of said Old Celina tract (Vol. 5398, Pg. 693) and said S.L. & S.F. Railroad right-of-way, passing at a distance of 61.35 feet, a 1/2 inch iron rod set with “Peiser & Mankin SURV” red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for reference, and continuing along the common line of said Old Celina tract (Vol. 5398, Pg. 693) and said S.L. & S.F. Railroad right-of-way, a total distance of 2810.81 feet to a 1/2 inch iron rod with “TX3258” cap found for the Southeast corner of said Old Celina tract (Vol. 5398, Pg. 693), same being the Northeast corner of that certain tract of land conveyed to Madeline Elizabeth Stone (no recording information found);

THENCE South 89 deg. 38 min. 16 sec. West, along the common line of said Old Celina tract (Vol. 5398, Pg. 693) and said Stone tract, a distance of 359.86 feet to a 1/2 inch iron rod set for the most southerly Southwest corner of said Old Celina tract (Vol. 5398, Pg. 693), same being in an easterly line of that certain tract of land conveyed to W/J CR 55 LP, by deed recorded in Instrument Number 20160620000775040, Official Public Records, Collin County, Texas, same being generally in County Road No. 1117 (prescriptive right-of-way);

THENCE North, along the common line of said Old Celina tract (Vol. 5398, Pg. 693) and said W/J tract, and generally along County Road No. 1117, a distance of 2331.25 feet to a 1/2 inch iron rod found for internal corner, same being the most easterly Northeast corner of said W/J tract;

THENCE along the common line of said Old Celina tract (Vol. 5398, Pg. 693) and said W/J tract as follows:

South 89 deg. 33 min. 55 sec. West, a distance of 623.63 feet to a 1/2 inch iron rod with “TX3258” cap found for the most westerly Southwest corner of said Old Celina tract (Vol. 5398, Pg. 693), same being an internal corner of said W/J tract;

North, passing at a distance of 359.87 feet, a 1/2 inch iron rod with “TX3258” cap found for reference, and continuing a total distance of 419.87 feet to a mag nail with washer set for the Northwest corner of said Old Celina tract (Vol. 5398, Pg. 693), same being the Northeast corner of said W/J tract, same being in the approximate centerline of aforesaid County Road No. 55, same being in the southerly line of aforesaid Old Celina tract (Vol. 5208, Pg. 3403);

THENCE North 89 deg. 42 min. 17 sec. East, along the common line of said Old Celina tract (Vol. 5398, Pg. 693) and said Old Celina tract (Vol. 5208, Pg. 3403) and the approximate centerline of said County Road No. 55, passing a southerly corner of said Old Celina tract (Vol. 5208, Pg. 3403), same being the Southwest corner of that certain tract of land conveyed to Old Celina, Ltd, by deed recorded in Volume 5208, Page 3362, aforesaid Deed Records, and continuing along the common line of said Old Celina tract (Vol. 5398, Pg. 693), and said Old Celina tract (Vol. 5208, Pg. 3362), passing the Southeast corner of said Old Celina tract (Vol. 5208, Pg. 3362), same being a southerly corner of said Old Celina tract (Vol. 5208, Pg. 3403), and continuing along the common line of said Old Celina tract (Vol. 5398, Pg. 693) and said Old Celina tract (Vol. 5208, Pg. 3403), passing the intersection of said County Road No. 1117 and said County Road No. 55, and continuing along the common line of said Old Celina tract (Vol. 5398, Pg. 693) and said Old Celina tract (Vol. 5208, Pg. 3403), a total distance of 1554.87 feet to the POINT OF BEGINNING and containing 46.744 acres of computed land, more or less.

TRACT 15 (49.985 ACRES):

That certain tract of land conveyed to Old Celina, Ltd. by deed recorded by Instrument Number 2002-0098686, Deed Records, Collin County, Texas and being more particularly described as follows:

BEING all that certain tract or parcel of land lying and being situated in Collin County, Texas, a part of the COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 167, and being and including all that certain tract said to contain 50.00 acres as described in a deed from Charlie Ann Tate Lewis to Shaul C. Baruch, Trustee, recorded in Volume 2751, Page 693 of the Land Records of Collin County, said tract or parcel of land is herein described as follows to wit:

BEGINNING at an 1/2 inch iron rod found on the West right-of-way line of State Highway No. 289 for the Northeast corner of said called 50.00 acre tract, said corner being on the North line of a called 118 acre tract described in a deed to L. L. Lewis recorded in Volume 206, Page 196 of the Deed Records of Collin County, said corner also being in the center of a County Road running in an Easterly and Westerly direction;

THENCE along the West right-of-way line of said State Highway No. 289, South 01 degrees 10 minutes 04 seconds East 831.09 feet to an 1/2 inch iron rod found for corner;

THENCE South 88 degrees 53 minutes 04 seconds West 208.08 feet to an 1/2 inch-iron rod found for corner;

THENCE South 01 degrees 05 minutes 21 seconds East 480.06 feet to an 1/2 inch iron rod found for corner, said corner being the Northeast corner of a called 66.115 acre tract described in a deed to Charlie Ann Tate Lewis as recorded in Volume 3049, Page 833 of the Land Records of Collin County;

THENCE South 88 degrees 49 minutes 17 seconds West along the South line hereof, common with the North line of said called 66.115 acre tract, a distance of 1667.09 feet to an 1/2 inch iron rod found In the East right-of-way line of the Burlington Northern and Santa Fe Railroad;

THENCE along last named line, North 10 degrees 40 minutes 49 seconds East 1337.71 feet to an 1 inch iron rod found in the center of said County Road;

THENCE North 88 degrees 45 minutes 30 seconds East a distance of 1601.17 feet to the PLACE OF BEGINNING and containing 49.985 acres of land, more or less.

TRACT 16 (3.305 ACRES):

That certain tract of land conveyed to Old Celina, Ltd. by deed recorded by Instrument Number 20060831001257540, Deed Records, Collin County, Texas and being more particularly described as follows:

All that certain tract or parcel of land situated in Lot B of Subdivision number 14 of the Collin County School Land Survey A-167, County of Collin State of Texas as shown on plat recorded in Volume 03, Page 118 of the Deed Records of Collin County, Texas, and said tract being the remaining tract of a called 118 acre tract as described in deed to L.L. Lewis filed 10 November 1916 and recorded in Volume 206, Page 196 of said Deed Records and being more fully described as follows:

Beginning for the northeast corner of the tract being described herein at a found 1/2 inch rebar with a plastic cap marked Alliance, said rebar being the northeast remainder corner of said Lewis tract, same being the most easterly southeast corner of a called 49.985 acre tract as described in deed to Old Celina. Ltd. filed 11 July 2002 and recorded in Volume 5208, Page 3398 of said Deed Records and said rebar being on the west line of State Highway Number 289;

Thence South 01 degrees 27 minutes 19 seconds East, with the west line of said highway a distance of 30.62 feet to a wood right of way monument for an angle point in the west line of said highway;

Thence South 01 degrees 56 minutes 18 seconds East, with the west line of said highway, a distance of 316.17 feet to a found 1/2 inch rebar with a plastic cap marked Alliance for an angle point in the west line of said highway;

Thence South 00 degrees 23 minutes 33 seconds East, with the west line of said highway a distance of 333.51 feet to a found 1/2 inch rebar with a plastic cap marked Alliance for the southeast remainder corner of said Lewis tract, same being the most easterly northeast corner of a called 66.020 acre tract as described in deed to Old Celina Ltd. filed 31 July 2003, and recorded in Volume 5471, Page 1109 of said Deed Records;

Thence South 88 degrees 49 minutes 36 seconds West, with the north line of said Old Celina 66 acre tract, a distance of 209.37 feet to a found 1/2 inch rebar with a plastic cap marked Alliance for the southwest remainder corner of said Lewis tract; same being an ell corner of said Old Celina 66 acre tract;

Thence North 01 degrees 10 minutes 27 seconds West, with the east line of said Old Celina 66 acre tract and passing the most northerly northeast corner of said Old Celina 66 acre tract, same being the most southerly southeast corner of said Old Celina 49.985 acre tract and continuing on said course with the east line of said Old Celina 49.985 acre tract a distance of 680.17 feet to a found 1/2 inch rebar with a plastic cap marked Alliance for the northwest remainder corner of said Lewis tract, same being an ell corner of said Old Celina 49.985 acre tract

Thence North 88 degrees 48 minutes 36 seconds East, with the south line of said Old Celina 49.985 acre tract a distance of 209.56 feet to the POINT OF BEGINNING and containing 3.305 acres of land, more or less.

TRACT 17 (66.020 ACRES):

That certain tract of land conveyed to Old Celina, Ltd. by deed recorded by Instrument Number 2003-0147019, Deed Records, Collin County, Texas and being more particularly described as follows:

Being a tract of land situated in the Collin County School Land Survey, Abstract No. 14, Abstract No. 167, Collin County, Texas, and being the same tract of land as described in the deed to Charlie Ann Tate Lewis according to the deed recorded in Volume 3049, Page 833 of the Deed Records of Collin County, Texas, (D.R.C.C.T.) and being more particularly described as follows:

BEGINNING of a 1/2 inch iron rod found at the northwest corner of said Lewis tract, said iron rod also lying on east right-of-way line of the S.L. & S.F. Railroad;

THENCE North 88 degrees 49 minutes 19 seconds East, along the common line of said Lewis tract, and a tract of land conveyed to Rex Glendenning according to the deed recorded in Volume 4476, Page 280 D.R.C.C.T. (for a distance of 1,667.42 feet to a ½ inch iron rod found at a common interior corner of same;

THENCE South 01 degrees 10 minutes 41 seconds East leaving said common line, for a distance of 197.35 feet to a 5/8 inch iron rod with cap stamped R.P.L.S. 5430 set for corner;

THENCE North 88 degrees 46 minutes 28 seconds East for a distance of 208.70 feet to a 5/8 inch iron rod with cap stamped R.L.P.S. 5430 set on the West right-of-way line of State Highway No. 289;

THENCE South 01 degrees 13 minutes 34 seconds East along said West right-of-way line, for a distance of 1,242.72 feet to a 5/8 iron rod with cap stamped R.P.L.S. 5430 set at the Southeast corner of the aforementioned Lewis tract;

THENCE South 88 degrees 53 minutes 32 seconds West leaving said west right-of-way line along the south line of said Lewis tract passing at a distance of 538.68 feet a ½ inch iron rod found near the intersection of a barbed wire fence, and continuing with said fence passing at a distance of 2,032.87 feet a 3/8 inch iron rod found, and continuing for a total distance of 2,179.17 feet to a 5/8 inch iron rod with cap stamped R.P.L.S. 5430 set at the southwest corner of said Lewis tract, and also lying on the east right-of-way line of the aforementioned S.L. & S.F. Railroad;

THENCE North 10 degrees 41 minutes 21 seconds East along said East right-of-way line, for a distance of 1,468.61 feet to the PLACE OF BEGINNING, and containing 2,875.811 square feet or 66.020 acres of land.

TRACT 18 (13.50 ACRES):

That certain tract of land conveyed to Old Celina, Ltd. by deed recorded by Instrument Number 2005-0130193, Deed Records, Collin County, Texas and being more particularly described as follows:

BEING a 13.50 acre tract of land situated in the COLLIN COUNTY SCHOOL LAND SURVEY NO. 14, ABSTRACT NO. 167, Collin County, Texas, and a portion of a called 38 acre tract of land as conveyed to Dan P. Stone, by deed recorded in Volume 831, Page 82, of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the Northeast corner of said called 38 acre tract, said point also being the Northwest corner of a called 16 acre tract of land as conveyed to Candice Chen, by deed recorded in Volume 5836, Page 545 of the Deed Records of Collin County, Texas, said iron rod also being in the South line of a tract of land conveyed to Old Celina, Ltd., by deed recorded in Volume 5471, Page 1109, of the Deed Records of Collin County, Texas;

THENCE South 00 degrees 58 minutes 32 seconds East, along the common line of said 38 acre tract, and said Chen tract as recorded in Volume 5836, Page 545, a distance of 473.70 feet to a point for corner;

THENCE North 90 degrees 00 minutes 00 seconds West, through the interior of said called 38 acre tract, a distance of 1244.34 feet to a point for corner, said point being in the East line of said called 38 acre tract, same being in the West line of a tract of land conveyed to Ayala Metro Park Properties, Ltd., as recorded in Volume 5431, Page 6738, of the Deed Records of Collin County, Texas;

THENCE North 00 degrees 19 minutes 12 seconds West, along the common line of said called 38 acre tract, and said Ayala Metro Park Properties, a distance of 473.64 feet to a 1/2 inch iron rod found for corner, said point being the Northwest corner of said called 38 acre tract, same being the Northeast corner of said Ayala Metro Park Properties, Ltd. tract, and being in the South line of said Old Celina, Ltd. tract;

THENCE South 90 degrees 00 minutes 00 seconds East, along the common line of said 38 acre tract, and said Old Celina, Ltd. tract, a

distance of 1238.92 feet to the POINT OF BEGINNING and containing 588,075 square feet or 13.50 acres of computed land, more or less.

TRACT 19 (5.502 ACRES):

Being a 5.502 acre tract of land situated in the Collin County School Land Survey No. 14, Abstract No. 167, Collin County, Texas, and a portion of a called 38 acre tract of land as conveyed to Don P. Stone, by deed recorded in Volume 831, Page 82, of the Deed Records of Collin County, Texas, and being all of that certain tract of land to Old Celina, Ltd., by deed recorded in Instrument No. 20060413000494090, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for the northeast corner of that certain tract of land to Old Celina, Ltd., by deed recorded in Volume 6003, Page 3933, said Deed Records, same being the northwest corner of a called 7.000 acre tract of land to Candice Chen (undivided 50% interest), by deed recorded in Volume 5836, Page 545, said deed records, same being the northwest corner of a called 7.000 acre tract of land to Yu Chen Kuo (undivided 50% interest), by deed recorded in Instrument Number 20131231001700860, said Official Public Records, said iron rod also being in the south line of a tract of land conveyed to Old Celina, LTD, by deed recorded in Volume 5471, Page 1109, of the Deed Records of Collin County, Texas;

THENCE South 00 deg. 58 min. 32 sec. East, along the common line of said Old Celina tract (Vol. 6003, Pg. 3933), and said Chen tract, a distance of 473.70 feet to a 1/2 inch iron rod set for the northeast corner of the herein described tract, same being the POINT OF BEGINNING;

THENCE South 00 deg. 58 min. 32 sec. East, along the common line of said Old Celina tract (Inst. No. 20060413000494090), and said Chen tract as recorded in Volume 5836, Page 545, passing at a distance of 93.16 feet a 3/8 inch iron rod found for the southwest corner of said Chen tract, same being the northwest corner of that certain tract of land to Candice Chen (undivided 62.5% interest), by deed recorded in Volume 5836, Page 552, said Deed Records, same being the northwest corner of that certain tract of land to Yu Chen Kuo (Tract 1, an undivided 37.5% interest), by deed recorded in Instrument No. 20131231001700870, said Official Public Records, and continuing along the common line of said Old Celina tract (Inst. No. 20060413000494090), and said Chen tract (Vol. 5836, Pg. 552), passing at a distance of 340.12 feet a 3/8 inch iron rod found for the southwest corner of said Chen tract (Vol. 5836, Pg. 552), same being the northwest corner of that certain tract of land to Candice Chen (undivided 62.5% interest), by deed recorded in Volume 5836, Page 560, said deed records, same being the northwest corner of that certain tract of land to Yu Chen Kuo (Tract 2, an undivided 37.5% interest), by deed recorded in Instrument No. 20131231001700870, said Official Public Records, and continuing a total distance of 846.30 feet to a 1/2 inch iron rod found for the southeast corner of said Old Celina tract (Inst. No. 20060413000494090), same being the southwest corner of said Chen tract (Vol. 5836, pg. 560), said point being in County Road No. 53;

THENCE South 89 deg. 43 min. 40 sec. West, along the common line of said Old Celina tract (Inst. No. 20060413000494090), and said County Road No. 53, a distance of 287.84 feet to a 1/2 inch iron rod set for the southwest corner of said Old Celina tract (Inst. No. 20060413000494090), same being the southeast corner of that certain tract of land to Equity Trust Company, Custodian FBO Sherese Glendenning, Account 200068343, by deed recorded in Instrument No. 20160621000778640, aforesaid Official Public Records;

THENCE North 00 deg. 19 min. 12 sec. West, along the common line of said Old Celina tract (Inst. No. 20060413000494090), and said Equity Trust Company tract, a distance of 847.56 feet to a 1/2 inch iron rod set for the northwest corner of said Old Celina tract (Inst. No. 20060413000494090), same being the northeast corner of said Equity Trust Company tract, same being in the south line of aforesaid Old Celina tract (Vol. 6003, Pg. 3933);

THENCE South 90 deg. 00 min. 00 sec. East, along the common line of said Old Celina tract (Inst. No. 20060413000494090), and said Old Celina tract (Vol. 6003, Pg. 3933, a distance of 278.16 feet to the POINT OF BEGINNING and containing 239,668 square feet or 5.502 acres of computed land.

TRACT 20 (9.426 ACRES):

That certain tract of land conveyed to Equity Trust Company, FBO Sherese Glendenning, Account #200068343 by deed recorded by Instrument Number 2016062100078640, Deed Records, Collin County, Texas and being more particularly described as follows:

Being a 9.426 acre tract of land situated in the COLLIN COUNTY SCHOOL LAND SURVEY NO. 14, ABSTRACT NO. 167, Collin County, Texas, and a portion of a called 38 acre tract of land as conveyed to Dan P. Stone, by deed recorded in Volume 831, Page 82, of the Deed Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 Inch iron rod found for the northeast corner of the said called 38 acre tract, said point also being the Northwest corner of a called 16 acre tract of land as conveyed to Candice Chen, by deed recorded In Volume 5836, Page 545, of the Deed Records of Collin County, Texas, said iron rod also being in the south line of a tract of land conveyed to Old Celina, Ltd., by deed recorded in Volume 5471, Page 1109, of the Deed Records of Collin County, Texas;

THENCE South 00 degrees 58 minutes 32 seconds East, along the common line of said Stone tract, and said Chen tract as recorded In Volume 5836, Page 545, a distance of 473.70 feet to a point for corner,

THENCE North 90 degrees 00 minutes 00 seconds West, 278.16 feet to the POINT OF BEGINNING;

THENCE South 00 degrees 19 minutes 12 seconds East, through the interior of said called 38 acre tract, a distance of 847.56 feet to a point for corner, said point being In the South line of said called 38 acre tract, same being in the center line of County Road No. 53, said point also being in the North line of a called 40 acre tract of land described by the deed recorded in Volume 682, Page 259, of the Deed Records of Collin County, Texas;

THENCE South 89 degrees 43 minutes 40 seconds West, along the common line of said 38 acre tract, and said called 40 acre tract, and the center line of County Road No. 53, a distance of 483.73 feet to a point for corner;

THENCE North 00 degrees 19 minutes 12 seconds West, along the West line of said called 38 acre tract, a distance of 849.86 feet to a point for corner;

THENCE North 90 degrees 00 minutes 00 seconds East, through the interior of said called 38 acre tract, a distance of 483.74 feet to the POINT OF BEGINNING and containing 410,545 square feet or 9.426 acres of computed land, more or less.

TRACT 21 (0.784 ACRES):

That certain tract of land conveyed to Old Celina, Ltd. by deed recorded by Instrument Number 20081212001412820, Deed Records, Collin County, Texas and being more particularly described as follows:

All that certain tract or parcel of land situated in Lot 8 of Subdivision 14 of the Collin County School Lands, Abstract Number 167, County of Collin, State of Texas, according to plat of the same recorded in volume 03 page 118 of the deed records of Collin County, Texas, said tract being part of the monumented tract on the ground of a called 8.772 acre tract as described to deed to Ryno Materials, Inc., filed 21 April 2006, and recorded in county clerks number 06-000536590 of the deed records of the County of Collin, State of Texas, and being more fully described as follows:

Beginning for the northeast corner of the tract being described herein at a found 3/8 inch rebar, said rebar being the northeast corner of said Ryno tract, same being the northwest corner of a called 7.646 acre tract as described in deed to Ayala Metro Park Properties, filed 04 June 2003, and recorded in volume 5431 page 6738 of said deed records, said rebar also being on the south line of a called 66.02 acre tract as described in deed to Old Celina, Ltd, filed 31 July 2005, and recorded in volume 5471 page 1109 of said deed records;

Thence: South 00 degrees 07 minutes 36 seconds West, with the monumented east line of said Ryno tract, a distance of 201.95 feet to a set 1/2 inch steel square tubing, for the southeast corner of this tract;

Thence: North 89 degrees 05 minutes 00 seconds West, a distance of 191.73 feet to a set 1/2 inch steel square tubing for the southwest corner of this tract, said tubing being on the west line of said Ryno tract, same being the east line of the Burlington Northern Railroad;

Thence: North 12 degrees 48 minutes 09 seconds East, with the east line of said railroad a distance of 206.40 feet to a set ½ inch steel square tubing for the northwest corner of said Ryno tract, same being the southwest corner of said Old Celina tract, and said tubing being South 20 degrees 24 minutes 28 seconds West, a distance of 5.89 feet from a found 1/2 inch rebar with a plastic cap

marked Wisdom 3646;

Thence: South 89 degrees 04 minutes 00 seconds East, with the north line of said Ryno tract, and with the south line of said Old Celina tract, a distance of 146.45 feet to the POINT OF BEGINNING and containing 0.784 of an acre of land.

TRACT 22 (5.500 ACRES):

BEING all that certain 5.500 acre tract of land situated in Lot 8 of Subdivision 14 of the Collin County School Land Survey No. 14, Abstract No. 167, Town of Celina, Collin County, Texas, same being all that certain tract of land conveyed to Equity Trust Company, Custodian FBO Rex Glendenning, Account #200068244, by Special Warranty Deed recorded in Instrument Number 20160621000778660, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the Northwest corner of said Equity Trust Company, Rex tract, same being the Southwest corner of that certain tract of land conveyed to Equity Trust Company, Custodian FBO Sherese Glendenning, Account #200068343, by Special Warranty Deed recorded in Instrument Number 20160621000778650, Official Public Records, Collin County, Texas, same being in the easterly line of S.L. & S.F. Railroad, per deed recorded in Volume 128, Page 319, Deed Records, Collin County, Texas;

THENCE North 89 deg. 57 min. 44 sec. East, along the common line of said Equity Trust Company, Rex tract, and said Equity Trust Company, Sherese tract, a distance of 292.60 feet to a 1/2 inch iron rod set for the Northeast corner of said Equity Trust Company, Rex tract, same being the Southeast corner of said Equity Trust Company, Sherese tract, same being in the West line of that certain tract of land conveyed to Ayala Metro Park Properties, LTD., by deed recorded in Volume 5431, Page 6738, Deed Records, Collin County, Texas;

THENCE South 00 deg. 49 min. 40 sec. East, along the common line of said Equity Trust Company, Rex tract, and said Ayala tract, passing at a distance of 648.22 feet a 1/2 inch iron rod with plastic cap marked Wisdom 3646 found for the Southwest corner of said Ayala tract, same being in the North line of County Road No. 53, and continuing a total distance of 674.50 to a point for the Southeast corner of said Equity Trust Company, Rex tract, same being in County Road No. 53;

THENCE South 89 deg. 57 min. 44 sec. West, along the common line of said Equity Trust Company, Rex tract, and said County Road No. 53, a distance of 393.80 feet to a point for the Southwest corner of said Equity Trust Company, Rex tract, same being in the easterly line of aforesaid Railroad tract;

THENCE along the common line of said Equity Trust Company, Rex tract, and said Railroad tract as follows:

North 11 deg. 51 min. 18 sec. East, passing at a distance of 24.11 feet, an 'X' cut found for reference, and continuing a total distance of 178.85 feet to a 1/2 inch iron rod with plastic cap marked Wisdom 3646 found for corner;

North 89 deg. 59 min. 49 sec. West, a distance of 50.06 feet to a 1/2 inch iron rod with plastic cap marked Wisdom 3646 found for corner;

North 11 deg. 50 min. 53 sec. East, a distance of 510.33 feet to the POINT OF BEGINNING and containing 239,580 square feet or 5.500 acres of computed land, more or less.

TRACT 23 (2.500 ACRES):

That certain tract of land conveyed to Equity Trust Company, custodian FBO Sherese Glendenning, Account #200068343Old Celina, Ltd. by deed recorded by Instrument Number 20160621000778650, Deed Records, Collin County, Texas and being more particularly described as follows:

All that certain tract or parcel of land situated in Lot 8 of Subdivision 14 of the Collin County School Lands, Abstract Number 167, County of Collin State of Texas, according to plat of the same recorded In volume 03 page 118 of the deed records of Collin County, Texas, said tract being part of the monumented tract on the ground of a called 8.772 acre tract as described in deed to Ryno Materials, Inc., filed 21 April 2006, and recorded In county clerks number 06-000536590 of the deed records of the County of Collin, State of Texas, and being more fully described as follows:

Beginning for the northeast corner of the tract being described herein at a set 1/2 inch steel square tubing, said tubing being on the monumented east line of said Ryno tract, and said tubing being South 00 degrees 07 minutes 36 seconds West, a distance of 201.95 feet from a found 3/8 inch rebar, said rebar being the northeast corner of said Ryno tract, same being the northwest corner of a called 7.646 acre tract as described in deed to Ayala Metro Park Properties, filed 04 June 2003, and recorded in volume 5431 page 6738 of said deed records, said rebar also being on the south line of a called 66.02 acre tract as described in deed to Old Celina Ltd., filed 31 July 2005, and recorded in volume 5471 page 1109 of said deed records;

Thence: South 00 degrees 07 minutes 36 seconds West, with the monumented east line of said Ryno tract, a distance of 449.72 feet to a set 1/2 inch steel square tubing for the southeast corner of this tract;

Thence: North 89 degrees 05 minutes 00 seconds West, a distance of 292.60 feet to a set 1/2 inch steel square tubing for the southwest corner of this tract, said tubing being on the west line of said Ryno tract, same being the east line of the Burlington Northern Railroad;

Thence: North 12 degrees 48 minutes 09 seconds East, with the east line of said railroad, a distance of 459.53 feet to a set 1/2 inch steel square tubing for the northwest corner of this tract;

Thence: South 89 degrees 05 minutes 00 seconds East, a distance of 191.75 feet to the POINT OF BEGINNING and containing 2.500 acres of land.

TRACT 24 (50.596 ACRES):

Being a tract of land situated in the Collin County School Land Survey, Abstract No. 167, Collin County, Texas and also being part of a 125.871 acre tract as recorded in Volume 5208, Page 3392 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the most westerly northwest corner of said Old Celina tract, same being the southwest corner of Lot 2, Block A, Cattleman's Crossing, according to the plat thereof recorded in Volume R, Page 70, Plat Records, Collin County, Texas, same being in the east right of way line of State Highway No. 289 (variable width right of way);

THENCE North 88 deg. 04 min. 32 sec. East along the common line of said Old Celina tract and said Lot 2, a distance of 372.79 feet to a 1/2 inch iron rod set with "PEISER & MANKIN SURV." red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for an internal corner of said Old Celina tract, same being the southeast corner of said Lot 2;

THENCE North 18 deg. 11 min. 00 sec. East, continuing along the common line of said Old Celina tract and said Lot 2, passing the northeast corner of said Lot 2, same being the southeast corner of County Road No. 98 (Volume R, Page 70) and continuing along the common line of said Old Celina tract and County Road No. 98, a total distance of 602.60 feet to a 1/2 inch iron rod set from which a 1/2 inch iron rod found bears South 04 deg. 02 min. 58 sec. East, 0.41 feet for the most northerly northwest corner of said Old Celina tract, same being in the south line of that certain tract of land conveyed to W.C. Miller & Will Miller III according to the deed recorded in Volume 814, Page 808, aforesaid Deed Records;

THENCE North 88 deg. 04 min 32 sec. East, along the common line of said Old Celina tract and said Miller tract, a distance of 151.20 feet to 5/8 inch iron rod found for the southeast corner of said Miller tract, same being the southwest corner of that certain 65.92 acre tract of land conveyed to Old Celina Ltd, by deed recorded in Instrument Number 20080612000710680, Official Public Records, Collin County, Texas;

THENCE North 88 deg. 56 min. 39 sec. East, along the common line of said Old Celina tract (5208,3392) and said Old Celina tract (20080612000710680), a distance of 1312.82 feet to a 1/2 inch iron rod set from which a 1/2 inch iron rod found bears South 21 deg. 57 min. 46 sec. West, 0.59' for the northeast corner of said Old Celina tract (5208,3392), same being an internal corner of said Old Celina tract (20080612000710680);

THENCE South 01 deg. 01 min. 35 sec. East, along the common line of said Old Celina tract (5208, 3392) and said Old Celina tract (20080612000710680), a distance of 1205.29 feet to a 1/2 inch iron rod set from which a 1/2 inch iron rod found that bears South 59 deg. 40 min. 59 sec. West, 0.99 feet for the southeast corner of said Old Celina tract (5208,3392), same being the northeast corner

of that certain tract of land conveyed to Old Celina Ltd, according to the deed thereof recorded in Volume 5574, Page 1151, aforesaid Deed Records;

THENCE South 89 deg. 56 min. 19 sec. West, along the common line of said Old Celina tract (5208, 3392) and said Old Celina tract (5574, 1151) a distance of 2266.24 feet to a 1/2 inch capped iron rod found stamped with "RPLS 4613" for the southwest corner of said Old Celina tract (5208, 3392), same being the northwest corner of said Old Celina tract (5574, 1151), same being in the east right of way line of aforesaid State Highway No. 289;

THENCE along the common line of said Old Celina tract (5208, 3392) and said State Highway No. 289, as follows:

North 18 deg. 10 min. 56 sec. East, a distance of 24.17 feet to a 1/2 inch iron rod set for angle point;

North 19 deg. 19 min. 00 sec. East, a distance of 254.08 feet to a 1/2 inch iron rod found for corner;

North 89 deg. 46 min. 00 sec. East, a distance of 103.11 feet to a 3" TxDot Aluminum disk found for internal angle of Old Celina tract (5208, 3392);

North 02 deg. 20 min. 00 sec. West, a distance of 35.64 feet to a 1/2 inch iron rod set for angle point;

North 04 deg. 18 min. 00 sec. West, a distance of 170.90 feet to a 1/2 inch iron rod found for angle point;

North 18 deg. 11 min. 00 sec. East, a distance of 122.11 feet to an angle point;

North 12 deg. 28 min. 00 sec. East, a distance of 8.23 feet to the POINT OF BEGINNING and containing 50.596 acres of computed land, more or less.

TRACT 26 (70.802 ACRES):

That certain tract of land conveyed to Old Celina, Ltd. by deed recorded by Instrument Number 2003-0247939, Deed Records, Collin County, Texas and being more particularly described as follows:

SITUATED in the State of Texas, County of Collin, being part of the Collin County School Land Survey, Abstract No. 167, being the resurvey of a called 70.00 acre tract of land recorded in Volume 2868, Page 203 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found marking the northeast corner of said 70.00 acre tract, the southeast corner of a 55.718 acre tract surveyed by David Surdukan dated October 4, 1999, said beginning corner also being in the west line of a 74.00 acre tract recorded in Volume 314, Page 534 of the Collin County Deed Records;

THENCE with the east line of said 70.00 acre tract and the west line of said 74.00 acre tract as follows:

South 00 degrees 39 minutes 50 seconds East, 557.47 feet;

South 09 degrees 53 minutes 25 seconds West, 11.80 feet;

South 01 degrees 00 minutes 34 seconds East, 860.79 feet to a railroad spike found in the asphalt of County Road No. 91 marking the southeast corner of said 70.00 acre tract and being in the north line of a 21.970 acre tract recorded under Volume 4388, Page 2079 of the Collin County Land Records;

THENCE along County Road No. 91, the south line of said 70.00 acre tract, the north line of said 21.970 acre tract and the north line of 10.476 acre tract recorded in Volume 788, Page 714 of the Collin County Deed Records, South 88 degrees 29 minutes 47 seconds West, 1302.22 feet to a railroad spike found marking the most southerly southeast corner of said 70.00 acre tract;

THENCE with a west line of said 70.00 acre tract and an east line of a 40.886 acre tract recorded under County Clerk No. 93-0018472 of the Collin County Land Records, North 01 degrees 05 minutes 25 seconds West, 428.80 feet to a 5/8-inch iron rod found marking the most northerly northeast corner of said 40.886 acre tract;

THENCE with a south line of said 70.00 acre tract and the north line of said 40.886 acre tract, South 88 degrees 24 minutes 24 seconds West, 777.67 feet to a 1/2 inch iron rod found marking the southeast corner of an abandoned 60-foot road right-of-way;

THENCE with the south line of said abandoned road right-of-way, South 88 degrees 26 minutes 57 seconds West, 544.48 feet to a 3/8-inch iron rod found in the east right-of-way line of State Highway 289 (variable R.O.W.) marking the southwest corner of said road abandonment;

THENCE with the east right-of-way line of State Highway No. 289 and the west line of said 70.00 acre tract as follows:

North 17 degrees 47 minutes 47 seconds East, 63.75 feet to a 1/2-inch iron found;

North 17 degrees 14 minutes 00 seconds East, 284.05 feet to a ½-inch iron rod set;

North 18 degrees 11 minutes 00 seconds East, 775.83 feet to a 1/2-inch iron rod found marking the northwest corner of said 70.00 acre tract and the southwest corner of the aforementioned 55.718 acre tract;

THENCE with the north line of said 70.00 acre tract and the south line of said 55.718 acre tract, North 89 degrees 56 minutes 19 seconds East, 2266.24 feet to the point of beginning and containing 70.802 gross acres of land.

TRACT 27 (9.425 ACRES):

That certain tract of land conveyed to Equity Trust Company, custodian FBO Rex Glendenning, Account #200068344 by deed recorded by Instrument Number 20160621000778670, Deed Records, Collin County, Texas and being more particularly described as follows:

BEING a 9.426 acre tract of land situated in the Collin County School Land Survey No. 14, Abstract No. 167, Collin County, Texas, and a portion of a called 38 acre tract of land as conveyed to Don P. Stone, by deed recorded in Volume 831, Page 82, of the Deed Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for the northeast corner of the said called 38 acre tract, said point also being the Northwest corner of a called 16 acre tract of land as conveyed to Candice Chen, by deed recorded In Volume 5836, Page 545, of the Deed Records of Collin County, Texas, said iron rod also being in the south line of a tract of land conveyed to Old Celina, Ltd. by deed recorded in Volume 5471, Page 1109, of the Deed Records of Collin County, Texas;

THENCE South 00 degrees 58 minutes 32 seconds East, along the common line of said Stone tract, and said Chen tract as recorded in Volume 5836, Page 545, a distance of 473.70 feet to a point for corner;

THENCE North 90 degrees 00 minutes 00 seconds West, through the interior of said called 38 acre tract, a distance of 761.90 feet to a point for corner, said point being the POINT OF BEGINNING;

THENCE South 00 degrees 19 minutes 12 seconds East, through the interior of said called 38 acre tract, a distance of 849.86 feet to a point for corner, said point being in the South line of said called 38 acre tract, same being in the center line of County Road No. 53, same being in the north line of a called 40 acre tract of land described by the deed recorded in Volume 682, Page 259, of the Deed Records of Collin County, Texas;

THENCE South 89 degrees 43 minutes 40 seconds West, along the common line of said 38 acre tract, and said called 40 acre tract, and the center line of County Road No. 53, a distance of 482.43 feet to a 1/2 inch iron rod found for corner, said point being in the Southwest corner of said called 38 acre tract;

THENCE North 00 degrees 19 minutes 12 seconds West, along the West line of said called 38 acre tract, passing the Southeast corner of a tract of land conveyed to Ayala Metro Park Properties, Ltd., as recorded in Volume 5431, Page 6738 of the Deed Records of Collin County Texas, at a distance of 22.29 feet, and continuing along the common line of said called 38 acre tract, and said Ayala Metro Park Properties, Ltd tract, a total distance of 852.15 feet to a point for corner;

THENCE North 90 degrees 00 minutes 00 seconds East, through the interior of said called 38 acre tract, a distance of 482.44 feet to the POINT OF BEGINNING and containing 410,551 square feet or 9.425 acres of computed land, more or less.

TRACT 28 186.653 ACRES):

That certain tract of land conveyed to Old Celina, Ltd. by deed recorded by Instrument Number 20080612000710680, Deed Records, Collin County, Texas and being more particularly described as follows:

BEING a tract of land situated in the H. C. Routh Survey, Abstract No. 765, J. K. Rice Survey, Abstract No. 767, Samuel Queen Survey, Abstract No. 731 and the Collin County School Land Survey, Abstract No. 167, Collin County, Texas, and also being part of a 66.12 acre tract (Tract 1), part of a 50 acres tract (Tract 2), all of a 74 acre tract (Tract 4), and all of a 0.193 acre tract (Tract 5) as conveyed to the O & M Church Family Limited Partnership and recorded in Volume 5244, Page 3049 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a railroad spike found for corner at the southwest corner of said 74 acre tract (Tract 4), said railroad spike also being at the southeast corner of a 70.802 acre tract as conveyed to Old Celina, LTD. and recorded in Volume 5574, Page 1151, D.R.C.C.T, said railroad spike also being in County Road No. 91;

THENCE North 00 degrees 31 minutes 12 seconds East following the east line of said 70.802 acre tract a distance of 860.88 feet to a wood fence post for corner;

THENCE North 11 degrees 25 minutes 11 seconds East following the east line of said 70.802 acre tract a distance of 11.80 feet to a wood fence post found for corner;

THENCE North 00 degrees 51 minutes 56 seconds East following east line of said 70.802 acre tract a distance of 557.47 feet to a 1/2 inch iron rod found for corner at the northeast corner of said 70.802 acre tract, said corner also being the southeast corner of a 55.718 acre tract as conveyed to Rex Glendenning and recorded in Volume 4551, Page 1839, D.R.C.C.T.;

THENCE North 00 degrees 30 minutes 11 seconds East following the east line of said 5.718 acre tract a distance of 1205.28 feet to a 5/8 inch iron rod found for corner at the northeast corner of said 55.718 acre tract, said Iron rod also being in the south line of said 66.12 acre tract (Tract 1);

THENCE North 89 degrees 32 minutes 10 seconds West following the north line of said 55.718 acre tract a distance of 1312.90 feet to a 5/8 inch iron rod found for corner at the southwest corner of said 66.12 acre tract (Tract 1), said iron rod being the southeast corner of a 8.755 acre tract as conveyed to W.C. Miller & Will C. Miller III, and recorded in Volume 814, page 808, D.R.C.C.T.;

THENCE North 00 degrees 04 minutes 15 seconds East following the east line of said 8.755 acre tract a distance of 508.56 feet to a 1/2 inch iron rod found for corner;

THENCE North 5 degrees 50 minutes 15 seconds East following the east line of said 8.755 acre tract a distance of 38.47 feet to a 1/2 inch iron rod found for corner;

THENCE North 1 degree 53 minutes 16 seconds West following the east line of said 8.755 acre tract a distance of 373.34 feet to a 1/2 inch iron rod found for corner;

THENCE North 55 degrees 47 minutes 12 seconds East following the east line of said 8.755 acre tract a distance of 231.06 feet to a 1/2 inch iron rod set for corner the south Right Of Way line of F.M. No. 455 (90' ROW), said iron rod also being in a curve to the right with a chord bearing of North 87 degrees 11 minutes 02 seconds East a chord distance of 157.62 feet;

THENCE along said curve to the right following the south ROW line of said F.M. No. 455 through a central angle of 6 degrees 30 minutes 46 seconds a radius distance of 1387.42 and an arc distance of 157.71 feet to a 1/2 inch iron rod set for corner;

THENCE South 89 degrees 33 minutes 34 seconds East following the south ROW line of said F.M. No. 455 a distance of 1964.84 feet to a 1/2 inch iron rod set for corner at the beginning of a curve to the right with a chord bearing of South 44 degrees 34 minutes 04 seconds East a chord 386.46 distance of feet;

THENCE along said curve to the right following the south ROW line of said F.M. No. 455 through a central angle of 89 degrees 59 minutes 00 seconds a radius distance of 273.31 feet and an arc distance of 429.23 feet to a 1/2 inch iron rod set for corner;

THENCE South 00 degrees 25 minutes 26 seconds West following the south ROW line of add F.M. No. 455 a distance of 444.32 feet to a 1/2 inch iron rod set for corner at the beginning of a curve to the left with a chord bearing of South 44 degrees 29 minutes 34 seconds East a chord distance of 513.05 feet;

THENCE along said curve to the left following the south ROW line of said F.M. No. 455 through a central angle of 89 degrees 50 minutes 00 seconds a radius distance of 363.31 feet and an arc distance of 569.63 feet to a 1/2 Inch iron rod set for corner;

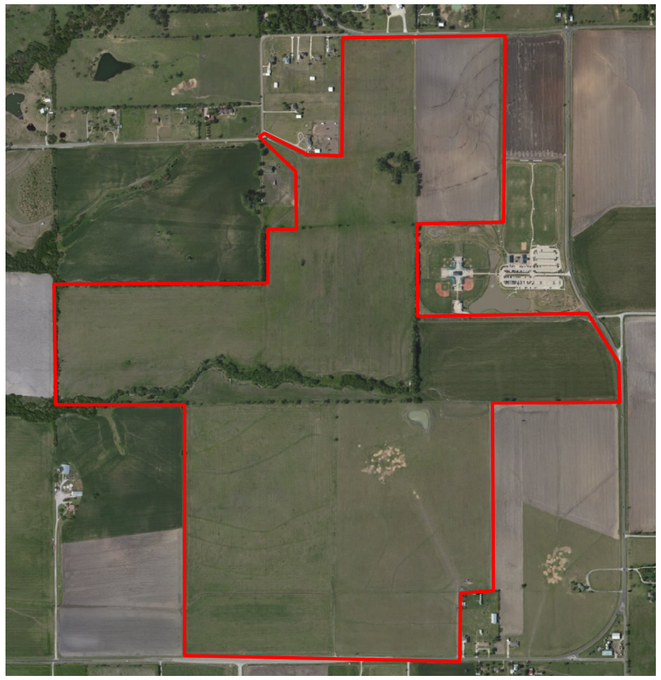
THENCE South 89 degrees 24 minutes 34 seconds East following south ROW line of East No. following south ROW line of F.M. No. 455 a distance of 436.80 feet to a 1/2 inch iron rod set for corner;

THENCE South 00 degrees 23 minutes 49 seconds West a distance 1311.93 feet to a 1/2 inch iron and set for corner;

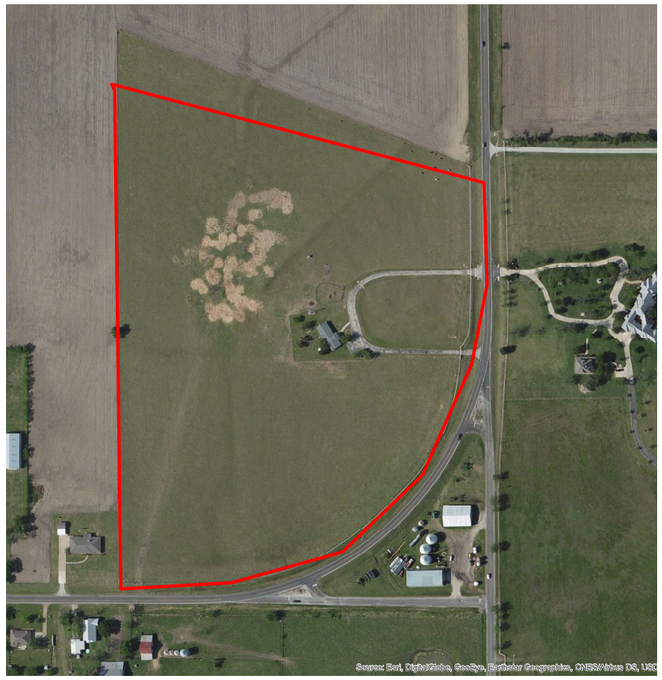
THENCE South 01 degrees 01 minutes 35 seconds West a distance of 1295.11 feet to a railroad spike set for corner in County Road No. 91;

THENCE North 89 degrees 45 minutes 26 seconds West following CR. No. 91 a distance of 2053.69 feet to the POINT OF BEGINNING and containing 8,130,588 square feet or 186.653 acres of land, more or less.

1



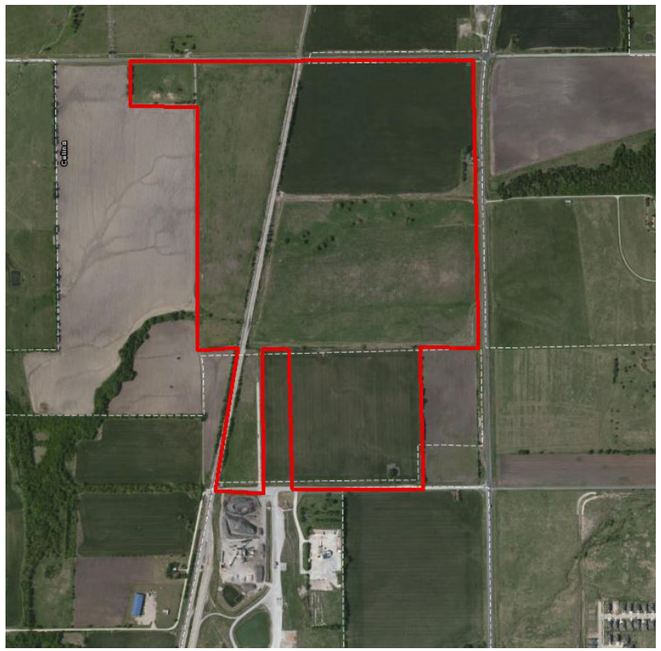
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3



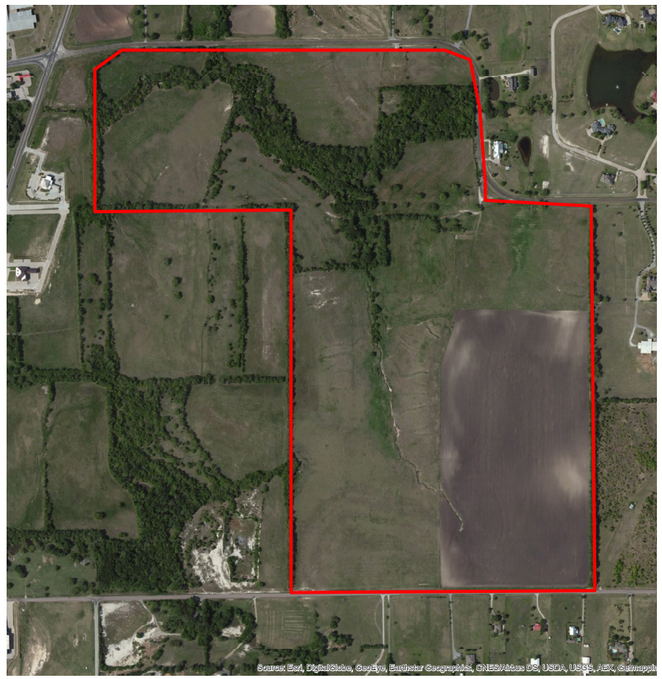
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5



6



Land Use

The majority of land within the TIRZ is currently vacant, with a few parcels containing single-family homes.

Method of Relocating Persons to be Displaced

It is not anticipated that any persons will be displaced or need to be relocated as result of implementing the TIRZ.

Labels on pictures correspond to the tract labels in the Feasibility Analysis and anticipated development chart - both contained herein.

Zoning

The property within the TIRZ is proposed Planned Development (PD) and Community Facilities (CF).

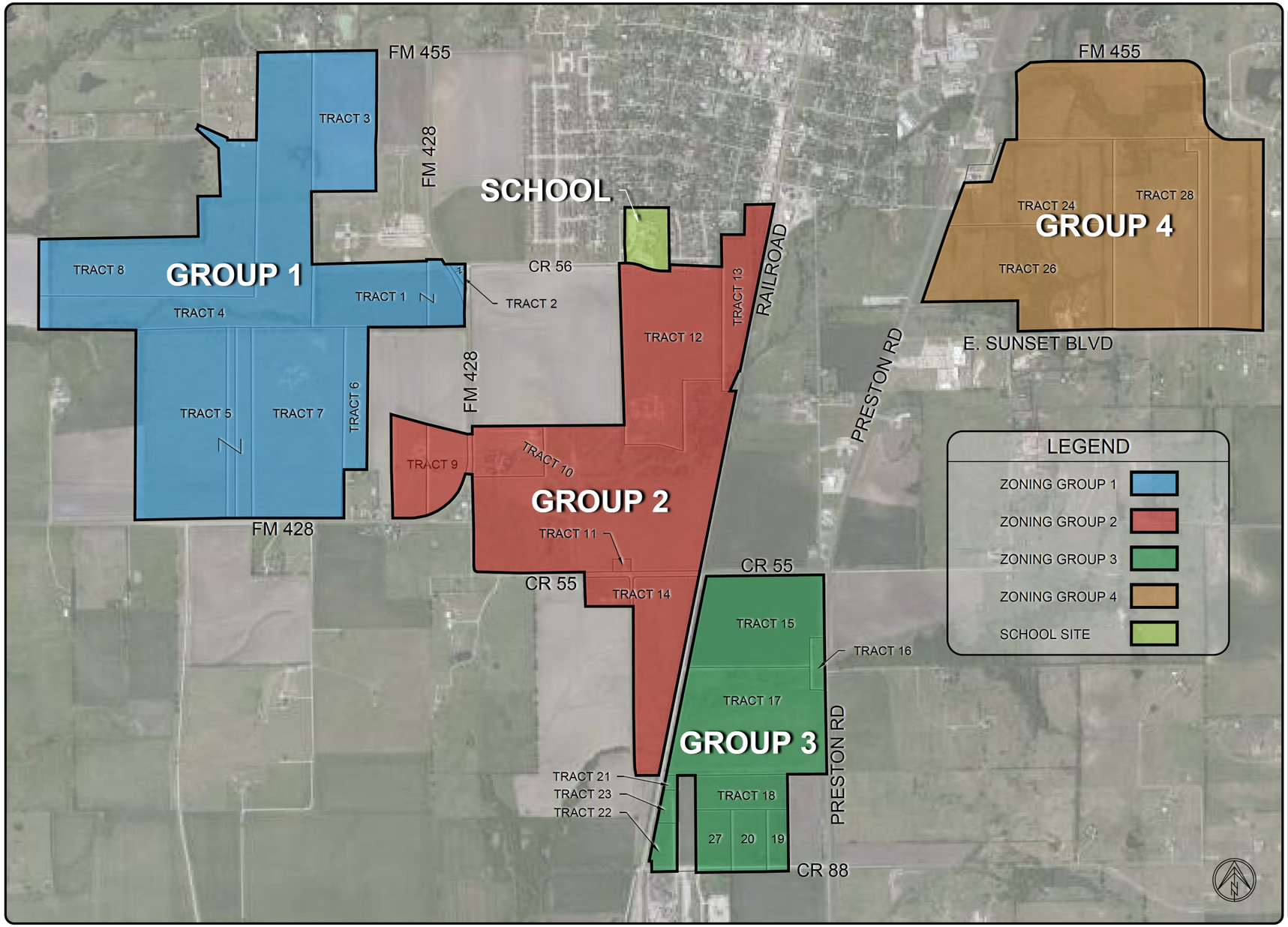
Group 1
Planned Development zoning district with base zoning designations of MU-2, Regional Mixed Use zoning district, I-1, Light Industrial zoning district, and SF-R, Single Family Residential zoning district

Group 2
Planned Development zoning district with base zoning designations of MU-2, Regional Mixed Use zoning district, I-1, Light Industrial zoning district, and SF-R, Single Family Residential zoning district

Group 3
Planned Development zoning district with base zoning designations of MU-2, Regional Mixed Use zoning district, I-1, Light Industrial zoning district, and SF-R, Single Family Residential zoning district

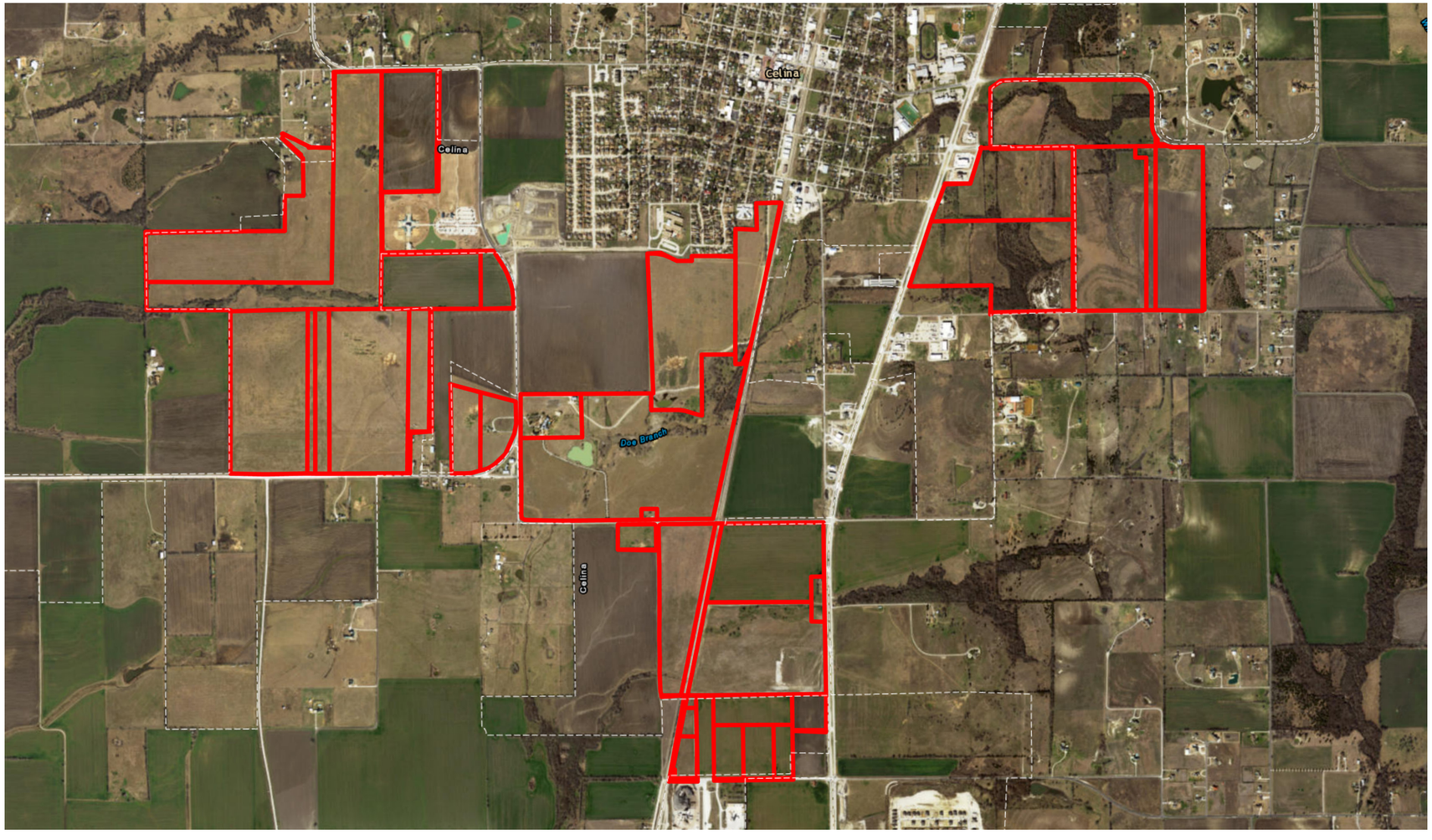
Group 4
Planned Development zoning district with base zoning designations of MU-2, Regional Mixed Use zoning district, I-1, Light Industrial zoning district, and SF-R, Single Family Residential zoning district

School Site
Community Facilities zoning district



Ownership Information

At the time of the TIRZ creation, there were 40 different parcels within TIRZ #5 with 4 different account owners and a 2016 taxable base value of $1,146,231. Exhibit A details the 2016 Ownership and base value



Chapter 311 of the Texas Tax Code

Sec. 311.002.

(1) “Project costs” means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. “Project costs” include:

(A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;

(B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;

(C) real property assembly costs;

(D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;

(E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;

(F) relocation costs;

(G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;

(H) interest before and during construction and for one year after completion of construction, whether or not capitalized;

(I) the cost of operating the reinvestment zone and project facilities;

(J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;

(K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and

(L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #5 that will be financed in part by incremental real property tax generated within the TIRZ. All public works and public infrastructure financed by the zone will be located within the boundaries of the zone. The table below lists the proposed project costs. Project cost allocations will occur during the term of the TIRZ as market conditions require public infrastructure investment. It is anticipated that the individual TIRZ project costs will be evaluated on a case-by-case basis consistent with Chapter 311, Section 311.002, and brought forward to the TIRZ Board and City Council for consideration.

Project Costs			
Water Facilities and Improvements	$	37,076,015	15.00%
Sanitary Sewer Facilities and Improvements	$	29,660,812	12.00%
Storm Water Facilities and Improvements	$	29,660,812	12.00%
Street and Intersection Improvements	$	93,083,546	37.66%
Celina Parkway - Land & Construction	$	5,000,000	2.02%
Open Space, Park and Recreation Facilities and Improvements	$	24,717,344	10.00%
Economic Development Grants	$	24,717,344	10.00%
Administrative Costs	$	2,471,734	1.00%
Pre-Development Costs: TIRZ planning, creation & professional costs incurred to date	$	785,828	0.32%
TOTAL	$	247,173,435	100.00%

The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item.

Non-Project Costs
It is anticipated that additional costs will be expended by the private sector as new development occurs. The estimated non-project costs are estimated as $3,951,416,500 per the Anticipated Development Assumptions, utilizing 2023 taxable values.

Anticipated Development

There are several projects anticipated to be developed within TIRZ #5 including retail, office, multi-family and single-family developments. The table below provides an overview of potential developments that we believe will occur during the life of the TIRZ along with estimated project completion dates and anticipated stabilization years.

Anticipated Revenue Summary

Based upon the assumptions below, the anticipated gross revenue of TIRZ #5 over its 40 year life is $247,173,435.

Tract	Name	Type	SF/Units	Delivery Year	Stabilization Year	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
1	Single Family	SFR	396	2026	2030	$1,000,000	$396,000,000	$0	$0
1	Town Homes	Townhome	211	2032	2036	$450,000	$94,950,000	$0	$0
1	Multifamily - A	MFR	690	2027	2029	$150,000	$103,500,000	$0	$0
1	Multifamily - B	MFR	296	2029	2031	$150,000	$44,400,000	$0	$0
1	Office	Office	2,247,000	2035	2037	$250	$561,750,000	$0	$0
1	Retail - A	Retail	332,780	2027	2029	$250	$83,195,000	$350	$116,473,000
1	Retail - B	Retail	209,000	2030	2032	$250	$52,250,000	$350	$73,150,000
1	Retail - C	Retail	124,000	2032	2034	$250	$31,000,000	$350	$43,400,000
2	Single Family	SFR	95	2030	2034	$325,000	$30,875,000	$0	$0
3	Multifamily	MFR	386	2035	2037	$150,000	$57,900,000	$0	$0
3	Single Family	SFR	657	2026	2030	$1,000,000	$657,000,000	$0	$0
4	Pad Sites - A	Retail	140,000	2030	2032	$250	$35,000,000	$350	$49,000,000
4	Pad Sites - B	Retail	29,600	2029	2031	$250	$7,400,000	$350	$10,360,000
4	Big Box	Retail	368,000	2026	2028	$250	$92,000,000	$350	$128,800,000
4	Town Homes - A	Townhome	1,368	2027	2031	$450,000	$615,600,000	$0	$0
4	Town Homes - B	Townhome	620	2032	2036	$450,000	$279,000,000	$0	$0
4	Town Homes - C	Townhome	91	2033	2037	$450,000	$40,950,000	$0	$0
4	Office	Office	151,000	2027	2029	$250	$37,750,000	$0	$0
5	Multifamily - A	MFR	400	2035	2037	$150,000	$60,000,000	$0	$0
5	Multifamily - B	MFR	400	2027	2029	$150,000	$60,000,000	$0	$0
5	Commercial	Retail	400,752	2035	2037	$250	$100,188,000	$350	$140,263,200
5	Multifamily - C	MFR	341	2032	2034	$150,000	$51,150,000	$0	$0
6	Single Family	SFR	602	2032	2036	$750,000	$451,500,000	$0	$0
6	Commercial	Retail	32,234	2037	2039	$250	$8,058,500	$350	$11,281,900
	Total						**$3,951,416,500**		**$572,728,100**

Method of Financing

To fund the public improvements outlined on the previous pages, it is anticipated that the City of Celina will contribute 50% of its real property increment.

City of Celina TIRZ #5 Participation Overview

REAL PROPERTY TAX - 2023 Tax Rates		PARTICIPATION	
CITY OF CELINA	0.61251540	50%	0.3062577
COLLIN COUNTY	0.14934300	0%	0.0000000
COLLIN COLLEGE	0.08122000	0%	0.0000000
CELINA ISD	1.23810000	0%	0.0000000
	2.08117840		0.3062577

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.61251540	0%	0.0000000
COLLIN COUNTY	0.14934300	0%	0.0000000
COLLIN COLLEGE	0.08122000	0%	0.0000000
CELINA ISD	1.23810000	0%	0.0000000
	2.08117840		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000

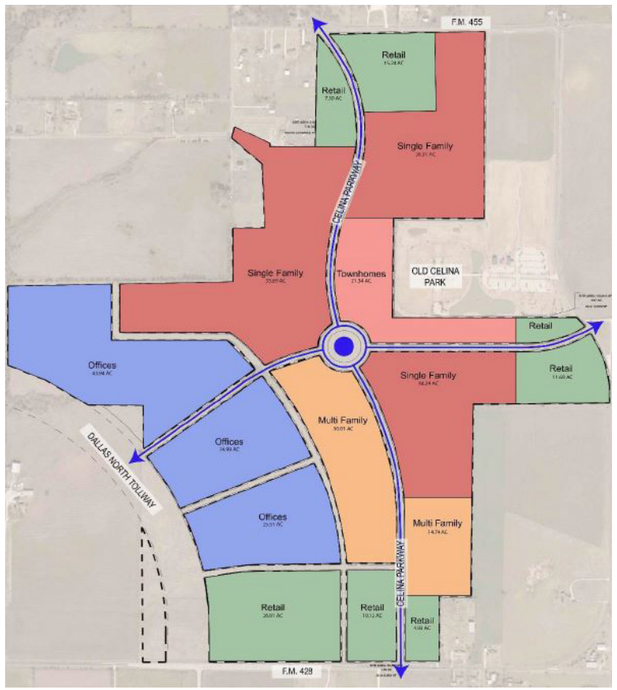
Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

Economic Feasibility Study

A taxable value analysis was developed as part of this preliminary amended project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development square footages, the anticipated sales per square foot and the anticipated taxable value per square foot can be found on the following pages.

The taxable value analysis shows the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions. Utilizing the information outlined in this feasibility study, DPED has found that the TIRZ is economically feasible and will provide the City with economic benefits that would not occur without its implementation.









35 YEAR -TRACT 1: INPUT & OUTPUT

► ***INPUT***

INFLATION RATE	3.50%

DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.61251540	50%	0.3062577
COLLIN COUNTY	0.14934300	0%	0.0000000
COLLIN COLLEGE	0.08122000	0%	0.0000000
CELINA ISD	1.23810000	0%	0.0000000
	2.08117840		0.3062577

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.61251540	0%	0.0000000
COLLIN COUNTY	0.14934300	0%	0.0000000
COLLIN COLLEGE	0.08122000	0%	0.0000000
CELINA ISD	1.23810000	0%	0.0000000
	2.08117840		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000

TRACT 1

		Type	Completion Year	Stabilized Year	AREA SF/UNITS	REAL PROPERTY PSF/UNIT	REAL PROPERTY TAX VALUE	PERSONAL PROPERTY PSF/UNIT	PERSONAL PROPERTY TAX VALUE	SALES $ / SF	SALES TAX VALUE
1	Single Family	SFR	2026	2030	396	$ 1,000,000.00	$ 396,000,000	$ -	$ -	$ -	$ -
1	Town Homes	Townhome	2032	2036	211	$ 450,000.00	$ 94,950,000	$ -	$ -	$ -	$ -
1	Multifamily - A	MFR	2027	2029	690	$ 150,000.00	$ 103,500,000	$ -	$ -	$ -	$ -
1	Multifamily - B	MFR	2029	2031	296	$ 150,000.00	$ 44,400,000	$ -	$ -	$ -	$ -
1	Office	Office	2035	2037	2,247,000	$ 250.00	$ 561,750,000	$ -	$ -	$ -	$ -
1	Retail - A	Retail	2027	2029	332,780	$ 250.00	$ 83,195,000	$ -	$ -	$ 350.00	$ 116,473,000
1	Retail - B	Retail	2030	2032	209,000	$ 250.00	$ 52,250,000	$ -	$ -	$ 350.00	$ 73,150,000
1	Retail - C	Retail	2032	2034	124,000	$ 250.00	$ 31,000,000	$ -	$ -	$ 350.00	$ 43,400,000
			TOTAL		2,914,373		1,367,045,000		-		233,023,000

► ***OUTPUT***

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
CITY OF CELINA	*40.7%*	$ 510,722,944	=	$ 310,169,925	+	$ -	+	$ 200,553,019
COLLIN COUNTY	*6.0%*	$ 75,625,375	=	$ 75,625,375	+	$ -	+	$ -
COLLIN COLLEGE	*3.3%*	$ 41,128,764	=	$ 41,128,764	+	$ -	+	$ -
CELINA ISD	*50.0%*	$ 626,957,924	=	$ 626,957,924	+	$ -	+	$ -
	100.0%	1,254,435,007		$ 1,053,881,988		$ -		$ 200,553,019
		100.0%		*84.0%*		*0.0%*		*16.0%*

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
CITY OF CELINA	*100.0%*	$ 155,084,962	=	$ 155,084,962	+	$ -	+	$ -
COLLIN COUNTY	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
COLLIN COLLEGE	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
CELINA ISD	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 155,084,962		$ 155,084,962		$ -		$ -
		100.0%		*100.0%*		*0.0%*		*0.0%*

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
CITY OF CELINA	*32.3%*	$ 355,637,982	=	$ 155,084,962	+	$ -	+	$ 200,553,019
COLLIN COUNTY	*6.9%*	$ 75,625,375	=	$ 75,625,375	+	$ -	+	$ -
COLLIN COLLEGE	*3.7%*	$ 41,128,764	=	$ 41,128,764	+	$ -	+	$ -
CELINA ISD	*57.0%*	$ 626,957,924	=	$ 626,957,924	+	$ -	+	$ -
	100.0%	$ 1,099,350,045		$ 898,797,026		$ -		$ 200,553,019
				81.8%		*0.0%*		*18.2%*

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

TOTAL TAX REVENUE

	Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Development Year																						
Single Family		0	0	0	0	0	0	0	0	0	0	1	2	3	4	5	6	7	8	9	10	11
Town Homes		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2	3	4	5
Multifamily - A		0	0	0	0	0	0	0	0	0	0	0	1	2	3	4	5	6	7	8	9	10
Multifamily - B		0	0	0	0	0	0	0	0	0	0	0	0	0	1	2	3	4	5	6	7	8
Office		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2
Retail - A		0	0	0	0	0	0	0	0	0	0	0	1	2	3	4	5	6	7	8	9	10
Retail - B		0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2	3	4	5	6	7
Retail - C		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2	3	4	5
Taxable Value - Real Property	**Property Code**																					
Single Family	SFR	0	0	0	0	0	0	0	0	0	0	79,200,000	158,400,000	237,600,000	316,800,000	396,000,000	409,860,000	424,205,100	439,052,279	454,419,108	470,323,777	486,785,109
Town Homes	Townhome	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18,990,000	37,980,000	56,970,000	75,960,000	94,950,000
Multifamily - A	MFR	0	0	0	0	0	0	0	0	0	0	0	51,750,000	77,625,000	103,500,000	107,122,500	110,871,788	114,752,300	118,768,631	122,925,533	127,227,926	131,680,904
Multifamily - B	MFR	0	0	0	0	0	0	0	0	0	0	0	0	0	22,200,000	33,300,000	44,400,000	45,954,000	47,562,390	49,227,074	50,950,021	52,733,272
Office	Office	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	280,875,000	421,312,500
Retail - A	Retail	0	0	0	0	0	0	0	0	0	0	0	41,597,500	62,396,250	83,195,000	86,106,825	89,120,564	92,239,784	95,468,176	98,809,562	102,267,897	105,847,273
Retail - B	Retail	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26,125,000	39,187,500	52,250,000	54,078,750	55,971,506	57,930,509	59,958,077
Retail - C	Retail	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15,500,000	23,250,000	31,000,000	32,085,000	33,207,975
REAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	*79,200,000*	*251,747,500*	*377,621,250*	*525,695,000*	*648,654,325*	*693,439,851*	*748,391,184*	*792,910,225*	*838,322,783*	##########	##########
	PV																					
CITY OF CELINA	**55,074,963**	-	-	-	-	-	-	-	-	-	-	485,112	1,541,992	2,312,988	3,219,963	3,973,108	4,247,426	4,584,011	4,856,697	5,134,856	7,139,082	8,288,970
COLLIN COUNTY	**13,428,332**	-	-	-	-	-	-	-	-	-	-	118,280	375,967	563,951	785,089	968,720	1,035,604	1,117,670	1,184,156	1,251,976	1,740,645	2,021,010
COLLIN COLLEGE	**7,302,981**	-	-	-	-	-	-	-	-	-	-	64,326	204,469	306,704	426,969	526,837	563,212	607,843	644,002	680,886	946,648	1,099,124
CELINA ISD	**111,325,057**	-	-	-	-	-	-	-	-	-	-	980,575	3,116,886	4,675,329	6,508,630	8,030,989	8,585,479	9,265,831	9,817,021	10,379,274	14,430,490	16,754,800
Total	***187,131,333***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	***1,648,293***	***5,239,315***	***7,858,972***	***10,940,651***	***13,499,654***	***14,431,720***	***15,575,356***	***16,501,876***	***17,446,993***	***24,256,865***	***28,163,903***
PERSONAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV																					
CITY OF CELINA	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COUNTY	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
SALES TAX	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	*58,236,500*	*87,354,750*	*116,473,000*	*157,124,555*	*179,631,289*	*223,985,697*	*241,915,696*	*260,093,496*	*269,196,768*	*278,618,655*
	PV																					
Total	***37,082,748***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	***1,164,730***	***1,747,095***	***2,329,460***	***3,142,491***	***3,592,626***	***4,479,714***	***4,838,314***	***5,201,870***	***5,383,935***	***5,572,373***
SUMMARY																						
	PV																					
CITY OF CELINA	**92,157,711**	-	-	-	-	-	-	-	-	-	-	485,112	2,706,722	4,060,083	5,549,423	7,115,599	7,840,052	9,063,725	9,695,011	10,336,726	12,523,018	13,861,343
COLLIN COUNTY	**13,428,332**	-	-	-	-	-	-	-	-	-	-	118,280	375,967	563,951	785,089	968,720	1,035,604	1,117,670	1,184,156	1,251,976	1,740,645	2,021,010
COLLIN COLLEGE	**7,302,981**	-	-	-	-	-	-	-	-	-	-	64,326	204,469	306,704	426,969	526,837	563,212	607,843	644,002	680,886	946,648	1,099,124
CELINA ISD	**111,325,057**	-	-	-	-	-	-	-	-	-	-	980,575	3,116,886	4,675,329	6,508,630	8,030,989	8,585,479	9,265,831	9,817,021	10,379,274	14,430,490	16,754,800
Total	***224,214,081***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	***1,648,293***	***6,404,045***	***9,606,067***	***13,270,111***	***16,642,145***	***18,024,346***	***20,055,070***	***21,340,190***	***22,648,863***	***29,640,801***	***33,736,276***

PARTICIPATION

REAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	*79,200,000*	*251,747,500*	*377,621,250*	*525,695,000*	*648,654,325*	*693,439,851*	*748,391,184*	*792,910,225*	*838,322,783*	##########	##########
	PV																					
CITY OF CELINA	**27,537,481**	-	-	-	-	-	-	-	-	-	-	242,556	770,996	1,156,494	1,609,981	1,986,554	2,123,713	2,292,006	2,428,349	2,567,428	3,569,541	4,144,485
COLLIN COUNTY	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	***27,537,481***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	***242,556***	***770,996***	***1,156,494***	***1,609,981***	***1,986,554***	***2,123,713***	***2,292,006***	***2,428,349***	***2,567,428***	***3,569,541***	***4,144,485***
PERSONAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV																					
CITY OF CELINA	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COUNTY	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
SALES TAX	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	*58,236,500*	*87,354,750*	*116,473,000*	*157,124,555*	*179,631,289*	*223,985,697*	*241,915,696*	*260,093,496*	*269,196,768*	*278,618,655*
	PV																					
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
SUMMARY																						
	PV																					
CITY OF CELINA	**27,537,481**	-	-	-	-	-	-	-	-	-	-	242,556	770,996	1,156,494	1,609,981	1,986,554	2,123,713	2,292,006	2,428,349	2,567,428	3,569,541	4,144,485
COLLIN COUNTY	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	***27,537,481***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	***242,556***	***770,996***	***1,156,494***	***1,609,981***	***1,986,554***	***2,123,713***	***2,292,006***	***2,428,349***	***2,567,428***	***3,569,541***	***4,144,485***

TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT

SUMMARY																						
	PV																					
CITY OF CELINA	**64,620,230**	-	-	-	-	-	-	-	-	-	-	242,556	1,935,726	2,903,589	3,939,441	5,129,045	5,716,339	6,771,720	7,266,663	7,769,298	8,953,476	9,716,858
COLLIN COUNTY	**13,428,332**	-	-	-	-	-	-	-	-	-	-	118,280	375,967	563,951	785,089	968,720	1,035,604	1,117,670	1,184,156	1,251,976	1,740,645	2,021,010
COLLIN COLLEGE	**7,302,981**	-	-	-	-	-	-	-	-	-	-	64,326	204,469	306,704	426,969	526,837	563,212	607,843	644,002	680,886	946,648	1,099,124
CELINA ISD	**111,325,057**	-	-	-	-	-	-	-	-	-	-	980,575	3,116,886	4,675,329	6,508,630	8,030,989	8,585,479	9,265,831	9,817,021	10,379,274	14,430,490	16,754,800
Total	***196,676,600***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	***1,405,737***	***5,633,048***	***8,449,573***	***11,660,129***	***14,655,591***	***15,900,633***	***17,763,064***	***18,911,842***	***20,081,435***	***26,071,260***	***29,591,792***

Financial Feasibility Analysis - Tract 1

TOTAL TAX REVENUE

	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	
	2037	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**	**2051**	**2052**	**2053**	**2054**	**2055**	**2056**	
Development Year																					
Single Family	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	
Town Homes	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
Multifamily - A	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
Multifamily - B	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	
Office	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	
Retail - A	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
Retail - B	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	
Retail - C	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
Taxable Value - Real Property																					
Single Family	503,822,588	521,456,379	539,707,352	558,597,109	578,148,008	598,383,188	619,326,600	641,003,031	663,438,137	686,658,472	710,691,518	735,565,721	761,310,522	787,956,390	815,534,864	844,078,584	873,621,334	904,198,081	935,845,014	968,599,589	
Town Homes	98,273,250	101,712,814	105,272,762	108,957,309	112,770,815	116,717,793	120,802,916	125,031,018	129,407,104	133,936,352	138,624,125	143,475,969	148,497,628	153,695,045	159,074,371	164,641,974	170,404,444	176,368,599	182,541,500	188,930,453	
Multifamily - A	136,289,735	141,059,876	145,996,972	151,106,866	156,395,606	161,869,452	167,534,883	173,398,604	179,467,555	185,748,920	192,250,132	198,978,886	205,943,147	213,151,158	220,611,448	228,332,849	236,324,498	244,595,856	253,156,711	262,017,196	
Multifamily - B	54,578,936	56,489,199	58,466,321	60,512,642	62,630,585	64,822,655	67,091,448	69,439,649	71,870,037	74,385,488	76,988,980	79,683,594	82,472,520	85,359,058	88,346,626	91,438,757	94,639,114	97,951,483	101,379,785	104,928,077	
Office	561,750,000	581,411,250	601,760,644	622,822,266	644,621,046	667,182,782	690,534,180	714,702,876	739,717,477	765,607,588	792,403,854	820,137,989	848,842,818	878,552,317	909,301,648	941,127,206	974,066,658	1,008,158,991	1,043,444,556	1,079,965,115	
Retail - A	109,551,928	113,386,245	117,354,764	121,462,181	125,713,357	130,113,324	134,667,291	139,380,646	144,258,969	149,308,032	154,533,814	159,942,497	165,540,484	171,334,401	177,331,106	183,537,694	189,961,513	196,610,166	203,491,522	210,613,726	
Retail - B	62,056,609	64,228,591	66,476,591	68,803,272	71,211,387	73,703,785	76,283,418	78,953,337	81,716,704	84,576,789	87,536,976	90,600,771	93,771,798	97,053,810	100,450,694	103,966,468	107,605,295	111,371,480	115,269,482	119,303,913	
Retail - C	34,370,254	35,573,213	36,818,275	38,106,915	39,440,657	40,821,080	42,249,818	43,728,562	45,259,061	46,843,128	48,482,638	50,179,530	51,935,814	53,753,567	55,634,942	57,582,165	59,597,541	61,683,455	63,842,376	66,076,859	
REAL PROPERTY	*1,526,323,047*	*1,579,744,354*	*1,635,035,406*	*1,692,261,645*	*1,751,490,803*	*1,812,792,981*	*1,876,240,735*	*1,941,909,161*	*2,009,875,982*	*2,080,221,641*	*2,153,029,399*	*2,228,385,428*	*2,306,378,918*	*2,387,102,180*	*2,470,650,756*	*2,557,123,532*	*2,646,622,856*	*2,739,254,656*	*2,835,128,569*	*2,934,358,069*	
																					GROSS
CITY OF CELINA	9,348,964	9,676,177	10,014,844	10,365,363	10,728,151	11,103,636	11,492,263	11,894,493	12,310,800	12,741,678	13,187,637	13,649,204	14,126,926	14,621,368	15,133,116	15,662,775	16,210,973	16,778,357	17,365,599	17,973,395	**310,169,925**
COLLIN COUNTY	2,279,457	2,359,238	2,441,811	2,527,274	2,615,729	2,707,279	2,802,034	2,900,105	3,001,609	3,106,665	3,215,399	3,327,938	3,444,415	3,564,970	3,689,744	3,818,885	3,952,546	4,090,885	4,234,066	4,382,258	**75,625,375**
COLLIN COLLEGE	1,239,680	1,283,068	1,327,976	1,374,455	1,422,561	1,472,350	1,523,883	1,577,219	1,632,421	1,689,556	1,748,690	1,809,895	1,873,241	1,938,804	2,006,663	2,076,896	2,149,587	2,224,823	2,302,691	2,383,286	**41,128,764**
CELINA ISD	18,897,406	19,558,815	20,243,373	20,951,891	21,685,208	22,444,190	23,229,737	24,042,777	24,884,275	25,755,224	26,656,657	27,589,640	28,555,277	29,554,712	30,589,127	31,659,746	32,767,838	33,914,712	35,101,727	36,330,287	**626,957,924**
Total	***31,765,506***	***32,877,298***	***34,028,004***	***35,218,984***	***36,451,648***	***37,727,456***	***39,047,917***	***40,414,594***	***41,829,105***	***43,293,123***	***44,808,383***	***46,376,676***	***47,999,860***	***49,679,855***	***51,418,650***	***53,218,303***	***55,080,943***	***57,008,776***	***59,004,083***	***61,069,226***	***1.053.881.988***
PERSONAL PROPERTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
																					GROSS
CITY OF CELINA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
SALES TAX	*288,370,308*	*298,463,269*	*308,909,483*	*319,721,315*	*330,911,561*	*342,493,466*	*354,480,737*	*366,887,563*	*379,728,628*	*393,019,130*	*406,774,799*	*421,011,917*	*435,747,334*	*450,998,491*	*466,783,438*	*483,120,858*	*500,030,088*	*517,531,141*	*535,644,731*	*554,392,297*	
																					GROSS
Total	***5,767,406***	***5,969,265***	***6,178,190***	***6,394,426***	***6,618,231***	***6,849,869***	***7,089,615***	***7,337,751***	***7,594,573***	***7,860,383***	***8,135,496***	***8,420,238***	***8,714,947***	***9,019,970***	***9,335,669***	***9,662,417***	***10,000,602***	***10,350,623***	***10,712,895***	***11,087,846***	***200.553.019***
SUMMARY																					
																					GROSS
CITY OF CELINA	15,116,370	15,645,443	16,193,033	16,759,789	17,346,382	17,953,505	18,581,878	19,232,244	19,905,372	20,602,060	21,323,133	22,069,442	22,841,873	23,641,338	24,468,785	25,325,193	26,211,574	27,128,979	28,078,494	29,061,241	**510,722,944**
COLLIN COUNTY	2,279,457	2,359,238	2,441,811	2,527,274	2,615,729	2,707,279	2,802,034	2,900,105	3,001,609	3,106,665	3,215,399	3,327,938	3,444,415	3,564,970	3,689,744	3,818,885	3,952,546	4,090,885	4,234,066	4,382,258	**75,625,375**
COLLIN COLLEGE	1,239,680	1,283,068	1,327,976	1,374,455	1,422,561	1,472,350	1,523,883	1,577,219	1,632,421	1,689,556	1,748,690	1,809,895	1,873,241	1,938,804	2,006,663	2,076,896	2,149,587	2,224,823	2,302,691	2,383,286	**41,128,764**
CELINA ISD	18,897,406	19,558,815	20,243,373	20,951,891	21,685,208	22,444,190	23,229,737	24,042,777	24,884,275	25,755,224	26,656,657	27,589,640	28,555,277	29,554,712	30,589,127	31,659,746	32,767,838	33,914,712	35,101,727	36,330,287	**626,957,924**
Total	***37,532,912***	***38,846,564***	***40,206,193***	***41,613,410***	***43,069,879***	***44,577,325***	***46,137,532***	***47,752,345***	***49,423,677***	***51,153,506***	***52,943,879***	***54,796,915***	***56,714,807***	***58,699,825***	***60,754,319***	***62,880,720***	***65,081,545***	***67,359,399***	***69,716,978***	***72,157,072***	***1.254.435.007***

PARTICIPATION

REAL PROPERTY	*1,526,323,047*	*1,579,744,354*	*1,635,035,406*	*1,692,261,645*	*1,751,490,803*	*1,812,792,981*	*1,876,240,735*	*1,941,909,161*	*2,009,875,982*	*2,080,221,641*	*2,153,029,399*	*2,228,385,428*	*2,306,378,918*	*2,387,102,180*	*2,470,650,756*	*2,557,123,532*	*2,646,622,856*	*2,739,254,656*	*2,835,128,569*	*2,934,358,069*	
																					GROSS
CITY OF CELINA	4,674,482	4,838,089	5,007,422	5,182,682	5,364,075	5,551,818	5,746,132	5,947,246	6,155,400	6,370,839	6,593,818	6,824,602	7,063,463	7,310,684	7,566,558	7,831,388	8,105,486	8,389,178	8,682,800	8,986,698	**155,084,962**
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	***4,674,482***	***4,838,089***	***5,007,422***	***5,182,682***	***5,364,075***	***5,551,818***	***5,746,132***	***5,947,246***	***6,155,400***	***6,370,839***	***6,593,818***	***6,824,602***	***7,063,463***	***7,310,684***	***7,566,558***	***7,831,388***	***8,105,486***	***8,389,178***	***8,682,800***	***8,986,698***	***155.084.962***
PERSONAL PROPERTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
																					GROSS
CITY OF CELINA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
SALES TAX	*288,370,308*	*298,463,269*	*308,909,483*	*319,721,315*	*330,911,561*	*342,493,466*	*354,480,737*	*366,887,563*	*379,728,628*	*393,019,130*	*406,774,799*	*421,011,917*	*435,747,334*	*450,998,491*	*466,783,438*	*483,120,858*	*500,030,088*	*517,531,141*	*535,644,731*	*554,392,297*	
																					GROSS
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
SUMMARY																					
																					GROSS
CITY OF CELINA	4,674,482	4,838,089	5,007,422	5,182,682	5,364,075	5,551,818	5,746,132	5,947,246	6,155,400	6,370,839	6,593,818	6,824,602	7,063,463	7,310,684	7,566,558	7,831,388	8,105,486	8,389,178	8,682,800	8,986,698	**155,084,962**
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	***4,674,482***	***4,838,089***	***5,007,422***	***5,182,682***	***5,364,075***	***5,551,818***	***5,746,132***	***5,947,246***	***6,155,400***	***6,370,839***	***6,593,818***	***6,824,602***	***7,063,463***	***7,310,684***	***7,566,558***	***7,831,388***	***8,105,486***	***8,389,178***	***8,682,800***	***8,986,698***	***155.084.962***

TOTAL TAX REVENUE - PA

SUMMARY																					
																					GROSS
CITY OF CELINA	10,441,888	10,807,354	11,185,611	11,577,108	11,982,307	12,401,687	12,835,746	13,284,998	13,749,973	14,231,222	14,729,314	15,244,840	15,778,410	16,330,654	16,902,227	17,493,805	18,106,088	18,739,801	19,395,694	20,074,543	**355,637,982**
COLLIN COUNTY	2,279,457	2,359,238	2,441,811	2,527,274	2,615,729	2,707,279	2,802,034	2,900,105	3,001,609	3,106,665	3,215,399	3,327,938	3,444,415	3,564,970	3,689,744	3,818,885	3,952,546	4,090,885	4,234,066	4,382,258	**75,625,375**
COLLIN COLLEGE	1,239,680	1,283,068	1,327,976	1,374,455	1,422,561	1,472,350	1,523,883	1,577,219	1,632,421	1,689,556	1,748,690	1,809,895	1,873,241	1,938,804	2,006,663	2,076,896	2,149,587	2,224,823	2,302,691	2,383,286	**41,128,764**
CELINA ISD	18,897,406	19,558,815	20,243,373	20,951,891	21,685,208	22,444,190	23,229,737	24,042,777	24,884,275	25,755,224	26,656,657	27,589,640	28,555,277	29,554,712	30,589,127	31,659,746	32,767,838	33,914,712	35,101,727	36,330,287	**626,957,924**
Total	***32,858,430***	***34,008,475***	***35,198,772***	***36,430,729***	***37,705,804***	***39,025,507***	***40,391,400***	***41,805,099***	***43,268,277***	***44,782,667***	***46,350,060***	***47,972,313***	***49,651,344***	***51,389,141***	***53,187,760***	***55,049,332***	***56,976,059***	***58,970,221***	***61,034,178***	***63,170,375***	***1.099.350.045***

35 YEAR -TRACT 2: INPUT & OUTPUT

► ***INPUT***

INFLATION RATE	3.50%

DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.61251540	50%	0.3062577
COLLIN COUNTY	0.14934300	0%	0.0000000
COLLIN COLLEGE	0.08122000	0%	0.0000000
CELINA ISD	1.23810000	0%	0.0000000
	2.08117840		0.3062577

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.61251540	0%	0.0000000
COLLIN COUNTY	0.14934300	0%	0.0000000
COLLIN COLLEGE	0.08122000	0%	0.0000000
CELINA ISD	1.23810000	0%	0.0000000
	2.08117840		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000

TRACT 2

		Type	Completion Year	Stabilized Year	AREA SF/UNITS	REAL PROPERTY PSF/UNIT	REAL PROPERTY TAX VALUE	PERSONAL PROPERTY PSF/UNIT	PERSONAL PROPERTY TAX VALUE	SALES $ / SF	SALES TAX VALUE
2	Single Family	SFR	2030	2034	95	$ 325,000.00	$ 30,875,000	$ -	$ -	$ -	$ -
			TOTAL		95		30,875,000		-		-

►

OUTPUT

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
CITY OF CELINA	*29.4%*	$ 6,895,179	=	$ 6,895,179	+	$ -	+	$ -
COLLIN COUNTY	*7.2%*	$ 1,681,177	=	$ 1,681,177	+	$ -	+	$ -
COLLIN COLLEGE	*3.9%*	$ 914,306	=	$ 914,306	+	$ -	+	$ -
CELINA ISD	*59.5%*	$ 13,937,481	=	$ 13,937,481	+	$ -	+	$ -
	100.0%	23,428,143		$ 23,428,143		$ -		$ -
		100.0%		*100.0%*		*0.0%*		*0.0%*

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
CITY OF CELINA	*100.0%*	$ 3,447,590	=	$ 3,447,590	+	$ -	+	$ -
COLLIN COUNTY	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
COLLIN COLLEGE	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
CELINA ISD	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 3,447,590		$ 3,447,590		$ -		$ -
		100.0%		*100.0%*		*0.0%*		*0.0%*

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES	
CITY OF CELINA	*17.3%*	$ 3,447,590	=	$ 3,447,590	+	$ -	+	$ -
COLLIN COUNTY	*8.4%*	$ 1,681,177	=	$ 1,681,177	+	$ -	+	$ -
COLLIN COLLEGE	*4.6%*	$ 914,306	=	$ 914,306	+	$ -	+	$ -
CELINA ISD	*69.8%*	$ 13,937,481	=	$ 13,937,481	+	$ -	+	$ -
		$ 19,980,553		$ 19,980,553		$ -		$ -
				100.0%		*0.0%*		*0.0%*

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

	Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
TOTAL TAX REVENUE		**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**
REAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	*6,175,000*	*12,350,000*	*18,525,000*	*24,700,000*	*30,875,000*	*31,955,625*	*33,074,072*
	PV																					
CITY OF CELINA	**1,188,930**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	37,823	75,646	113,468	151,291	189,114	195,733	202,584
COLLIN COUNTY	**289,884**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,222	18,444	27,666	36,888	46,110	47,723	49,394
COLLIN COLLEGE	**157,653**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,015	10,031	15,046	20,061	25,077	25,954	26,863
CELINA ISD	**2,403,228**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	76,453	152,905	229,358	305,811	382,263	395,643	409,490
Total	***4,039,695***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	***128,513***	***257,026***	***385,538***	***514,051***	***642,564***	***665,054***	***688,330***
PERSONAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV																					
CITY OF CELINA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
SALES TAX	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV																					
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
SUMMARY																						
	PV																					
CITY OF CELINA	**1,188,930**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	37,823	75,646	113,468	151,291	189,114	195,733	202,584
COLLIN COUNTY	**289,884**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,222	18,444	27,666	36,888	46,110	47,723	49,394
COLLIN COLLEGE	**157,653**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,015	10,031	15,046	20,061	25,077	25,954	26,863
CELINA ISD	**2,403,228**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	76,453	152,905	229,358	305,811	382,263	395,643	409,490
Total	***4,039,695***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	***128,513***	***257,026***	***385,538***	***514,051***	***642,564***	***665,054***	***688,330***
PARTICIPATION																						
REAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	*6,175,000*	*12,350,000*	*18,525,000*	*24,700,000*	*30,875,000*	*31,955,625*	*33,074,072*
	PV																					
CITY OF CELINA	**594,465**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	18,911	37,823	56,734	75,646	94,557	97,867	101,292
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	***594,465***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	***18,911***	***37,823***	***56,734***	***75,646***	***94,557***	***97,867***	***101,292***
PERSONAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV																					
CITY OF CELINA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
SALES TAX	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV																					
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
SUMMARY																						
	PV																					
CITY OF CELINA	**594,465**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	18,911	37,823	56,734	75,646	94,557	97,867	101,292
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	***594,465***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	***18,911***	***37,823***	***56,734***	***75,646***	***94,557***	***97,867***	***101,292***
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																						
SUMMARY																						
	PV																					
CITY OF CELINA	**594,465**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	18,911	37,823	56,734	75,646	94,557	97,867	101,292
COLLIN COUNTY	**289,884**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9,222	18,444	27,666	36,888	46,110	47,723	49,394
COLLIN COLLEGE	**157,653**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,015	10,031	15,046	20,061	25,077	25,954	26,863
CELINA ISD	**2,403,228**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	76,453	152,905	229,358	305,811	382,263	395,643	409,490
Total	***3,445,230***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	***109,601***	***219,203***	***328,804***	***438,405***	***548,007***	***567,187***	***587,039***

Financial Feasibility Analysis - Tract 2

	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	
TOTAL TAX REVENUE																					
	2037	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**	**2051**	**2052**	**2053**	**2054**	**2055**	**2056**	
REAL PROPERTY	*34,231,664*	*35,429,773*	*36,669,815*	*37,953,258*	*39,281,622*	*40,656,479*	*42,079,456*	*43,552,237*	*45,076,565*	*46,654,245*	*48,287,143*	*49,977,193*	*51,726,395*	*53,536,819*	*55,410,608*	*57,349,979*	*59,357,228*	*61,434,731*	*63,584,947*	*65,810,420*	
																					GROSS
CITY OF CELINA	209,674	217,013	224,608	232,470	240,606	249,027	257,743	266,764	276,101	285,764	295,766	306,118	316,832	327,921	339,399	351,277	363,572	376,297	389,468	403,099	**6,895,179**
COLLIN COUNTY	51,123	52,912	54,764	56,681	58,664	60,718	62,843	65,042	67,319	69,675	72,113	74,637	77,250	79,953	82,752	85,648	88,646	91,748	94,960	98,283	**1,681,177**
COLLIN COLLEGE	27,803	28,776	29,783	30,826	31,905	33,021	34,177	35,373	36,611	37,893	39,219	40,591	42,012	43,483	45,004	46,580	48,210	49,897	51,644	53,451	**914,306**
CELINA ISD	423,822	438,656	454,009	469,899	486,346	503,368	520,986	539,220	558,093	577,626	597,843	618,768	640,424	662,839	686,039	710,050	734,902	760,623	787,245	814,799	**13,937,481**
Total	***712,422***	***737,357***	***763,164***	***789,875***	***817,521***	***846,134***	***875,749***	***906,400***	***938,124***	***970,958***	***1,004,942***	***1,040,115***	***1,076,519***	***1,114,197***	***1,153,194***	***1,193,555***	***1,235,330***	***1,278,566***	***1,323,316***	***1,369,632***	***23,428,143***
PERSONAL PROPERTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
																					GROSS
CITY OF CELINA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
SALES TAX	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
																					GROSS
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
SUMMARY																					
																					GROSS
CITY OF CELINA	209,674	217,013	224,608	232,470	240,606	249,027	257,743	266,764	276,101	285,764	295,766	306,118	316,832	327,921	339,399	351,277	363,572	376,297	389,468	403,099	**6,895,179**
COLLIN COUNTY	51,123	52,912	54,764	56,681	58,664	60,718	62,843	65,042	67,319	69,675	72,113	74,637	77,250	79,953	82,752	85,648	88,646	91,748	94,960	98,283	**1,681,177**
COLLIN COLLEGE	27,803	28,776	29,783	30,826	31,905	33,021	34,177	35,373	36,611	37,893	39,219	40,591	42,012	43,483	45,004	46,580	48,210	49,897	51,644	53,451	**914,306**
CELINA ISD	423,822	438,656	454,009	469,899	486,346	503,368	520,986	539,220	558,093	577,626	597,843	618,768	640,424	662,839	686,039	710,050	734,902	760,623	787,245	814,799	**13,937,481**
Total	***712,422***	***737,357***	***763,164***	***789,875***	***817,521***	***846,134***	***875,749***	***906,400***	***938,124***	***970,958***	***1,004,942***	***1,040,115***	***1,076,519***	***1,114,197***	***1,153,194***	***1,193,555***	***1,235,330***	***1,278,566***	***1,323,316***	***1,369,632***	***23,428,143***
PARTICIPATION																					
REAL PROPERTY	*34,231,664*	*35,429,773*	*36,669,815*	*37,953,258*	*39,281,622*	*40,656,479*	*42,079,456*	*43,552,237*	*45,076,565*	*46,654,245*	*48,287,143*	*49,977,193*	*51,726,395*	*53,536,819*	*55,410,608*	*57,349,979*	*59,357,228*	*61,434,731*	*63,584,947*	*65,810,420*	
																					GROSS
CITY OF CELINA	104,837	108,506	112,304	116,235	120,303	124,514	128,872	133,382	138,050	142,882	147,883	153,059	158,416	163,961	169,699	175,639	181,786	188,149	194,734	201,549	**3,447,590**
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	***104,837***	***108,506***	***112,304***	***116,235***	***120,303***	***124,514***	***128,872***	***133,382***	***138,050***	***142,882***	***147,883***	***153,059***	***158,416***	***163,961***	***169,699***	***175,639***	***181,786***	***188,149***	***194,734***	***201,549***	***3,447,590***
PERSONAL PROPERTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
																					GROSS
CITY OF CELINA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
SALES TAX	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
																					GROSS
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
SUMMARY																					
																					GROSS
CITY OF CELINA	104,837	108,506	112,304	116,235	120,303	124,514	128,872	133,382	138,050	142,882	147,883	153,059	158,416	163,961	169,699	175,639	181,786	188,149	194,734	201,549	**3,447,590**
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	***104,837***	***108,506***	***112,304***	***116,235***	***120,303***	***124,514***	***128,872***	***133,382***	***138,050***	***142,882***	***147,883***	***153,059***	***158,416***	***163,961***	***169,699***	***175,639***	***181,786***	***188,149***	***194,734***	***201,549***	***3,447,590***
TOTAL TAX REVENUE - PA																					
SUMMARY																					
																					GROSS
CITY OF CELINA	104,837	108,506	112,304	116,235	120,303	124,514	128,872	133,382	138,050	142,882	147,883	153,059	158,416	163,961	169,699	175,639	181,786	188,149	194,734	201,549	**3,447,590**
COLLIN COUNTY	51,123	52,912	54,764	56,681	58,664	60,718	62,843	65,042	67,319	69,675	72,113	74,637	77,250	79,953	82,752	85,648	88,646	91,748	94,960	98,283	**1,681,177**
COLLIN COLLEGE	27,803	28,776	29,783	30,826	31,905	33,021	34,177	35,373	36,611	37,893	39,219	40,591	42,012	43,483	45,004	46,580	48,210	49,897	51,644	53,451	**914,306**
CELINA ISD	423,822	438,656	454,009	469,899	486,346	503,368	520,986	539,220	558,093	577,626	597,843	618,768	640,424	662,839	686,039	710,050	734,902	760,623	787,245	814,799	**13,937,481**
Total	***607,585***	***628,850***	***650,860***	***673,640***	***697,218***	***721,620***	***746,877***	***773,018***	***800,073***	***828,076***	***857,059***	***887,056***	***918,102***	***950,236***	***983,494***	***1,017,917***	***1,053,544***	***1,090,418***	***1,128,582***	***1,168,083***	***19,980,553***

35 YEAR -TRACT 3: INPUT & OUTPUT

► ***INPUT***

INFLATION RATE	3.50%

DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.61251540	50%	0.3062577
COLLIN COUNTY	0.14934300	0%	0.0000000
COLLIN COLLEGE	0.08122000	0%	0.0000000
CELINA ISD	1.23810000	0%	0.0000000
	2.08117840		0.3062577

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.61251540	0%	0.0000000
COLLIN COUNTY	0.14934300	0%	0.0000000
COLLIN COLLEGE	0.08122000	0%	0.0000000
CELINA ISD	1.23810000	0%	0.0000000
	2.08117840		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000

	TRACT 3	Type	Completion Year	Stabilized Year	AREA SF/UNITS	REAL PROPERTY PSF/UNIT	REAL PROPERTY TAX VALUE	PERSONAL PROPERTY PSF/UNIT	PERSONAL PROPERTY TAX VALUE	SALES $ / SF	SALES TAX VALUE
3	Multifamily	MFR	2035	2037	386	$ 150,000.00	$ 57,900,000	$ 5.00	$ 2,123,000	$ -	$ -
3	Single Family	SFR	2026	2030	657	$ 1,000,000.00	$ 657,000,000	$ -	$ -	$ -	$ -
		TOTAL			1,043		714,900,000		2,123,000		-

► ***OUTPUT***

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
CITY OF CELINA	*29.4%*	$ 195,001,399	=	$ 194,617,404	+	$ 383,995	+	$ -
COLLIN COUNTY	*7.2%*	$ 47,545,080	=	$ 47,451,455	+	$ 93,625	+	$ -
COLLIN COLLEGE	*3.9%*	$ 25,857,331	=	$ 25,806,413	+	$ 50,918	+	$ -
CELINA ISD	*59.5%*	$ 394,163,530	=	$ 393,387,346	+	$ 776,184	+	$ -
	100.0%	662,567,341		$ 661,262,619		$ 1,304,722		$ -
		100.0%		*99.8%*		*0.2%*		*0.0%*

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
CITY OF CELINA	*100.0%*	$ 97,308,702	=	$ 97,308,702	+	$ -	+	$ -
COLLIN COUNTY	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
COLLIN COLLEGE	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
CELINA ISD	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 97,308,702		$ 97,308,702		$ -		$ -
		100.0%		*100.0%*		*0.0%*		*0.0%*

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
CITY OF CELINA	*17.3%*	$ 97,692,697	=	$ 97,308,702	+	$ 383,995	+	$ -
COLLIN COUNTY	*8.4%*	$ 47,545,080	=	$ 47,451,455	+	$ 93,625	+	$ -
COLLIN COLLEGE	*4.6%*	$ 25,857,331	=	$ 25,806,413	+	$ 50,918	+	$ -
CELINA ISD	*69.7%*	$ 394,163,530	=	$ 393,387,346	+	$ 776,184	+	$ -
		$ 565,258,639		$ 563,953,917		$ 1,304,722		$ -
				99.8%		*0.2%*		*0.0%*

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

TOTAL TAX REVENUE

	Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Development Year																						
Multifamily		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2
Single Family		0	0	0	0	0	0	0	0	0	0	1	2	3	4	5	6	7	8	9	10	11
N/A																						
N/A																						
Taxable Value - Real Property	**Property Code**																					
Multifamily	MFR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	28,950,000	43,425,000
Single Family	SFR	0	0	0	0	0	0	0	0	0	0	131,400,000	262,800,000	394,200,000	525,600,000	657,000,000	679,995,000	703,794,825	728,427,644	753,922,611	780,309,903	807,620,749
N/A	N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N/A	N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
REAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	*131.400.000*	*262.800.000*	*394.200.000*	*525.600.000*	*657.000.000*	*679.995.000*	*703.794.825*	*728.427.644*	*753.922.611*	*809.259.903*	*851.045.749*
	PV																					
CITY OF CELINA	**37.092.681**	-	-	-	-	-	-	-	-	-	-	804.845	1.609.690	2.414.536	3.219.381	4.024.226	4.165.074	4.310.852	4.461.731	4.617.892	4.956.842	5.212.786
COLLIN COUNTY	**9.043.907**	-	-	-	-	-	-	-	-	-	-	196.237	392.473	588.710	784.947	981.184	1.015.525	1.051.068	1.087.856	1.125.931	1.208.573	1.270.977
COLLIN COLLEGE	**4.918.517**	-	-	-	-	-	-	-	-	-	-	106.723	213.446	320.169	426.892	533.615	552.292	571.622	591.629	612.336	657.281	691.219
CELINA ISD	**74.976.806**	-	-	-	-	-	-	-	-	-	-	1.626.863	3.253.727	4.880.590	6.507.454	8.134.317	8.419.018	8.713.684	9.018.663	9.334.316	10.019.447	10.536.797
Total	***126.031.912***	-	-	-	-	-	-	-	-	-	-	***2.734.668***	***5.469.337***	***8.204.005***	***10.938.674***	***13.673.342***	***14.151.909***	***14.647.226***	***15.159.879***	***15.690.475***	***16.842.142***	***17.711.780***
Taxable Value - Personal Property	**Property Code**																					
Multifamily	MFR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,061,500	1,592,250
Single Family	SFR	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N/A	N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
N/A	N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PERSONAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	*1.061.500*	*1.592.250*
	PV																					
CITY OF CELINA	**59.408**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.502	9.753
COLLIN COUNTY	**14.485**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.585	2.378
COLLIN COLLEGE	**7.878**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	862	1.293
CELINA ISD	**120.084**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13.142	19.714
Total	***201.855***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	***22.092***	***33.138***
SALES TAX	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV																					
Total	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY																						
	PV																					
CITY OF CELINA	**37.152.089**	-	-	-	-	-	-	-	-	-	-	804.845	1.609.690	2.414.536	3.219.381	4.024.226	4.165.074	4.310.852	4.461.731	4.617.892	4.963.343	5.222.539
COLLIN COUNTY	**9.058.392**	-	-	-	-	-	-	-	-	-	-	196.237	392.473	588.710	784.947	981.184	1.015.525	1.051.068	1.087.856	1.125.931	1.210.158	1.273.355
COLLIN COLLEGE	**4.926.395**	-	-	-	-	-	-	-	-	-	-	106.723	213.446	320.169	426.892	533.615	552.292	571.622	591.629	612.336	658.143	692.513
CELINA ISD	**75.096.890**	-	-	-	-	-	-	-	-	-	-	1.626.863	3.253.727	4.880.590	6.507.454	8.134.317	8.419.018	8.713.684	9.018.663	9.334.316	10.032.589	10.556.511
Total	***126.233.767***	-	-	-	-	-	-	-	-	-	-	***2.734.668***	***5.469.337***	***8.204.005***	***10.938.674***	***13.673.342***	***14.151.909***	***14.647.226***	***15.159.879***	***15.690.475***	***16.864.234***	***17.744.918***

PARTICIPATION

REAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	*131.400.000*	*262.800.000*	*394.200.000*	*525.600.000*	*657.000.000*	*679.995.000*	*703.794.825*	*728.427.644*	*753.922.611*	*809.259.903*	*851.045.749*
	PV																					
CITY OF CELINA	**18.546.341**	-	-	-	-	-	-	-	-	-	-	402.423	804.845	1.207.268	1.609.690	2.012.113	2.082.537	2.155.426	2.230.866	2.308.946	2.478.421	2.606.393
COLLIN COUNTY	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	***18.546.341***	-	-	-	-	-	-	-	-	-	-	***402.423***	***804.845***	***1.207.268***	***1.609.690***	***2.012.113***	***2.082.537***	***2.155.426***	***2.230.866***	***2.308.946***	***2.478.421***	***2.606.393***
PERSONAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	*1.061.500*	*1.592.250*
	PV																					
CITY OF CELINA	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COUNTY	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV																					
Total	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY																						
	PV																					
CITY OF CELINA	**18.546.341**	-	-	-	-	-	-	-	-	-	-	402.423	804.845	1.207.268	1.609.690	2.012.113	2.082.537	2.155.426	2.230.866	2.308.946	2.478.421	2.606.393
COLLIN COUNTY	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	***18.546.341***	-	-	-	-	-	-	-	-	-	-	***402.423***	***804.845***	***1.207.268***	***1.609.690***	***2.012.113***	***2.082.537***	***2.155.426***	***2.230.866***	***2.308.946***	***2.478.421***	***2.606.393***

TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT

SUMMARY																						
	PV																					
CITY OF CELINA	**18.605.749**	-	-	-	-	-	-	-	-	-	-	402.423	804.845	1.207.268	1.609.690	2.012.113	2.082.537	2.155.426	2.230.866	2.308.946	2.484.923	2.616.146
COLLIN COUNTY	**9.058.392**	-	-	-	-	-	-	-	-	-	-	196.237	392.473	588.710	784.947	981.184	1.015.525	1.051.068	1.087.856	1.125.931	1.210.158	1.273.355
COLLIN COLLEGE	**4.926.395**	-	-	-	-	-	-	-	-	-	-	106.723	213.446	320.169	426.892	533.615	552.292	571.622	591.629	612.336	658.143	692.513
CELINA ISD	**75.096.890**	-	-	-	-	-	-	-	-	-	-	1.626.863	3.253.727	4.880.590	6.507.454	8.134.317	8.419.018	8.713.684	9.018.663	9.334.316	10.032.589	10.556.511
Total	***107.687.426***	-	-	-	-	-	-	-	-	-	-	***2.332.246***	***4.664.492***	***6.996.737***	***9.328.983***	***11.661.229***	***12.069.372***	***12.491.800***	***12.929.013***	***13.381.528***	***14.385.813***	***15.138.525***

Financial Feasibility Analysis - Tract 3

TOTAL TAX REVENUE

	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	
	2037	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**	**2051**	**2052**	**2053**	**2054**	**2055**	**2056**	
Development Year																					
Multifamily	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	
Single Family	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	
N/A																					
N/A																					
Taxable Value - Real Property																					
Multifamily	57,900,000	59,926,500	62,023,928	64,194,765	66,441,582	68,767,037	71,173,883	73,664,969	76,243,243	78,911,757	81,673,668	84,532,247	87,490,875	90,553,056	93,722,413	97,002,697	100,397,792	103,911,714	107,548,624	111,312,826	
Single Family	835,887,476	865,143,537	895,423,561	926,763,386	959,200,104	992,772,108	1,027,519,132	1,063,482,301	1,100,704,182	1,139,228,828	1,179,101,837	1,220,370,401	1,263,083,366	1,307,291,283	1,353,046,478	1,400,403,105	1,449,417,214	1,500,146,816	1,552,651,955	1,606,994,773	
N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
REAL PROPERTY	*893.787.476*	*925.070.037*	*957.447.489*	*990.958.151*	*1.025.641.686*	*1.061.539.145*	*1.098.693.015*	*1.137.147.271*	*1.176.947.425*	*1.218.140.585*	*1.260.775.505*	*1.304.902.648*	*1.350.574.241*	*1.397.844.339*	*1.446.768.891*	*1.497.405.802*	*1.549.815.005*	*1.604.058.531*	*1.660.200.579*	*1.718.307.599*	
																					GROSS
CITY OF CELINA	5.474.586	5.666.196	5.864.513	6.069.771	6.282.213	6.502.091	6.729.664	6.965.202	7.208.984	7.461.299	7.722.444	7.992.730	8.272.475	8.562.012	8.861.682	9.171.841	9.492.856	9.825.106	10.168.984	10.524.899	**194.617.404**
COLLIN COUNTY	1.334.809	1.381.527	1.429.881	1.479.927	1.531.724	1.585.334	1.640.821	1.698.250	1.757.689	1.819.208	1.882.880	1.948.781	2.016.988	2.087.583	2.160.648	2.236.271	2.314.540	2.395.549	2.479.393	2.566.172	**47.451.455**
COLLIN COLLEGE	725.934	751.342	777.639	804.856	833.026	862.182	892.358	923.591	955.917	989.374	1.024.002	1.059.842	1.096.936	1.135.329	1.175.066	1.216.193	1.258.760	1.302.816	1.348.415	1.395.609	**25.806.413**
CELINA ISD	11.065.983	11.453.292	11.854.157	12.269.053	12.698.470	13.142.916	13.602.918	14.079.020	14.571.786	15.081.799	15.609.662	16.156.000	16.721.460	17.306.711	17.912.446	18.539.381	19.188.260	19.859.849	20.554.943	21.274.366	**393.387.346**
Total	***18.601.312***	***19.252.358***	***19.926.190***	***20.623.607***	***21.345.433***	***22.092.523***	***22.865.762***	***23.666.063***	***24.494.376***	***25.351.679***	***26.238.987***	***27.157.352***	***28.107.859***	***29.091.634***	***30.109.842***	***31.163.686***	***32.254.415***	***33.383.320***	***34.551.736***	***35.761.047***	***661.262.619***
Taxable Value - Personal Property																					
Multifamily	2,123,000	2,197,305	2,274,211	2,353,808	2,436,191	2,521,458	2,609,709	2,701,049	2,795,586	2,893,431	2,994,701	3,099,516	3,207,999	3,320,279	3,436,488	3,556,766	3,681,252	3,810,096	3,943,450	4,081,470	
Single Family	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
N/A	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PERSONAL PROPERTY	*2.123.000*	*2.197.305*	*2.274.211*	*2.353.808*	*2.436.191*	*2.521.458*	*2.609.709*	*2.701.049*	*2.795.586*	*2.893.431*	*2.994.701*	*3.099.516*	*3.207.999*	*3.320.279*	*3.436.488*	*3.556.766*	*3.681.252*	*3.810.096*	*3.943.450*	*4.081.470*	
																					GROSS
CITY OF CELINA	13.004	13.459	13.930	14.417	14.922	15.444	15.985	16.544	17.123	17.723	18.343	18.985	19.649	20.337	21.049	21.786	22.548	23.337	24.154	25.000	**383.995**
COLLIN COUNTY	3.171	3.282	3.396	3.515	3.638	3.766	3.897	4.034	4.175	4.321	4.472	4.629	4.791	4.959	5.132	5.312	5.498	5.690	5.889	6.095	**93.625**
COLLIN COLLEGE	1.724	1.785	1.847	1.912	1.979	2.048	2.120	2.194	2.271	2.350	2.432	2.517	2.606	2.697	2.791	2.889	2.990	3.095	3.203	3.315	**50.918**
CELINA ISD	26.285	27.205	28.157	29.142	30.162	31.218	32.311	33.442	34.612	35.824	37.077	38.375	39.718	41.108	42.547	44.036	45.578	47.173	48.824	50.533	**776.184**
Total	***44.183***	***45.730***	***47.330***	***48.987***	***50.701***	***52.476***	***54.313***	***56.214***	***58.181***	***60.217***	***62.325***	***64.506***	***66.764***	***69.101***	***71.519***	***74.023***	***76.613***	***79.295***	***82.070***	***84.943***	***1.304.722***
SALES TAX	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
																					GROSS
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
SUMMARY																					
																					GROSS
CITY OF CELINA	5.487.590	5.679.655	5.878.443	6.084.189	6.297.135	6.517.535	6.745.649	6.981.746	7.226.108	7.479.021	7.740.787	8.011.715	8.292.125	8.582.349	8.882.731	9.193.627	9.515.404	9.848.443	10.193.138	10.549.898	**195.001.399**
COLLIN COUNTY	1.337.980	1.384.809	1.433.277	1.483.442	1.535.362	1.589.100	1.644.719	1.702.284	1.761.864	1.823.529	1.887.352	1.953.410	2.021.779	2.092.541	2.165.780	2.241.583	2.320.038	2.401.239	2.485.283	2.572.268	**47.545.080**
COLLIN COLLEGE	727.658	753.127	779.486	806.768	835.005	864.230	894.478	925.785	958.187	991.724	1.026.434	1.062.359	1.099.542	1.138.026	1.177.857	1.219.082	1.261.750	1.305.911	1.351.618	1.398.924	**25.857.331**
CELINA ISD	11.092.268	11.480.497	11.882.314	12.298.195	12.728.632	13.174.134	13.635.229	14.112.462	14.606.398	15.117.622	15.646.739	16.194.375	16.761.178	17.347.819	17.954.993	18.583.418	19.233.837	19.907.021	20.603.767	21.324.899	**394.163.530**
Total	***18.645.495***	***19.298.088***	***19.973.521***	***20.672.594***	***21.396.135***	***22.144.999***	***22.920.074***	***23.722.277***	***24.552.557***	***25.411.896***	***26.301.313***	***27.221.859***	***28.174.624***	***29.160.735***	***30.181.361***	***31.237.709***	***32.331.029***	***33.462.615***	***34.633.806***	***35.845.989***	***662.567.341***

PARTICIPATION

REAL PROPERTY	*893.787.476*	*925.070.037*	*957.447.489*	*990.958.151*	*1.025.641.686*	*1.061.539.145*	*1.098.693.015*	*1.137.147.271*	*1.176.947.425*	*1.218.140.585*	*1.260.775.505*	*1.304.902.648*	*1.350.574.241*	*1.397.844.339*	*1.446.768.891*	*1.497.405.802*	*1.549.815.005*	*1.604.058.531*	*1.660.200.579*	*1.718.307.599*	
																					GROSS
CITY OF CELINA	2.737.293	2.833.098	2.932.257	3.034.886	3.141.107	3.251.045	3.364.832	3.482.601	3.604.492	3.730.649	3.861.222	3.996.365	4.136.238	4.281.006	4.430.841	4.585.921	4.746.428	4.912.553	5.084.492	5.262.449	**97.308.702**
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Total	***2.737.293***	***2.833.098***	***2.932.257***	***3.034.886***	***3.141.107***	***3.251.045***	***3.364.832***	***3.482.601***	***3.604.492***	***3.730.649***	***3.861.222***	***3.996.365***	***4.136.238***	***4.281.006***	***4.430.841***	***4.585.921***	***4.746.428***	***4.912.553***	***5.084.492***	***5.262.449***	***97.308.702***
PERSONAL PROPERTY	*2.123.000*	*2.197.305*	*2.274.211*	*2.353.808*	*2.436.191*	*2.521.458*	*2.609.709*	*2.701.049*	*2.795.586*	*2.893.431*	*2.994.701*	*3.099.516*	*3.207.999*	*3.320.279*	*3.436.488*	*3.556.766*	*3.681.252*	*3.810.096*	*3.943.450*	*4.081.470*	
																					GROSS
CITY OF CELINA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
SALES TAX	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
																					GROSS
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
SUMMARY																					
																					GROSS
CITY OF CELINA	2.737.293	2.833.098	2.932.257	3.034.886	3.141.107	3.251.045	3.364.832	3.482.601	3.604.492	3.730.649	3.861.222	3.996.365	4.136.238	4.281.006	4.430.841	4.585.921	4.746.428	4.912.553	5.084.492	5.262.449	**97.308.702**
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Total	***2.737.293***	***2.833.098***	***2.932.257***	***3.034.886***	***3.141.107***	***3.251.045***	***3.364.832***	***3.482.601***	***3.604.492***	***3.730.649***	***3.861.222***	***3.996.365***	***4.136.238***	***4.281.006***	***4.430.841***	***4.585.921***	***4.746.428***	***4.912.553***	***5.084.492***	***5.262.449***	***97.308.702***

TOTAL TAX REVENUE - P.

SUMMARY																					
																					GROSS
CITY OF CELINA	2.750.297	2.846.557	2.946.187	3.049.303	3.156.029	3.266.490	3.380.817	3.499.145	3.621.616	3.748.372	3.879.565	4.015.350	4.155.887	4.301.343	4.451.890	4.607.706	4.768.976	4.935.890	5.108.646	5.287.449	**97.692.697**
COLLIN COUNTY	1.337.980	1.384.809	1.433.277	1.483.442	1.535.362	1.589.100	1.644.719	1.702.284	1.761.864	1.823.529	1.887.352	1.953.410	2.021.779	2.092.541	2.165.780	2.241.583	2.320.038	2.401.239	2.485.283	2.572.268	**47.545.080**
COLLIN COLLEGE	727.658	753.127	779.486	806.768	835.005	864.230	894.478	925.785	958.187	991.724	1.026.434	1.062.359	1.099.542	1.138.026	1.177.857	1.219.082	1.261.750	1.305.911	1.351.618	1.398.924	**25.857.331**
CELINA ISD	11.092.268	11.480.497	11.882.314	12.298.195	12.728.632	13.174.134	13.635.229	14.112.462	14.606.398	15.117.622	15.646.739	16.194.375	16.761.178	17.347.819	17.954.993	18.583.418	19.233.837	19.907.021	20.603.767	21.324.899	**394.163.530**
Total	***15.908.202***	***16.464.989***	***17.041.264***	***17.637.708***	***18.255.028***	***18.893.954***	***19.555.242***	***20.239.676***	***20.948.065***	***21.681.247***	***22.440.090***	***23.225.494***	***24.038.386***	***24.879.729***	***25.750.520***	***26.651.788***	***27.584.601***	***28.550.062***	***29.549.314***	***30.583.540***	***565.258.639***

35 YEAR -TRACT 4: INPUT & OUTPUT

► ***INPUT***

INFLATION RATE	3.50%

DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.61251540	50%	0.3062577
COLLIN COUNTY	0.14934300	0%	0.0000000
COLLIN COLLEGE	0.08122000	0%	0.0000000
CELINA ISD	1.23810000	0%	0.0000000
	2.08117840		0.3062577

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.61251540	0%	0.0000000
COLLIN COUNTY	0.14934300	0%	0.0000000
COLLIN COLLEGE	0.08122000	0%	0.0000000
CELINA ISD	1.23810000	0%	0.0000000
	2.08117840		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000

TRACT 4

		Type	Completion Year	Stabilized Year	AREA SF/UNITS	REAL PROPERTY PSF/UNIT	REAL PROPERTY TAX VALUE	PERSONAL PROPERTY PSF/UNIT	PERSONAL PROPERTY TAX VALUE	SALES $ / SF	SALES TAX VALUE
4	Pad Sites - A	Retail	2030	2032	140,000	$ 250.00	$ 35,000,000	$ 5.00	$ 700,000	$ 350.00	$ 49,000,000
4	Pad Sites - B	Retail	2029	2031	29,600	$ 250.00	$ 7,400,000	$ 5.00	$ 148,000	$ 350.00	$ 10,360,000
4	Big Box	Retail	2026	2028	368,000	$ 250.00	$ 92,000,000	$ 5.00	$ 1,840,000	$ 350.00	$128,800,000
4	Town Homes - A	Townhome	2027	2031	1,368	$ 450,000.00	$ 615,600,000	$ 5.00	$ 6,840	$ -	$ -
4	Town Homes - B	Townhome	2032	2036	620	$ 450,000.00	$ 279,000,000	$ 5.00	$ 3,100	$ -	$ -
4	Town Homes - C	Townhome	2033	2037	91	$ 450,000.00	$ 40,950,000	$ 5.00	$ 455	$ -	$ -
4	Office	Office	2027	2029	151,000	$ 250.00	$ 37,750,000	$ 5.00	$ 755,000	$ -	$ -
4											
		TOTAL			690,679		1,107,700,000		3,453,395		188,160,000

► ***OUTPUT***

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
CITY OF CELINA	*40.6%*	$ 454,293,055	=	$ 275,865,267	+	$ 998,635	+	$ 177,429,153
COLLIN COUNTY	*6.0%*	$ 67,504,728	=	$ 67,261,242	+	$ 243,486	+	$ -
COLLIN COLLEGE	*3.3%*	$ 36,712,360	=	$ 36,579,941	+	$ 132,420	+	$ -
CELINA ISD	*50.1%*	$ 559,635,230	=	$ 557,616,652	+	$ 2,018,578	+	$ -
	100.0%	1,118,145,374		$ 937,323,102		$ 3,393,119		$ 177,429,153
		100.0%		*83.8%*		*0.3%*		*15.9%*

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
CITY OF CELINA	*100.0%*	$ 137,932,633	=	$ 137,932,633	+	$ -	+	$ -
COLLIN COUNTY	*0.0%*	$ -	=	$ -	+	$ -	+	
COLLIN COLLEGE	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
CELINA ISD	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 137,932,633		$ 137,932,633		$ -		$ -
		100.0%		*100.0%*		*0.0%*		*0.0%*

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
CITY OF CELINA	*32.3%*	$ 316,360,422	=	$ 137,932,633	+	$ 998,635	+	$ 177,429,153
COLLIN COUNTY	*6.9%*	$ 67,504,728	=	$ 67,261,242	+	$ 243,486	+	$ -
COLLIN COLLEGE	*3.7%*	$ 36,712,360	=	$ 36,579,941	+	$ 132,420	+	$ -
CELINA ISD	*57.1%*	$ 559,635,230	=	$ 557,616,652	+	$ 2,018,578	+	$ -
		$ 980,212,740		$ 799,390,468		$ 3,393,119		$ 177,429,153
				81.6%		*0.3%*		*18.1%*

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

	Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
TOTAL TAX REVENUE		**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**
REAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	*46,000,000*	*210,995,000*	*366,552,500*	*506,030,000*	*653,153,950*	*791,690,788*	*883,031,216*	*975,974,308*	*1,069,930,759*	*1,164,936,036*	*1,261,026,847*
	PV																					
CITY OF CELINA	**50,429,154**	-	-	-	-	-	-	-	-	-	-	281,757	1,292,377	2,245,191	3,099,512	4,000,669	4,849,228	5,408,702	5,977,993	6,553,491	7,135,413	7,723,984
COLLIN COUNTY	**12,295,595**	-	-	-	-	-	-	-	-	-	-	68,698	315,106	547,421	755,720	975,440	1,182,335	1,318,745	1,457,549	1,597,867	1,739,750	1,883,255
COLLIN COLLEGE	**6,686,943**	-	-	-	-	-	-	-	-	-	-	37,361	171,370	297,714	410,998	530,492	643,011	717,198	792,686	868,998	946,161	1,024,206
CELINA ISD	**101,934,311**	-	-	-	-	-	-	-	-	-	-	569,526	2,612,329	4,538,287	6,265,157	8,086,699	9,801,924	10,932,809	12,083,538	13,246,813	14,423,073	15,612,773
Total	***171,346,003***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	***957,342***	***4,391,182***	***7,628,611***	***10,531,387***	***13,593,299***	***16,476,498***	***18,377,455***	***20,311,766***	***22,267,168***	***24,244,397***	***26,244,218***
PERSONAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	*920,000*	*1,758,868*	*2,408,986*	*2,737,504*	*3,218,951*	*3,528,656*	*3,809,404*	*3,943,422*	*4,082,106*	*4,225,620*	*4,374,131*
	PV																					
CITY OF CELINA	**193,003**	-	-	-	-	-	-	-	-	-	-	5,635	10,773	14,755	16,768	19,717	21,614	23,333	24,154	25,004	25,883	26,792
COLLIN COUNTY	**47,058**	-	-	-	-	-	-	-	-	-	-	1,374	2,627	3,598	4,088	4,807	5,270	5,689	5,889	6,096	6,311	6,532
COLLIN COLLEGE	**25,592**	-	-	-	-	-	-	-	-	-	-	747	1,429	1,957	2,223	2,614	2,866	3,094	3,203	3,315	3,432	3,553
CELINA ISD	**390,124**	-	-	-	-	-	-	-	-	-	-	11,391	21,777	29,826	33,893	39,854	43,688	47,164	48,824	50,541	52,317	54,156
Total	***655,777***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	***19,147***	***36,605***	***50,135***	***56,972***	***66,992***	***73,438***	***79,280***	***82,070***	***84,956***	***87,943***	***91,033***
SALES TAX	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	*64,400,000*	*96,600,000*	*128,800,000*	*138,488,000*	*170,243,780*	*189,912,862*	*207,523,562*	*214,786,887*	*222,304,428*	*230,085,083*	*238,138,061*
	PV																					
Total	***34,296,894***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	***1,288,000***	***1,932,000***	***2,576,000***	***2,769,760***	***3,404,876***	***3,798,257***	***4,150,471***	***4,295,738***	***4,446,089***	***4,601,702***	***4,762,761***
SUMMARY																						
	PV																					
CITY OF CELINA	**84,919,051**	-	-	-	-	-	-	-	-	-	-	1,575,392	3,235,150	4,835,946	5,886,039	7,425,261	8,669,099	9,582,507	10,297,885	11,024,583	11,762,997	12,513,537
COLLIN COUNTY	**12,342,652**	-	-	-	-	-	-	-	-	-	-	70,072	317,733	551,018	759,809	980,247	1,187,605	1,324,434	1,463,439	1,603,963	1,746,061	1,889,788
COLLIN COLLEGE	**6,712,536**	-	-	-	-	-	-	-	-	-	-	38,108	172,799	299,671	413,221	533,106	645,877	720,292	795,889	872,313	949,593	1,027,759
CELINA ISD	**102,324,435**	-	-	-	-	-	-	-	-	-	-	580,917	2,634,106	4,568,112	6,299,050	8,126,553	9,845,612	10,979,974	12,132,361	13,297,353	14,475,390	15,666,930
Total	***206,298,674***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	***2,264,489***	***6,359,788***	***10,254,747***	***13,358,119***	***17,065,167***	***20,348,193***	***22,607,207***	***24,689,574***	***26,798,212***	***28,934,041***	***31,098,013***
PARTICIPATION																						
REAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	*46,000,000*	*210,995,000*	*366,552,500*	*506,030,000*	*653,153,950*	*791,690,788*	*883,031,216*	*975,974,308*	*1,069,930,759*	*1,164,936,036*	*1,261,026,847*
	PV																					
CITY OF CELINA	**25,214,577**	-	-	-	-	-	-	-	-	-	-	140,879	646,188	1,122,595	1,549,756	2,000,334	2,424,614	2,704,351	2,988,996	3,276,745	3,567,706	3,861,992
COLLIN COUNTY	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	***25,214,577***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	***140,879***	***646,188***	***1,122,595***	***1,549,756***	***2,000,334***	***2,424,614***	***2,704,351***	***2,988,996***	***3,276,745***	***3,567,706***	***3,861,992***
PERSONAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	*920,000*	*1,758,868*	*2,408,986*	*2,737,504*	*3,218,951*	*3,528,656*	*3,809,404*	*3,943,422*	*4,082,106*	*4,225,620*	*4,374,131*
	PV																					
CITY OF CELINA	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COUNTY	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
SALES TAX	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	*64,400,000*	*96,600,000*	*128,800,000*	*138,488,000*	*170,243,780*	*189,912,862*	*207,523,562*	*214,786,887*	*222,304,428*	*230,085,083*	*238,138,061*
	PV																					
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
SUMMARY																						
	PV																					
CITY OF CELINA	**25,214,577**	-	-	-	-	-	-	-	-	-	-	140,879	646,188	1,122,595	1,549,756	2,000,334	2,424,614	2,704,351	2,988,996	3,276,745	3,567,706	3,861,992
COLLIN COUNTY	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	***25,214,577***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	***140,879***	***646,188***	***1,122,595***	***1,549,756***	***2,000,334***	***2,424,614***	***2,704,351***	***2,988,996***	***3,276,745***	***3,567,706***	***3,861,992***
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																						
SUMMARY																						
	PV																					
CITY OF CELINA	**59,704,474**	-	-	-	-	-	-	-	-	-	-	1,434,514	2,588,962	3,713,351	4,336,283	5,424,926	6,244,485	6,878,156	7,308,888	7,747,837	8,195,291	8,651,545
COLLIN COUNTY	**12,342,652**	-	-	-	-	-	-	-	-	-	-	70,072	317,733	551,018	759,809	980,247	1,187,605	1,324,434	1,463,439	1,603,963	1,746,061	1,889,788
COLLIN COLLEGE	**6,712,536**	-	-	-	-	-	-	-	-	-	-	38,108	172,799	299,671	413,221	533,106	645,877	720,292	795,889	872,313	949,593	1,027,759
CELINA ISD	**102,324,435**	-	-	-	-	-	-	-	-	-	-	580,917	2,634,106	4,568,112	6,299,050	8,126,553	9,845,612	10,979,974	12,132,361	13,297,353	14,475,390	15,666,930
Total	***181,084,097***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	***2,123,610***	***5,713,599***	***9,132,151***	***11,808,364***	***15,064,832***	***17,923,579***	***19,902,856***	***21,700,577***	***23,521,467***	***25,366,335***	***27,236,021***

Financial Feasibility Analysis - Tract 4

	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	
TOTAL TAX REVENUE																					
	2037	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**	**2051**	**2052**	**2053**	**2054**	**2055**	**2056**	
REAL PROPERTY	*1,312,206,187*	*1,358,133,403*	*1,405,668,072*	*1,454,866,455*	*1,505,786,781*	*1,558,489,318*	*1,613,036,444*	*1,669,492,720*	*1,727,924,965*	*1,788,402,339*	*1,850,996,421*	*1,915,781,295*	*1,982,833,641*	*2,052,232,818*	*2,124,060,967*	*2,198,403,101*	*2,275,347,209*	*2,354,984,361*	*2,437,408,814*	*2,522,718,122*	
																					GROSS
CITY OF CELINA	8,037,465	8,318,776	8,609,933	8,911,281	9,223,176	9,545,987	9,880,097	10,225,900	10,583,807	10,954,240	11,337,638	11,734,455	12,145,161	12,570,242	13,010,201	13,465,558	13,936,852	14,424,642	14,929,504	15,452,037	**275,865,267**
COLLIN COUNTY	1,959,688	2,028,277	2,099,267	2,172,741	2,248,787	2,327,495	2,408,957	2,493,271	2,580,535	2,670,854	2,764,334	2,861,085	2,961,223	3,064,866	3,172,136	3,283,161	3,398,072	3,517,004	3,640,099	3,767,503	**67,261,242**
COLLIN COLLEGE	1,065,774	1,103,076	1,141,684	1,181,643	1,223,000	1,265,805	1,310,108	1,355,962	1,403,421	1,452,540	1,503,379	1,555,998	1,610,457	1,666,823	1,725,162	1,785,543	1,848,037	1,912,718	1,979,663	2,048,952	**36,579,941**
CELINA ISD	16,246,425	16,815,050	17,403,576	18,012,702	18,643,146	19,295,656	19,971,004	20,669,989	21,393,439	22,142,209	22,917,187	23,719,288	24,549,463	25,408,695	26,297,999	27,218,429	28,171,074	29,157,061	30,177,559	31,233,773	**557,616,652**
Total	***27,309,352***	***28,265,179***	***29,254,460***	***30,278,366***	***31,338,109***	***32,434,943***	***33,570,166***	***34,745,122***	***35,961,201***	***37,219,843***	***38,522,538***	***39,870,827***	***41,266,305***	***42,710,626***	***44,205,498***	***45,752,690***	***47,354,035***	***49,011,426***	***50,726,826***	***52,502,265***	***937,323,102***
PERSONAL PROPERTY	*4,527,304*	*4,685,759*	*4,849,761*	*5,019,503*	*5,195,185*	*5,377,017*	*5,565,212*	*5,759,995*	*5,961,595*	*6,170,250*	*6,386,209*	*6,609,726*	*6,841,067*	*7,080,504*	*7,328,322*	*7,584,813*	*7,850,282*	*8,125,041*	*8,409,418*	*8,703,747*	
																					GROSS
CITY OF CELINA	27,730	28,701	29,706	30,745	31,821	32,935	34,088	35,281	36,516	37,794	39,117	40,486	41,903	43,369	44,887	46,458	48,084	49,767	51,509	53,312	**998,635**
COLLIN COUNTY	6,761	6,998	7,243	7,496	7,759	8,030	8,311	8,602	8,903	9,215	9,537	9,871	10,217	10,574	10,944	11,327	11,724	12,134	12,559	12,998	**243,486**
COLLIN COLLEGE	3,677	3,806	3,939	4,077	4,220	4,367	4,520	4,678	4,842	5,011	5,187	5,368	5,556	5,751	5,952	6,160	6,376	6,599	6,830	7,069	**132,420**
CELINA ISD	56,053	58,014	60,045	62,146	64,322	66,573	68,903	71,314	73,811	76,394	79,068	81,835	84,699	87,664	90,732	93,908	97,194	100,596	104,117	107,761	**2,018,578**
Total	***94,221***	***97,519***	***100,932***	***104,465***	***108,121***	***111,905***	***115,822***	***119,876***	***124,071***	***128,414***	***132,908***	***137,560***	***142,375***	***147,358***	***152,515***	***157,853***	***163,378***	***169,097***	***175,015***	***181,141***	***3,393,119***
SALES TAX	*246,472,893*	*255,099,445*	*264,027,925*	*273,268,902*	*282,833,314*	*292,732,480*	*302,978,117*	*313,582,351*	*324,557,733*	*335,917,254*	*347,674,358*	*359,842,960*	*372,437,464*	*385,472,775*	*398,964,322*	*412,928,074*	*427,380,556*	*442,338,876*	*457,820,736*	*473,844,462*	
																					GROSS
Total	***4,929,458***	***5,101,989***	***5,280,559***	***5,465,378***	***5,656,666***	***5,854,650***	***6,059,562***	***6,271,647***	***6,491,155***	***6,718,345***	***6,953,487***	***7,196,859***	***7,448,749***	***7,709,456***	***7,979,286***	***8,258,561***	***8,547,611***	***8,846,778***	***9,156,415***	***9,476,889***	***177,429,153***
SUMMARY																					
																					GROSS
CITY OF CELINA	12,994,653	13,449,466	13,920,197	14,407,404	14,911,664	15,433,572	15,973,747	16,532,828	17,111,477	17,710,379	18,330,242	18,971,800	19,635,813	20,323,067	21,034,374	21,770,577	22,532,547	23,321,187	24,137,428	24,982,238	**454,293,055**
COLLIN COUNTY	1,966,449	2,035,275	2,106,510	2,180,237	2,256,546	2,335,525	2,417,268	2,501,873	2,589,438	2,680,069	2,773,871	2,870,956	2,971,440	3,075,440	3,183,081	3,294,489	3,409,796	3,529,138	3,652,658	3,780,501	**67,504,728**
COLLIN COLLEGE	1,069,451	1,106,882	1,145,623	1,185,719	1,227,220	1,270,172	1,314,628	1,360,640	1,408,263	1,457,552	1,508,566	1,561,366	1,616,014	1,672,574	1,731,114	1,791,703	1,854,413	1,919,317	1,986,494	2,056,021	**36,712,360**
CELINA ISD	16,302,477	16,873,064	17,463,621	18,074,848	18,707,468	19,362,229	20,039,907	20,741,304	21,467,249	22,218,603	22,996,254	23,801,123	24,634,163	25,496,358	26,388,731	27,312,336	28,268,268	29,257,658	30,281,676	31,341,534	**559,635,230**
Total	***32,333,031***	***33,464,687***	***34,635,951***	***35,848,209***	***37,102,897***	***38,401,498***	***39,745,550***	***41,136,645***	***42,576,427***	***44,066,602***	***45,608,933***	***47,205,246***	***48,857,430***	***50,567,440***	***52,337,300***	***54,169,105***	***56,065,024***	***58,027,300***	***60,058,255***	***62,160,294***	***1,118,145,374***
PARTICIPATION																					
REAL PROPERTY	*1,312,206,187*	*1,358,133,403*	*1,405,668,072*	*1,454,866,455*	*1,505,786,781*	*1,558,489,318*	*1,613,036,444*	*1,669,492,720*	*1,727,924,965*	*1,788,402,339*	*1,850,996,421*	*1,915,781,295*	*1,982,833,641*	*2,052,232,818*	*2,124,060,967*	*2,198,403,101*	*2,275,347,209*	*2,354,984,361*	*2,437,408,814*	*2,522,718,122*	
																					GROSS
CITY OF CELINA	4,018,732	4,159,388	4,304,967	4,455,641	4,611,588	4,772,994	4,940,048	5,112,950	5,291,903	5,477,120	5,668,819	5,867,228	6,072,581	6,285,121	6,505,100	6,732,779	6,968,426	7,212,321	7,464,752	7,726,018	**137,932,633**
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Total	***4,018,732***	***4,159,388***	***4,304,967***	***4,455,641***	***4,611,588***	***4,772,994***	***4,940,048***	***5,112,950***	***5,291,903***	***5,477,120***	***5,668,819***	***5,867,228***	***6,072,581***	***6,285,121***	***6,505,100***	***6,732,779***	***6,968,426***	***7,212,321***	***7,464,752***	***7,726,018***	***137,932,633***
PERSONAL PROPERTY	*4,527,304*	*4,685,759*	*4,849,761*	*5,019,503*	*5,195,185*	*5,377,017*	*5,565,212*	*5,759,995*	*5,961,595*	*6,170,250*	*6,386,209*	*6,609,726*	*6,841,067*	*7,080,504*	*7,328,322*	*7,584,813*	*7,850,282*	*8,125,041*	*8,409,418*	*8,703,747*	
																					GROSS
CITY OF CELINA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Total	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***
SALES TAX	*246,472,893*	*255,099,445*	*264,027,925*	*273,268,902*	*282,833,314*	*292,732,480*	*302,978,117*	*313,582,351*	*324,557,733*	*335,917,254*	*347,674,358*	*359,842,960*	*372,437,464*	*385,472,775*	*398,964,322*	*412,928,074*	*427,380,556*	*442,338,876*	*457,820,736*	*473,844,462*	
																					GROSS
Total	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***
SUMMARY																					
																					GROSS
CITY OF CELINA	4,018,732	4,159,388	4,304,967	4,455,641	4,611,588	4,772,994	4,940,048	5,112,950	5,291,903	5,477,120	5,668,819	5,867,228	6,072,581	6,285,121	6,505,100	6,732,779	6,968,426	7,212,321	7,464,752	7,726,018	**137,932,633**
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Total	***4,018,732***	***4,159,388***	***4,304,967***	***4,455,641***	***4,611,588***	***4,772,994***	***4,940,048***	***5,112,950***	***5,291,903***	***5,477,120***	***5,668,819***	***5,867,228***	***6,072,581***	***6,285,121***	***6,505,100***	***6,732,779***	***6,968,426***	***7,212,321***	***7,464,752***	***7,726,018***	***137,932,633***
TOTAL TAX REVENUE - PAI																					
SUMMARY																					
																					GROSS
CITY OF CELINA	8,975,921	9,290,078	9,615,231	9,951,764	10,300,076	10,660,578	11,033,698	11,419,878	11,819,574	12,233,259	12,661,423	13,104,573	13,563,233	14,037,946	14,529,274	15,037,798	15,564,121	16,108,866	16,672,676	17,256,220	**316,360,422**
COLLIN COUNTY	1,966,449	2,035,275	2,106,510	2,180,237	2,256,546	2,335,525	2,417,268	2,501,873	2,589,438	2,680,069	2,773,871	2,870,956	2,971,440	3,075,440	3,183,081	3,294,489	3,409,796	3,529,138	3,652,658	3,780,501	**67,504,728**
COLLIN COLLEGE	1,069,451	1,106,882	1,145,623	1,185,719	1,227,220	1,270,172	1,314,628	1,360,640	1,408,263	1,457,552	1,508,566	1,561,366	1,616,014	1,672,574	1,731,114	1,791,703	1,854,413	1,919,317	1,986,494	2,056,021	**36,712,360**
CELINA ISD	16,302,477	16,873,064	17,463,621	18,074,848	18,707,468	19,362,229	20,039,907	20,741,304	21,467,249	22,218,603	22,996,254	23,801,123	24,634,163	25,496,358	26,388,731	27,312,336	28,268,268	29,257,658	30,281,676	31,341,534	**559,635,230**
Total	***28,314,298***	***29,305,299***	***30,330,984***	***31,392,569***	***32,491,309***	***33,628,504***	***34,805,502***	***36,023,695***	***37,284,524***	***38,589,482***	***39,940,114***	***41,338,018***	***42,784,849***	***44,282,319***	***45,832,200***	***47,436,327***	***49,096,598***	***50,814,979***	***52,593,503***	***54,434,276***	***980,212,740***

35 YEAR -TRACT 5: INPUT & OUTPUT

► ***INPUT***

INFLATION RATE	3.50%

DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.61251540	50%	0.3062577
COLLIN COUNTY	0.14934300	0%	0.0000000
COLLIN COLLEGE	0.08122000	0%	0.0000000
CELINA ISD	1.23810000	0%	0.0000000
	2.08117840		0.3062577

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.61251540	0%	0.0000000
COLLIN COUNTY	0.14934300	0%	0.0000000
COLLIN COLLEGE	0.08122000	0%	0.0000000
CELINA ISD	1.23810000	0%	0.0000000
	2.08117840		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000

TRACT 5

		Type	Completion Year	Stabilized Year	AREA SF/UNITS	REAL PROPERTY PSF/UNIT	REAL PROPERTY TAX VALUE	PERSONAL PROPERTY PSF/UNIT	PERSONAL PROPERTY TAX VALUE	SALES $ / SF	SALES TAX VALUE
5	Multifamily - A	MFR	2035	2037	400	$ 150,000.00	$ 60,000,000	$ 5.00	$ 2,200,000	$ -	$ -
5	Multifamily - B	MFR	2027	2029	400	$ 150,000.00	$ 60,000,000	$ 5.00	$ 2,200,000	$ -	$ -
5	Commercial	Retail	2035	2037	400,752	$ 250.00	$ 100,188,000	$ 15.00	$ 6,011,280	$ 350.00	$ 140,263,200
5	Multifamily - C	MFR	2032	2034	341	$ 150,000.00	$ 51,150,000	$ 5.00	$ 1,875,500	$ -	$ -
				TOTAL	401,893		271,338,000		12,286,780		140,263,200

► ***OUTPUT***

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
CITY OF CELINA	*49.8%*	$ 143,008,187	=	$ 57,633,571	+	$ 2,536,063	+	$ 82,838,553
COLLIN COUNTY	*5.1%*	$ 14,670,511	=	$ 14,052,170	+	$ 618,341	+	$ -
COLLIN COLLEGE	*2.8%*	$ 7,978,538	=	$ 7,642,255	+	$ 336,284	+	$ -
CELINA ISD	*42.3%*	$ 121,623,103	=	$ 116,496,865	+	$ 5,126,238	+	$ -
	100.0%	287,280,340		$ 195,824,860		$ 8,616,927		$ 82,838,553
		100.0%		*68.2%*		*3.0%*		*28.8%*

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
CITY OF CELINA	*100.0%*	$ 28,816,785	=	$ 28,816,785	+	$ -	+	$ -
COLLIN COUNTY	*0.0%*	$ -	=	$ -	+	$ -	+	
COLLIN COLLEGE	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
CELINA ISD	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 28,816,785		$ 28,816,785		$ -		$ -
		100.0%		*100.0%*		*0.0%*		*0.0%*

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
CITY OF CELINA	*44.2%*	$ 114,191,402	=	$ 28,816,785	+	$ 2,536,063	+	$ 82,838,553
COLLIN COUNTY	*5.7%*	$ 14,670,511	=	$ 14,052,170	+	$ 618,341	+	$ -
COLLIN COLLEGE	*3.1%*	$ 7,978,538	=	$ 7,642,255	+	$ 336,284	+	$ -
CELINA ISD	*47.1%*	$ 121,623,103	=	$ 116,496,865	+	$ 5,126,238	+	$ -
		$ 258,463,554		$ 167,008,074		$ 8,616,927		$ 82,838,553
				64.6%		*3.3%*		*32.1%*

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

	Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
TOTAL TAX REVENUE		**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**
REAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	*30,000,000*	*45,000,000*	*60,000,000*	*62,100,000*	*64,273,500*	*92,098,073*	*107,213,880*	*122,411,178*	*206,789,570*	*251,270,915*
	PV																					
CITY OF CELINA	**9,742,112**	-	-	-	-	-	-	-	-	-	-	-	183,755	275,632	367,509	380,372	393,685	564,115	656,702	749,787	1,266,618	1,539,073
COLLIN COUNTY	**2,375,314**	-	-	-	-	-	-	-	-	-	-	-	44,803	67,204	89,606	92,742	95,988	137,542	160,116	182,813	308,826	375,256
COLLIN COLLEGE	**1,291,811**	-	-	-	-	-	-	-	-	-	-	-	24,366	36,549	48,732	50,438	52,203	74,802	87,079	99,422	167,954	204,082
CELINA ISD	**19,692,090**	-	-	-	-	-	-	-	-	-	-	-	371,430	557,145	742,860	768,860	795,770	1,140,266	1,327,415	1,515,573	2,560,262	3,110,985
Total	***33,101,327***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	***624,354***	***936,530***	***1,248,707***	***1,292,412***	***1,337,646***	***1,916,725***	***2,231,312***	***2,547,595***	***4,303,660***	***5,229,396***
PERSONAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	*1,100,000*	*1,650,000*	*2,200,000*	*2,277,000*	*2,356,695*	*3,376,929*	*3,931,176*	*4,488,410*	*8,751,144*	*10,966,557*
	PV																					
CITY OF CELINA	**422,627**	-	-	-	-	-	-	-	-	-	-	-	6,738	10,107	13,475	13,947	14,435	20,684	24,079	27,492	53,602	67,172
COLLIN COUNTY	**103,045**	-	-	-	-	-	-	-	-	-	-	-	1,643	2,464	3,286	3,401	3,520	5,043	5,871	6,703	13,069	16,378
COLLIN COLLEGE	**56,041**	-	-	-	-	-	-	-	-	-	-	-	893	1,340	1,787	1,849	1,914	2,743	3,193	3,645	7,108	8,907
CELINA ISD	**854,273**	-	-	-	-	-	-	-	-	-	-	-	13,619	20,429	27,238	28,192	29,178	41,810	48,672	55,571	108,348	135,777
Total	***1,435,985***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	***22,893***	***34,339***	***45,786***	***47,388***	***49,047***	***70,280***	***81,815***	***93,412***	***182,127***	***228,234***
SALES TAX	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	*70,131,600*	*105,197,400*
	PV																					
Total	***12,816,017***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	***1,402,632***	***2,103,948***
SUMMARY																						
	PV																					
CITY OF CELINA	**22,980,756**	-	-	-	-	-	-	-	-	-	-	-	190,492	285,738	380,985	394,319	408,120	584,799	680,781	777,280	2,722,852	3,710,193
COLLIN COUNTY	**2,478,358**	-	-	-	-	-	-	-	-	-	-	-	46,446	69,669	92,891	96,143	99,508	142,585	165,987	189,516	321,895	391,633
COLLIN COLLEGE	**1,347,852**	-	-	-	-	-	-	-	-	-	-	-	25,259	37,889	50,519	52,287	54,117	77,545	90,272	103,068	175,062	212,989
CELINA ISD	**20,546,363**	-	-	-	-	-	-	-	-	-	-	-	385,049	577,574	770,098	797,052	824,948	1,182,076	1,376,087	1,571,144	2,668,610	3,246,762
Total	***47,353,330***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	***647,246***	***970,870***	***1,294,493***	***1,339,800***	***1,386,693***	***1,987,005***	***2,313,127***	***2,641,007***	***5,888,419***	***7,561,578***
PARTICIPATION																						
REAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	*30,000,000*	*45,000,000*	*60,000,000*	*62,100,000*	*64,273,500*	*92,098,073*	*107,213,880*	*122,411,178*	*206,789,570*	*251,270,915*
	PV																					
CITY OF CELINA	**4,871,056**	-	-	-	-	-	-	-	-	-	-	-	91,877	137,816	183,755	190,186	196,843	282,057	328,351	374,894	633,309	769,537
COLLIN COUNTY	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	***4,871,056***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	***91,877***	***137,816***	***183,755***	***190,186***	***196,843***	***282,057***	***328,351***	***374,894***	***633,309***	***769,537***
PERSONAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	*1,100,000*	*1,650,000*	*2,200,000*	*2,277,000*	*2,356,695*	*3,376,929*	*3,931,176*	*4,488,410*	*8,751,144*	*10,966,557*
	PV																					
CITY OF CELINA	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COUNTY	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
SALES TAX	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	*70,131,600*	*105,197,400*
	PV																					
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
SUMMARY																						
	PV																					
CITY OF CELINA	**4,871,056**	-	-	-	-	-	-	-	-	-	-	-	91,877	137,816	183,755	190,186	196,843	282,057	328,351	374,894	633,309	769,537
COLLIN COUNTY	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	***4,871,056***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	***91,877***	***137,816***	***183,755***	***190,186***	***196,843***	***282,057***	***328,351***	***374,894***	***633,309***	***769,537***
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																						
SUMMARY																						
	PV																					
CITY OF CELINA	**18,109,700**	-	-	-	-	-	-	-	-	-	-	-	98,615	147,922	197,230	204,133	211,278	302,742	352,430	402,386	2,089,543	2,940,656
COLLIN COUNTY	**2,478,358**	-	-	-	-	-	-	-	-	-	-	-	46,446	69,669	92,891	96,143	99,508	142,585	165,987	189,516	321,895	391,633
COLLIN COLLEGE	**1,347,852**	-	-	-	-	-	-	-	-	-	-	-	25,259	37,889	50,519	52,287	54,117	77,545	90,272	103,068	175,062	212,989
CELINA ISD	**20,546,363**	-	-	-	-	-	-	-	-	-	-	-	385,049	577,574	770,098	797,052	824,948	1,182,076	1,376,087	1,571,144	2,668,610	3,246,762
Total	***42,482,274***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	***555,369***	***833,054***	***1,110,738***	***1,149,614***	***1,189,851***	***1,704,948***	***1,984,776***	***2,266,113***	***5,255,110***	***6,792,041***

Financial Feasibility Analysis - Tract 5

	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	
TOTAL TAX REVENUE																					
	2037	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**	**2051**	**2052**	**2053**	**2054**	**2055**	**2056**	
REAL PROPERTY	*295,907,462*	*306,264,223*	*316,983,470*	*328,077,892*	*339,560,618*	*351,445,240*	*363,745,823*	*376,476,927*	*389,653,619*	*403,291,496*	*417,406,698*	*432,015,933*	*447,136,491*	*462,786,268*	*478,983,787*	*495,748,220*	*513,099,407*	*531,057,887*	*549,644,913*	*568,882,485*	
																					GROSS
CITY OF CELINA	1,812,479	1,875,916	1,941,573	2,009,528	2,079,861	2,152,656	2,227,999	2,305,979	2,386,688	2,470,223	2,556,680	2,646,164	2,738,780	2,834,637	2,933,849	3,036,534	3,142,813	3,252,811	3,366,660	3,484,493	**57,633,571**
COLLIN COUNTY	441,917	457,384	473,393	489,961	507,110	524,859	543,229	562,242	581,920	602,288	623,368	645,186	667,767	691,139	715,329	740,365	766,278	793,098	820,856	849,586	**14,052,170**
COLLIN COLLEGE	240,336	248,748	257,454	266,465	275,791	285,444	295,434	305,775	316,477	327,553	339,018	350,883	363,164	375,875	389,031	402,647	416,739	431,325	446,422	462,046	**7,642,255**
CELINA ISD	3,663,630	3,791,857	3,924,572	4,061,932	4,204,100	4,351,244	4,503,537	4,661,161	4,824,301	4,993,152	5,167,912	5,348,789	5,535,997	5,729,757	5,930,298	6,137,859	6,352,684	6,575,028	6,805,154	7,043,334	**116,496,865**
Total	***6,158,362***	***6,373,905***	***6,596,992***	***6,827,886***	***7,066,862***	***7,314,202***	***7,570,200***	***7,835,156***	***8,109,387***	***8,393,216***	***8,686,978***	***8,991,022***	***9,305,708***	***9,631,408***	***9,968,507***	***10,317,405***	***10,678,514***	***11,052,262***	***11,439,091***	***11,839,459***	***195,824,860***
PERSONAL PROPERTY	*13,187,660*	*13,649,228*	*14,126,951*	*14,621,395*	*15,133,143*	*15,662,803*	*16,211,002*	*16,778,387*	*17,365,630*	*17,973,427*	*18,602,497*	*19,253,585*	*19,927,460*	*20,624,921*	*21,346,793*	*22,093,931*	*22,867,219*	*23,667,571*	*24,495,936*	*25,353,294*	
																					GROSS
CITY OF CELINA	80,776	83,604	86,530	89,558	92,693	95,937	99,295	102,770	106,367	110,090	113,943	117,931	122,059	126,331	130,752	135,329	140,065	144,968	150,041	155,293	**2,536,063**
COLLIN COUNTY	19,695	20,384	21,098	21,836	22,600	23,391	24,210	25,057	25,934	26,842	27,782	28,754	29,760	30,802	31,880	32,996	34,151	35,346	36,583	37,863	**618,341**
COLLIN COLLEGE	10,711	11,086	11,474	11,875	12,291	12,721	13,167	13,627	14,104	14,598	15,109	15,638	16,185	16,752	17,338	17,945	18,573	19,223	19,896	20,592	**336,284**
CELINA ISD	163,276	168,991	174,906	181,027	187,363	193,921	200,708	207,733	215,004	222,529	230,318	238,379	246,722	255,357	264,295	273,545	283,119	293,028	303,284	313,899	**5,126,238**
Total	***274,459***	***284,065***	***294,007***	***304,297***	***314,948***	***325,971***	***337,380***	***349,188***	***361,410***	***374,059***	***387,151***	***400,701***	***414,726***	***429,241***	***444,265***	***459,814***	***475,908***	***492,564***	***509,804***	***527,647***	***8,616,927***
SALES TAX	*140,263,200*	*145,172,412*	*150,253,446*	*155,512,317*	*160,955,248*	*166,588,682*	*172,419,286*	*178,453,961*	*184,699,849*	*191,164,344*	*197,855,096*	*204,780,024*	*211,947,325*	*219,365,482*	*227,043,274*	*234,989,788*	*243,214,431*	*251,726,936*	*260,537,379*	*269,656,187*	
																					GROSS
Total	***2,805,264***	***2,903,448***	***3,005,069***	***3,110,246***	***3,219,105***	***3,331,774***	***3,448,386***	***3,569,079***	***3,693,997***	***3,823,287***	***3,957,102***	***4,095,600***	***4,238,947***	***4,387,310***	***4,540,865***	***4,699,796***	***4,864,289***	***5,034,539***	***5,210,748***	***5,393,124***	***82,838,553***
SUMMARY																					
																					GROSS
CITY OF CELINA	4,698,519	4,862,967	5,033,171	5,209,332	5,391,659	5,580,367	5,775,680	5,977,829	6,187,053	6,403,599	6,627,725	6,859,696	7,099,785	7,348,278	7,605,467	7,871,659	8,147,167	8,432,318	8,727,449	9,032,909	**143,008,187**
COLLIN COUNTY	461,612	477,768	494,490	511,797	529,710	548,250	567,439	587,299	607,855	629,130	651,149	673,939	697,527	721,941	747,209	773,361	800,429	828,444	857,439	887,450	**14,670,511**
COLLIN COLLEGE	251,047	259,834	268,928	278,340	288,082	298,165	308,601	319,402	330,581	342,151	354,127	366,521	379,349	392,627	406,368	420,591	435,312	450,548	466,317	482,638	**7,978,538**
CELINA ISD	3,826,907	3,960,848	4,099,478	4,242,960	4,391,463	4,545,165	4,704,245	4,868,894	5,039,305	5,215,681	5,398,230	5,587,168	5,782,719	5,985,114	6,194,593	6,411,404	6,635,803	6,868,056	7,108,438	7,357,233	**121,623,103**
Total	***9,238,085***	***9,561,418***	***9,896,068***	***10,242,430***	***10,600,915***	***10,971,947***	***11,355,965***	***11,753,424***	***12,164,794***	***12,590,561***	***13,031,231***	***13,487,324***	***13,959,381***	***14,447,959***	***14,953,637***	***15,477,015***	***16,018,710***	***16,579,365***	***17,159,643***	***17,760,230***	***287,280,340***
PARTICIPATION																					
REAL PROPERTY	*295,907,462*	*306,264,223*	*316,983,470*	*328,077,892*	*339,560,618*	*351,445,240*	*363,745,823*	*376,476,927*	*389,653,619*	*403,291,496*	*417,406,698*	*432,015,933*	*447,136,491*	*462,786,268*	*478,983,787*	*495,748,220*	*513,099,407*	*531,057,887*	*549,644,913*	*568,882,485*	
																					GROSS
CITY OF CELINA	906,239	937,958	970,786	1,004,764	1,039,931	1,076,328	1,114,000	1,152,990	1,193,344	1,235,111	1,278,340	1,323,082	1,369,390	1,417,319	1,466,925	1,518,267	1,571,406	1,626,406	1,683,330	1,742,246	**28,816,785**
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Total	***906,239***	***937,958***	***970,786***	***1,004,764***	***1,039,931***	***1,076,328***	***1,114,000***	***1,152,990***	***1,193,344***	***1,235,111***	***1,278,340***	***1,323,082***	***1,369,390***	***1,417,319***	***1,466,925***	***1,518,267***	***1,571,406***	***1,626,406***	***1,683,330***	***1,742,246***	***28,816,785***
PERSONAL PROPERTY	*13,187,660*	*13,649,228*	*14,126,951*	*14,621,395*	*15,133,143*	*15,662,803*	*16,211,002*	*16,778,387*	*17,365,630*	*17,973,427*	*18,602,497*	*19,253,585*	*19,927,460*	*20,624,921*	*21,346,793*	*22,093,931*	*22,867,219*	*23,667,571*	*24,495,936*	*25,353,294*	
																					GROSS
CITY OF CELINA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Total	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***
SALES TAX	*140,263,200*	*145,172,412*	*150,253,446*	*155,512,317*	*160,955,248*	*166,588,682*	*172,419,286*	*178,453,961*	*184,699,849*	*191,164,344*	*197,855,096*	*204,780,024*	*211,947,325*	*219,365,482*	*227,043,274*	*234,989,788*	*243,214,431*	*251,726,936*	*260,537,379*	*269,656,187*	
																					GROSS
Total	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***	***-***
SUMMARY																					
																					GROSS
CITY OF CELINA	906,239	937,958	970,786	1,004,764	1,039,931	1,076,328	1,114,000	1,152,990	1,193,344	1,235,111	1,278,340	1,323,082	1,369,390	1,417,319	1,466,925	1,518,267	1,571,406	1,626,406	1,683,330	1,742,246	**28,816,785**
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
Total	***906,239***	***937,958***	***970,786***	***1,004,764***	***1,039,931***	***1,076,328***	***1,114,000***	***1,152,990***	***1,193,344***	***1,235,111***	***1,278,340***	***1,323,082***	***1,369,390***	***1,417,319***	***1,466,925***	***1,518,267***	***1,571,406***	***1,626,406***	***1,683,330***	***1,742,246***	***28,816,785***
TOTAL TAX REVENUE - PA																					
SUMMARY																					
																					GROSS
CITY OF CELINA	3,792,280	3,925,010	4,062,385	4,204,568	4,351,728	4,504,039	4,661,680	4,824,839	4,993,708	5,168,488	5,349,385	5,536,614	5,730,395	5,930,959	6,138,543	6,353,392	6,575,760	6,805,912	7,044,119	7,290,663	**114,191,402**
COLLIN COUNTY	461,612	477,768	494,490	511,797	529,710	548,250	567,439	587,299	607,855	629,130	651,149	673,939	697,527	721,941	747,209	773,361	800,429	828,444	857,439	887,450	**14,670,511**
COLLIN COLLEGE	251,047	259,834	268,928	278,340	288,082	298,165	308,601	319,402	330,581	342,151	354,127	366,521	379,349	392,627	406,368	420,591	435,312	450,548	466,317	482,638	**7,978,538**
CELINA ISD	3,826,907	3,960,848	4,099,478	4,242,960	4,391,463	4,545,165	4,704,245	4,868,894	5,039,305	5,215,681	5,398,230	5,587,168	5,782,719	5,985,114	6,194,593	6,411,404	6,635,803	6,868,056	7,108,438	7,357,233	**121,623,103**
Total	***8,331,846***	***8,623,460***	***8,925,281***	***9,237,666***	***9,560,984***	***9,895,619***	***10,241,965***	***10,600,434***	***10,971,449***	***11,355,450***	***11,752,891***	***12,164,242***	***12,589,991***	***13,030,640***	***13,486,713***	***13,958,748***	***14,447,304***	***14,952,959***	***15,476,313***	***16,017,984***	***258,463,554***

35 YEAR -TRACT 6: INPUT & OUTPUT

► ***INPUT***

INFLATION RATE	3.50%

DISCOUNT RATE	6.00%

REAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.61251540	50%	0.3062577
COLLIN COUNTY	0.14934300	0%	0.0000000
COLLIN COLLEGE	0.08122000	0%	0.0000000
CELINA ISD	1.23810000	0%	0.0000000
	2.08117840		0.3062577

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.61251540	0%	0.0000000
COLLIN COUNTY	0.14934300	0%	0.0000000
COLLIN COLLEGE	0.08122000	0%	0.0000000
CELINA ISD	1.23810000	0%	0.0000000
	2.08117840		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000

	TRACT 6	Type	Completion Year	Stabilized Year	AREA SF/UNITS	REAL PROPERTY PSF/UNIT	REAL PROPERTY TAX VALUE	PERSONAL PROPERTY PSF/UNIT	PERSONAL PROPERTY TAX VALUE	SALES $ / SF	SALES TAX VALUE
6	Single Family	SFR	2032	2036	602	$ 750,000.00	$ 451,500,000	$ -	$ -	$ -	$ -
6	Commercial	Retail	2037	2039	32,234	$ 250.00	$ 8,058,500	$ 15.00	$ 483,510	$ 350.00	$ 11,281,900
			TOTAL		32,836		459,558,500		483,510		11,281,900

► ***OUTPUT***

TOTAL TAX REVENUE		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
CITY OF CELINA	*30.7%*	$ 96,398,810	=	$ 90,512,441	+	$ 76,260	+	$ 5,810,109
COLLIN COUNTY	*7.0%*	$ 22,087,262	=	$ 22,068,669	+	$ 18,594	+	$ -
COLLIN COLLEGE	*3.8%*	$ 12,012,129	=	$ 12,002,017	+	$ 10,112	+	$ -
CELINA ISD	*58.4%*	$ 183,110,287	=	$ 182,956,141	+	$ 154,146	+	$ -
	100.0%	313,608,488		$ 307,539,268		$ 259,112		$ 5,810,109
		100.0%		*98.1%*		*0.1%*		*1.9%*

TOTAL PARTICIPATION		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
CITY OF CELINA	*100.0%*	$ 45,256,221	=	$ 45,256,221	+	$ -	+	$ -
COLLIN COUNTY	*0.0%*	$ -	=	$ -	+	$ -	+	
COLLIN COLLEGE	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
CELINA ISD	*0.0%*	$ -	=	$ -	+	$ -	+	$ -
	100.0%	$ 45,256,221		$ 45,256,221		$ -		$ -
		100.0%		*100.0%*		*0.0%*		*0.0%*

NET BENEFIT		TOTAL		REAL PROPERTY		PERSONAL PROPERTY		SALES
CITY OF CELINA	*19.1%*	$ 51,142,589	=	$ 45,256,221	+	$ 76,260	+	$ 5,810,109
COLLIN COUNTY	*8.2%*	$ 22,087,262	=	$ 22,068,669	+	$ 18,594	+	$ -
COLLIN COLLEGE	*4.5%*	$ 12,012,129	=	$ 12,002,017	+	$ 10,112	+	$ -
CELINA ISD	*68.2%*	$ 183,110,287	=	$ 182,956,141	+	$ 154,146	+	$ -
		$ 268,352,268		$ 262,283,047		$ 259,112		$ 5,810,109
				97.7%		*0.1%*		*2.2%*

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

	Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
TOTAL TAX REVENUE		**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**
REAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	90.300.000	180.600.000	270.900.000	361.200.000	451.500.000
	PV																					
CITY OF CELINA	**14.740.787**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	553.101	1.106.203	1.659.304	2.212.406	2.765.507
COLLIN COUNTY	**3.594.087**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	134.857	269.713	404.570	539.427	674.284
COLLIN COLLEGE	**1.954.639**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	73.342	146.683	220.025	293.367	366.708
CELINA ISD	**29.796.098**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.118.004	2.236.009	3.354.013	4.472.017	5.590.022
Total	***50.085.611***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	***1.879.304***	***3.758.608***	***5.637.912***	***7.517.216***	***9.396.520***
PERSONAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV																					
CITY OF CELINA	**11.154**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COUNTY	**2.720**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	**1.479**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	**22.546**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	***37.899***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
SALES TAX	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV																					
Total	***849.826***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
SUMMARY																						
	PV																					
CITY OF CELINA	**15.601.768**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	553.101	1.106.203	1.659.304	2.212.406	2.765.507
COLLIN COUNTY	**3.596.806**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	134.857	269.713	404.570	539.427	674.284
COLLIN COLLEGE	**1.956.118**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	73.342	146.683	220.025	293.367	366.708
CELINA ISD	**29.818.644**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.118.004	2.236.009	3.354.013	4.472.017	5.590.022
Total	***50.973.337***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	***1.879.304***	***3.758.608***	***5.637.912***	***7.517.216***	***9.396.520***
PARTICIPATION																						
REAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	90.300.000	180.600.000	270.900.000	361.200.000	451.500.000
	PV																					
CITY OF CELINA	**7.370.394**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	276.551	553.101	829.652	1.106.203	1.382.754
COLLIN COUNTY	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	***7.370.394***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	***276.551***	***553.101***	***829.652***	***1.106.203***	***1.382.754***
PERSONAL PROPERTY	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV																					
CITY OF CELINA	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COUNTY	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
SALES TAX	*Taxable Value*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV																					
Total	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
SUMMARY																						
	PV																					
CITY OF CELINA	**7.370.394**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	276.551	553.101	829.652	1.106.203	1.382.754
COLLIN COUNTY	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	***7.370.394***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	***276.551***	***553.101***	***829.652***	***1.106.203***	***1.382.754***
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																						
SUMMARY																						
	PV																					
CITY OF CELINA	**8.231.374**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	276.551	553.101	829.652	1.106.203	1.382.754
COLLIN COUNTY	**3.596.806**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	134.857	269.713	404.570	539.427	674.284
COLLIN COLLEGE	**1.956.118**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	73.342	146.683	220.025	293.367	366.708
CELINA ISD	**29.818.644**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.118.004	2.236.009	3.354.013	4.472.017	5.590.022
Total	***43.602.943***	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	***1.602.753***	***3.205.507***	***4.808.260***	***6.411.014***	***8.013.767***

Financial Feasibility Analysis - Tract 6

21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	
2037	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**	**2051**	**2052**	**2053**	**2054**	**2055**	**2056**	
471.331.750	489.701.963	508.644.621	526.447.182	544.872.834	563.943.383	583.681.401	604.110.250	625.254.109	647.138.003	669.787.833	693.230.407	717.493.471	742.605.743	768.596.944	795.497.837	823.340.261	852.157.170	881.982.671	912.852.065	
																				GROSS
2.886.980	2.999.500	3.115.527	3.224.570	3.337.430	3.454.240	3.575.138	3.700.268	3.829.778	3.963.820	4.102.554	4.246.143	4.394.758	4.548.575	4.707.775	4.872.547	5.043.086	5.219.594	5.402.280	5.591.359	**90.512.441**
703.901	731.336	759.625	786.212	813.729	842.210	871.687	902.196	933.773	966.455	1.000.281	1.035.291	1.071.526	1.109.030	1.147.846	1.188.020	1.229.601	1.272.637	1.317.179	1.363.281	**22.068.669**
382.816	397.736	413.121	427.580	442.546	458.035	474.066	490.658	507.831	525.605	544.002	563.042	582.748	603.144	624.254	646.103	668.717	692.122	716.346	741.418	**12.002.017**
5.835.558	6.063.000	6.297.529	6.517.943	6.746.071	6.982.183	7.226.559	7.479.489	7.741.271	8.012.216	8.292.643	8.582.886	8.883.287	9.194.202	9.515.999	9.849.059	10.193.776	10.550.558	10.919.827	11.302.021	**182.956.141**
9.809.255	***10.191.571***	***10.585.802***	***10.956.305***	***11.339.776***	***11.736.668***	***12.147.451***	***12.572.612***	***13.012.653***	***13.468.096***	***13.939.480***	***14.427.361***	***14.932.319***	***15.454.950***	***15.995.874***	***16.555.729***	***17.135.180***	***17.734.911***	***18.355.633***	***18.998.080***	***307.539.268***
241.755	362.633	483.510	500.433	517.948	536.076	554.839	574.258	594.357	615.160	636.690	658.974	682.039	705.910	730.617	756.188	782.655	810.048	838.400	867.744	
																				GROSS
1.481	2.221	2.962	3.065	3.173	3.284	3.398	3.517	3.641	3.768	3.900	4.036	4.178	4.324	4.475	4.632	4.794	4.962	5.135	5.315	**76.260**
361	542	722	747	774	801	829	858	888	919	951	984	1.019	1.054	1.091	1.129	1.169	1.210	1.252	1.296	**18.594**
196	295	393	406	421	435	451	466	483	500	517	535	554	573	593	614	636	658	681	705	**10.112**
2.993	4.490	5.986	6.196	6.413	6.637	6.869	7.110	7.359	7.616	7.883	8.159	8.444	8.740	9.046	9.362	9.690	10.029	10.380	10.744	**154.146**
5.031	***7.547***	***10.063***	***10.415***	***10.779***	***11.157***	***11.547***	***11.951***	***12.370***	***12.803***	***13.251***	***13.714***	***14.194***	***14.691***	***15.205***	***15.738***	***16.288***	***16.859***	***17.449***	***18.059***	***259.112***
5.640.950	8.461.425	11.281.900	11.676.767	12.085.453	12.508.444	12.946.240	13.399.358	13.868.336	14.353.727	14.856.108	15.376.072	15.914.234	16.471.232	17.047.725	17.644.396	18.261.950	18.901.118	19.562.657	20.247.350	
																				GROSS
112.819	***169.229***	***225.638***	***233.535***	***241.709***	***250.169***	***258.925***	***267.987***	***277.367***	***287.075***	***297.122***	***307.521***	***318.285***	***329.425***	***340.955***	***352.888***	***365.239***	***378.022***	***391.253***	***404.947***	***5.810.109***
																				GROSS
3.001.279	3.170.950	3.344.126	3.461.171	3.582.312	3.707.693	3.837.462	3.971.773	4.110.785	4.254.662	4.403.576	4.557.701	4.717.220	4.882.323	5.053.204	5.230.066	5.413.119	5.602.578	5.798.668	6.001.622	**96.398.810**
704.262	731.877	760.347	786.959	814.503	843.011	872.516	903.054	934.661	967.374	1.001.232	1.036.275	1.072.545	1.110.084	1.148.937	1.189.150	1.230.770	1.273.847	1.318.431	1.364.577	**22.087.262**
383.012	398.030	413.514	427.987	442.966	458.470	474.517	491.125	508.314	526.105	544.519	563.577	583.302	603.718	624.848	646.718	669.353	692.780	717.027	742.123	**12.012.129**
5.838.552	6.067.490	6.303.515	6.524.138	6.752.483	6.988.820	7.233.429	7.486.599	7.748.630	8.019.832	8.300.526	8.591.044	8.891.731	9.202.942	9.525.045	9.858.421	10.203.466	10.560.587	10.930.208	11.312.765	**183.110.287**
9.927.105	***10.368.347***	***10.821.503***	***11.200.255***	***11.592.264***	***11.997.993***	***12.417.923***	***12.852.551***	***13.302.390***	***13.767.973***	***14.249.853***	***14.748.597***	***15.264.798***	***15.799.066***	***16.352.034***	***16.924.355***	***17.516.707***	***18.129.792***	***18.764.335***	***19.421.086***	***313.608.488***
471.331.750	489.701.963	508.644.621	526.447.182	544.872.834	563.943.383	583.681.401	604.110.250	625.254.109	647.138.003	669.787.833	693.230.407	717.493.471	742.605.743	768.596.944	795.497.837	823.340.261	852.157.170	881.982.671	912.852.065	
																				GROSS
1.443.490	1.499.750	1.557.763	1.612.285	1.668.715	1.727.120	1.787.569	1.850.134	1.914.889	1.981.910	2.051.277	2.123.072	2.197.379	2.274.287	2.353.887	2.436.273	2.521.543	2.609.797	2.701.140	2.795.680	**45.256.221**
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
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-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
1.443.490	***1.499.750***	***1.557.763***	***1.612.285***	***1.668.715***	***1.727.120***	***1.787.569***	***1.850.134***	***1.914.889***	***1.981.910***	***2.051.277***	***2.123.072***	***2.197.379***	***2.274.287***	***2.353.887***	***2.436.273***	***2.521.543***	***2.609.797***	***2.701.140***	***2.795.680***	***45.256.221***
241.755	362.633	483.510	500.433	517.948	536.076	554.839	574.258	594.357	615.160	636.690	658.974	682.039	705.910	730.617	756.188	782.655	810.048	838.400	867.744	
																				GROSS
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
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5.640.950	8.461.425	11.281.900	11.676.767	12.085.453	12.508.444	12.946.240	13.399.358	13.868.336	14.353.727	14.856.108	15.376.072	15.914.234	16.471.232	17.047.725	17.644.396	18.261.950	18.901.118	19.562.657	20.247.350	
																				GROSS
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
																				GROSS
1.443.490	1.499.750	1.557.763	1.612.285	1.668.715	1.727.120	1.787.569	1.850.134	1.914.889	1.981.910	2.051.277	2.123.072	2.197.379	2.274.287	2.353.887	2.436.273	2.521.543	2.609.797	2.701.140	2.795.680	**45.256.221**
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
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-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	**-**
1.443.490	***1.499.750***	***1.557.763***	***1.612.285***	***1.668.715***	***1.727.120***	***1.787.569***	***1.850.134***	***1.914.889***	***1.981.910***	***2.051.277***	***2.123.072***	***2.197.379***	***2.274.287***	***2.353.887***	***2.436.273***	***2.521.543***	***2.609.797***	***2.701.140***	***2.795.680***	***45.256.221***
																				GROSS
1.557.790	1.671.200	1.786.363	1.848.886	1.913.597	1.980.572	2.049.893	2.121.639	2.195.896	2.272.752	2.352.299	2.434.629	2.519.841	2.608.036	2.699.317	2.793.793	2.891.576	2.992.781	3.097.528	3.205.942	**51.142.589**
704.262	731.877	760.347	786.959	814.503	843.011	872.516	903.054	934.661	967.374	1.001.232	1.036.275	1.072.545	1.110.084	1.148.937	1.189.150	1.230.770	1.273.847	1.318.431	1.364.577	**22.087.262**
383.012	398.030	413.514	427.987	442.966	458.470	474.517	491.125	508.314	526.105	544.519	563.577	583.302	603.718	624.848	646.718	669.353	692.780	717.027	742.123	**12.012.129**
5.838.552	6.067.490	6.303.515	6.524.138	6.752.483	6.988.820	7.233.429	7.486.599	7.748.630	8.019.832	8.300.526	8.591.044	8.891.731	9.202.942	9.525.045	9.858.421	10.203.466	10.560.587	10.930.208	11.312.765	**183.110.287**
8.483.615	***8.868.597***	***9.263.739***	***9.587.970***	***9.923.549***	***10.270.873***	***10.630.354***	***11.002.416***	***11.387.501***	***11.786.063***	***12.198.576***	***12.625.526***	***13.067.419***	***13.524.779***	***13.998.146***	***14.488.081***	***14.995.164***	***15.519.995***	***16.063.195***	***16.625.407***	***268.352.268***

Financial Feasibility Analysis - TIRZ Participation

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

TAXABLE BASE YEAR GROWTH 3.50%
DISCOUNT RATE 6.00%

REAL PROPERTY TAX			
CITY OF CELINA	0.6125154	50%	0.3062577
COLLIN COUNTY	0.1493430	0%	0.0000000
COLLIN COLLEGE	0.0812200	0%	0.0000000
CELINA ISD	1.2381000	0%	0.0000000
	2.0811784		*0.3062577*

BUSINESS PROPERTY TAX			
CITY OF CELINA	0.6125154	0%	0.0000000
COLLIN COUNTY	0.1493430	0%	0.0000000
COLLIN COLLEGE	0.0812200	0%	0.0000000
CELINA ISD	1.2381000	0%	0.0000000
	2.0811784		*0.0000000*

SALES TAX		
0.0200000	0.00%	0.0000000

REVENUE YEAR	BASE YEAR 2016	0 2016	1 2017	2 2018	3 2019	4 2020	5 2021	6 2022	7 2023	8 2024	9 2025	10 2026	11 2027	12 2028	13 2029	14 2030	15 2031	16 2032	17 2033	18 2034	19 2035	20 2036
BASE YEAR																						
CITY OF CELINA		1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231
COLLIN COUNTY		1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231
COLLIN COLLEGE		1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231
CELINA ISD		1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231
TAXABLE VALUE																						
CITY OF CELINA		0	0	0	1,890,417	1,804,526	5,434,603	6,156,952	6,372,445	6,595,480	6,826,322	7,065,244	7,312,527	7,568,466	7,833,362	8,107,530	8,391,293	8,684,988	8,988,963	9,303,577	9,629,202	9,966,224
COLLIN COUNTY		0	0	0	1,890,417	1,956,582	2,025,062	6,156,952	6,372,445	6,595,480	6,826,322	7,065,244	7,312,527	7,568,466	7,833,362	8,107,530	8,391,293	8,684,988	8,988,963	9,303,577	9,629,202	9,966,224
COLLIN COLLEGE		0	0	0	1,890,417	1,956,582	2,025,062	6,156,952	6,372,445	6,595,480	6,826,322	7,065,244	7,312,527	7,568,466	7,833,362	8,107,530	8,391,293	8,684,988	8,988,963	9,303,577	9,629,202	9,966,224
CELINA ISD		0	0	0	1,890,417	1,956,582	2,025,062	6,156,952	6,372,445	6,595,480	6,826,322	7,065,244	7,312,527	7,568,466	7,833,362	8,107,530	8,391,293	8,684,988	8,988,963	9,303,577	9,629,202	9,966,224
TAXABLE VALUE INCREMENT																						
CITY OF CELINA		0	0	0	744,186	658,295	4,288,372	5,010,721	5,226,214	5,449,249	5,680,091	5,919,013	6,166,296	6,422,235	6,687,131	6,961,299	7,245,062	7,538,757	7,842,732	8,157,346	8,482,971	8,819,993
COLLIN COUNTY		0	0	0	744,186	810,351	878,831	5,010,721	5,226,214	5,449,249	5,680,091	5,919,013	6,166,296	6,422,235	6,687,131	6,961,299	7,245,062	7,538,757	7,842,732	8,157,346	8,482,971	8,819,993
COLLIN COLLEGE		0	0	0	744,186	810,351	878,831	5,010,721	5,226,214	5,449,249	5,680,091	5,919,013	6,166,296	6,422,235	6,687,131	6,961,299	7,245,062	7,538,757	7,842,732	8,157,346	8,482,971	8,819,993
CELINA ISD		0	0	0	744,186	810,351	878,831	5,010,721	5,226,214	5,449,249	5,680,091	5,919,013	6,166,296	6,422,235	6,687,131	6,961,299	7,245,062	7,538,757	7,842,732	8,157,346	8,482,971	8,819,993
REVENUE A																						
TAXABLE VALUE GROWTH																						
CITY OF CELINA		0	0	0	2,400	2,123	13,830	15,903	16,006	16,689	17,396	18,127	18,885	19,669	20,480	21,320	22,189	23,088	24,019	24,982	25,980	27,012
COLLIN COUNTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COLLIN COLLEGE		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CELINA ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NPV @ 6%																					
	278,829	**0**	**0**	**0**	**2,400**	**2,123**	**13,830**	**15,903**	**16,006**	**16,689**	**17,396**	**18,127**	**18,885**	**19,669**	**20,480**	**21,320**	**22,189**	**23,088**	**24,019**	**24,982**	**25,980**	**27,012**
TRACT 1																						
REAL PROPERTY TAX		0	0	0	0	0	0	0	0	0	0	79,200,000	251,747,500	377,621,250	525,695,000	648,654,325	693,439,851	748,391,184	792,910,225	838,322,783	1,165,535,130	1,353,267,135
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CITY OF CELINA		0	0	0	0	0	0	0	0	0	0	242,556	770,996	1,156,494	1,609,981	1,986,554	2,123,713	2,292,006	2,428,349	2,567,428	3,569,541	4,144,485
COLLIN COUNTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COLLIN COLLEGE		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CELINA ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NPV @ 6%																					
	29,189,730	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**242,556**	**770,996**	**1,156,494**	**1,609,981**	**1,986,554**	**2,123,713**	**2,292,006**	**2,428,349**	**2,567,428**	**3,569,541**	**4,144,485**
TRACT 2																						
REAL PROPERTY TAX		0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,175,000	12,350,000	18,525,000	24,700,000	30,875,000	31,955,625	33,074,072
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CITY OF CELINA		0	0	0	0	0	0	0	0	0	0	0	0	0	0	18,911	37,823	56,734	75,646	94,557	97,867	101,292
COLLIN COUNTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COLLIN COLLEGE		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CELINA ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NPV @ 6%																					
	630,133	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**18,911**	**37,823**	**56,734**	**75,646**	**94,557**	**97,867**	**101,292**
TRACT 3																						
REAL PROPERTY TAX		0	0	0	0	0	0	0	0	0	0	131,400,000	262,800,000	394,200,000	525,600,000	657,000,000	679,995,000	703,794,825	728,427,644	753,922,611	809,259,903	851,045,749
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,061,500	1,592,250
CITY OF CELINA		0	0	0	0	0	0	0	0	0	0	402,423	804,845	1,207,268	1,609,690	2,012,113	2,082,537	2,155,426	2,230,866	2,308,946	2,478,421	2,606,393
COLLIN COUNTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COLLIN COLLEGE		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CELINA ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NPV @ 6%																					
	19,659,121	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**402,423**	**804,845**	**1,207,268**	**1,609,690**	**2,012,113**	**2,082,537**	**2,155,426**	**2,230,866**	**2,308,946**	**2,478,421**	**2,606,393**
TRACT 4																						
REAL PROPERTY TAX		0	0	0	0	0	0	0	0	0	0	46,000,000	210,995,000	366,552,500	506,030,000	653,153,950	791,690,788	883,031,216	975,974,308	1,069,930,759	1,164,936,036	1,261,026,847
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	920,000	1,758,868	2,408,986	2,737,504	3,218,951	3,528,656	3,809,404	3,943,422	4,082,106	4,225,620	4,374,131
CITY OF CELINA		0	0	0	0	0	0	0	0	0	0	140,879	646,188	1,122,595	1,549,756	2,000,334	2,424,614	2,704,351	2,988,996	3,276,745	3,567,706	3,861,992
COLLIN COUNTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COLLIN COLLEGE		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CELINA ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NPV @ 6%																					
	26,727,451	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**140,879**	**646,188**	**1,122,595**	**1,549,756**	**2,000,334**	**2,424,614**	**2,704,351**	**2,988,996**	**3,276,745**	**3,567,706**	**3,861,992**
TRACT 5																						
REAL PROPERTY TAX		0	0	0	0	0	0	0	0	0	0	0	30,000,000	45,000,000	60,000,000	62,100,000	64,273,500	92,098,073	107,213,880	122,411,178	206,789,570	251,270,915
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0	1,100,000	1,650,000	2,200,000	2,277,000	2,356,695	3,376,929	3,931,176	4,488,410	8,751,144	10,966,557
CITY OF CELINA		0	0	0	0	0	0	0	0	0	0	0	91,877	137,816	183,755	190,186	196,843	282,057	328,351	374,894	633,309	769,537
COLLIN COUNTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COLLIN COLLEGE		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CELINA ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NPV @ 6%																					
	5,163,319	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**91,877**	**137,816**	**183,755**	**190,186**	**196,843**	**282,057**	**328,351**	**374,894**	**633,309**	**769,537**
TRACT 6																						
REAL PROPERTY TAX		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90,300,000	180,600,000	270,900,000	361,200,000	451,500,000
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CITY OF CELINA		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	276,551	553,101	829,652	1,106,203	1,382,754
COLLIN COUNTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COLLIN COLLEGE		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CELINA ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	NPV @ 6%																					
	7,812,617	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**276,551**	**553,101**	**829,652**	**1,106,203**	**1,382,754**
SALES TAX																						
TRACT 1		0	0	0	0	0	0	0	0	0	0	0	58,236,500	87,354,750	116,473,000	157,124,555	179,631,289	223,985,697	241,915,696	260,093,496	269,196,768	278,618,655
TRACT 2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TRACT 3		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TRACT 4		0	0	0	0	0	0	0	0	0	0	64,400,000	96,600,000	128,800,000	138,488,000	170,243,780	189,912,862	207,523,562	214,786,887	222,304,428	230,085,083	238,138,061
TRACT 5		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	70,131,600	105,197,400
TRACT 6		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sales		0	0	0	0	0	0	0	0	0	0	64,400,000	154,836,500	216,154,750	254,961,000	327,368,335	369,544,152	431,509,260	456,702,584	482,397,924	569,413,451	621,954,116
	NPV @ 6%																					
Town of Celina	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
REVENUE A, 1, 2, 3, 4, 5, 6, Sales Tax		**0**	**0**	**0**	**2,400**	**2,123**	**13,830**	**15,903**	**16,006**	**16,689**	**17,396**	**803,985**	**2,332,792**	**3,643,842**	**4,973,662**	**6,229,418**	**6,887,718**	**7,790,213**	**8,629,328**	**9,477,205**	**11,479,026**	**12,893,464**
Running Total		**0**	**0**	**0**	**2,400**	**4,523**	**18,353**	**34,256**	**50,262**	**66,950**	**84,346**	**888,331**	**3,221,123**	**6,864,964**	**11,838,627**	**18,068,045**	**24,955,763**	**32,745,976**	**41,375,303**	**50,852,508**	**62,331,534**	**75,224,998**
NET PRESENT VALUE @ 6%	**89,461,201**																					
GROSS	**469,000,153**																					

		0 2016	1 2017	2 2018	3 2019	4 2020	5 2021	6 2022	7 2023	8 2024	9 2025	10 2026	11 2027	12 2028	13 2029	14 2030	15 2031	16 2032	17 2033	18 2034	19 2035	20 2036
CITY OF CELINA	$63,393,068.99	0	0	0	2,400	2,123	13,830	15,903	16,006	16,689	17,396	803,985	2,332,792	3,643,842	4,973,662	6,229,418	6,887,718	7,790,213	8,629,328	9,477,205	11,479,026	12,893,464
COLLIN COUNTY	$0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COLLIN COLLEGE	$0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CELINA ISD	$0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	$ 63,393,069	**0**	**0**	**0**	**2,400**	**2,123**	**13,830**	**15,903**	**16,006**	**16,689**	**17,396**	**803,985**	**2,332,792**	**3,643,842**	**4,973,662**	**6,229,418**	**6,887,718**	**7,790,213**	**8,629,328**	**9,477,205**	**11,479,026**	**12,893,464**

Financial Feasibility Analysis - TIRZ Participation

REVENUE YEAR	21 2037	22 2038	23 2039	24 2040	25 2041	26 2042	27 2043	28 2044	29 2045	30 2046	31 2047	32 2048	33 2049	34 2050	35 2051	36 2052	37 2053	38 2054	39 2055	40 2056	TOTALS	
BASE YEAR																						
CITY OF CELINA	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231		
COLLIN COUNTY	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231		
COLLIN COLLEGE	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231		
CELINA ISD	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231		
TAXABLE VALUE																						
CITY OF CELINA	10,315,042	10,676,068	11,049,731	11,436,471	11,836,748	12,251,034	12,679,820	13,123,614	13,582,940	14,058,343	14,550,385	15,059,648	15,586,736	16,132,272	16,696,901	17,281,293	17,886,138	18,512,153	19,160,078	19,830,681		
COLLIN COUNTY	10,315,042	10,676,068	11,049,731	11,436,471	11,836,748	12,251,034	12,679,820	13,123,614	13,582,940	14,058,343	14,550,385	15,059,648	15,586,736	16,132,272	16,696,901	17,281,293	17,886,138	18,512,153	19,160,078	19,830,681		
COLLIN COLLEGE	10,315,042	10,676,068	11,049,731	11,436,471	11,836,748	12,251,034	12,679,820	13,123,614	13,582,940	14,058,343	14,550,385	15,059,648	15,586,736	16,132,272	16,696,901	17,281,293	17,886,138	18,512,153	19,160,078	19,830,681		
CELINA ISD	10,315,042	10,676,068	11,049,731	11,436,471	11,836,748	12,251,034	12,679,820	13,123,614	13,582,940	14,058,343	14,550,385	15,059,648	15,586,736	16,132,272	16,696,901	17,281,293	17,886,138	18,512,153	19,160,078	19,830,681		
TAXABLE VALUE INCREMENT																						
CITY OF CELINA	9,168,811	9,529,837	9,903,500	10,290,240	10,690,517	11,104,803	11,533,589	11,977,383	12,436,709	12,912,112	13,404,154	13,913,417	14,440,505	14,986,041	15,550,670	16,135,062	16,739,907	17,365,922	18,013,847	18,684,450		
COLLIN COUNTY	9,168,811	9,529,837	9,903,500	10,290,240	10,690,517	11,104,803	11,533,589	11,977,383	12,436,709	12,912,112	13,404,154	13,913,417	14,440,505	14,986,041	15,550,670	16,135,062	16,739,907	17,365,922	18,013,847	18,684,450		
COLLIN COLLEGE	9,168,811	9,529,837	9,903,500	10,290,240	10,690,517	11,104,803	11,533,589	11,977,383	12,436,709	12,912,112	13,404,154	13,913,417	14,440,505	14,986,041	15,550,670	16,135,062	16,739,907	17,365,922	18,013,847	18,684,450		
CELINA ISD	9,168,811	9,529,837	9,903,500	10,290,240	10,690,517	11,104,803	11,533,589	11,977,383	12,436,709	12,912,112	13,404,154	13,913,417	14,440,505	14,986,041	15,550,670	16,135,062	16,739,907	17,365,922	18,013,847	18,684,450		
REVENUE A																						
TAXABLE VALUE GROWTH																						
CITY OF CELINA	28,080	29,186	30,330	31,515	32,741	34,009	35,323	36,682	38,088	39,544	41,051	42,611	44,225	45,896	47,625	49,415	51,267	53,184	55,169	57,223	1,153,260	CITY OF CELINA
COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	COLLIN COUNTY
COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	COLLIN COLLEGE
CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	CELINA ISD
	28,080	**29,186**	**30,330**	**31,515**	**32,741**	**34,009**	**35,323**	**36,682**	**38,088**	**39,544**	**41,051**	**42,611**	**44,225**	**45,896**	**47,625**	**49,415**	**51,267**	**53,184**	**55,169**	**57,223**	**1,153,260**	
TRACT 1																						
REAL PROPERTY TAX	1,526,323,047	1,579,744,354	1,635,035,406	1,692,261,645	1,751,490,803	1,812,792,981	1,876,240,735	1,941,909,161	2,009,875,982	2,080,221,641	2,153,029,399	2,228,385,428	2,306,378,918	2,387,102,180	2,470,650,756	2,557,123,532	2,646,622,856	2,739,254,656	2,835,128,569	2,934,358,069		
BUSINESS PERSONAL PROPERTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
CITY OF CELINA	4,674,482	4,838,089	5,007,422	5,182,682	5,364,075	5,551,818	5,746,132	5,947,246	6,155,400	6,370,839	6,593,818	6,824,602	7,063,463	7,310,684	7,566,558	7,831,388	8,105,486	8,389,178	8,682,800	8,986,698	155,084,962	CITY OF CELINA
COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	COLLIN COUNTY
COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	COLLIN COLLEGE
CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	CELINA ISD
	4,674,482	**4,838,089**	**5,007,422**	**5,182,682**	**5,364,075**	**5,551,818**	**5,746,132**	**5,947,246**	**6,155,400**	**6,370,839**	**6,593,818**	**6,824,602**	**7,063,463**	**7,310,684**	**7,566,558**	**7,831,388**	**8,105,486**	**8,389,178**	**8,682,800**	**8,986,698**	**155,084,962**	
TRACT 2																						
REAL PROPERTY TAX	34,231,664	35,429,773	36,669,815	37,953,258	39,281,622	40,656,479	42,079,456	43,552,237	45,076,565	46,654,245	48,287,143	49,977,193	51,726,395	53,536,819	55,410,608	57,349,979	59,357,228	61,434,731	63,584,947	65,810,420		
BUSINESS PERSONAL PROPERTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
CITY OF CELINA	104,837	108,506	112,304	116,235	120,303	124,514	128,872	133,382	138,050	142,882	147,883	153,059	158,416	163,961	169,699	175,639	181,786	188,149	194,734	201,549	3,447,590	CITY OF CELINA
COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	COLLIN COUNTY
COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	COLLIN COLLEGE
CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	CELINA ISD
	104,837	**108,506**	**112,304**	**116,235**	**120,303**	**124,514**	**128,872**	**133,382**	**138,050**	**142,882**	**147,883**	**153,059**	**158,416**	**163,961**	**169,699**	**175,639**	**181,786**	**188,149**	**194,734**	**201,549**	**3,447,590**	
TRACT 3																						
REAL PROPERTY TAX	893,787,476	925,070,037	957,447,489	990,958,151	1,025,641,686	1,061,539,145	1,098,693,015	1,137,147,271	1,176,947,425	1,218,140,585	1,260,775,505	1,304,902,648	1,350,574,241	1,397,844,339	1,446,768,891	1,497,405,802	1,549,815,005	1,604,058,531	1,660,200,579	1,718,307,599		
BUSINESS PERSONAL PROPERTY	2,123,000	2,197,305	2,274,211	2,353,808	2,436,191	2,521,458	2,609,709	2,701,049	2,795,586	2,893,431	2,994,701	3,099,516	3,207,999	3,320,279	3,436,488	3,556,766	3,681,252	3,810,096	3,943,450	4,081,470		
CITY OF CELINA	2,737,293	2,833,098	2,932,257	3,034,886	3,141,107	3,251,045	3,364,832	3,482,601	3,604,492	3,730,649	3,861,222	3,996,365	4,136,238	4,281,006	4,430,841	4,585,921	4,746,428	4,912,553	5,084,492	5,262,449	97,308,702	CITY OF CELINA
COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	COLLIN COUNTY
COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	COLLIN COLLEGE
CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	CELINA ISD
	2,737,293	**2,833,098**	**2,932,257**	**3,034,886**	**3,141,107**	**3,251,045**	**3,364,832**	**3,482,601**	**3,604,492**	**3,730,649**	**3,861,222**	**3,996,365**	**4,136,238**	**4,281,006**	**4,430,841**	**4,585,921**	**4,746,428**	**4,912,553**	**5,084,492**	**5,262,449**	**97,308,702**	
TRACT 4																						
REAL PROPERTY TAX	1,312,206,187	1,358,133,403	1,405,668,072	1,454,866,455	1,505,786,781	1,558,489,318	1,613,036,444	1,669,492,720	1,727,924,965	1,788,402,339	1,850,996,421	1,915,781,295	1,982,833,641	2,052,232,818	2,124,060,967	2,198,403,101	2,275,347,209	2,354,984,361	2,437,408,814	2,522,718,122		
BUSINESS PERSONAL PROPERTY	4,527,304	4,685,759	4,849,751	5,019,503	5,195,185	5,377,017	5,565,212	5,759,995	5,961,595	6,170,250	6,386,209	6,609,726	6,841,067	7,080,504	7,328,322	7,584,813	7,850,282	8,125,041	8,409,418	8,703,747		
CITY OF CELINA	4,018,732	4,159,388	4,304,967	4,455,641	4,611,588	4,772,994	4,940,048	5,112,950	5,291,903	5,477,120	5,668,819	5,867,228	6,072,581	6,285,121	6,505,100	6,732,779	6,968,426	7,212,321	7,464,752	7,726,018	137,932,633	CITY OF CELINA
COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	COLLIN COUNTY
COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	COLLIN COLLEGE
CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	CELINA ISD
	4,018,732	**4,159,388**	**4,304,967**	**4,455,641**	**4,611,588**	**4,772,994**	**4,940,048**	**5,112,950**	**5,291,903**	**5,477,120**	**5,668,819**	**5,867,228**	**6,072,581**	**6,285,121**	**6,505,100**	**6,732,779**	**6,968,426**	**7,212,321**	**7,464,752**	**7,726,018**	**137,932,633**	
TRACT 5																						
REAL PROPERTY TAX	295,907,462	306,264,223	316,983,470	328,077,892	339,560,618	351,445,240	363,745,823	376,476,927	389,653,619	403,291,496	417,406,698	432,015,933	447,136,491	462,786,268	478,983,787	495,748,220	513,099,407	531,057,887	549,644,913	568,882,485		
BUSINESS PERSONAL PROPERTY	13,187,660	13,649,228	14,126,951	14,621,395	15,133,143	15,662,803	16,211,002	16,778,387	17,365,630	17,973,427	18,602,497	19,253,585	19,927,460	20,624,921	21,346,793	22,093,931	22,867,219	23,667,571	24,495,936	25,353,294		
CITY OF CELINA	906,239	937,958	970,786	1,004,764	1,039,931	1,076,328	1,114,000	1,152,990	1,193,344	1,235,111	1,278,340	1,323,082	1,369,390	1,417,319	1,466,925	1,518,267	1,571,406	1,626,406	1,683,330	1,742,246	28,816,785	CITY OF CELINA
COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	COLLIN COUNTY
COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	COLLIN COLLEGE
CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	CELINA ISD
	906,239	**937,958**	**970,786**	**1,004,764**	**1,039,931**	**1,076,328**	**1,114,000**	**1,152,990**	**1,193,344**	**1,235,111**	**1,278,340**	**1,323,082**	**1,369,390**	**1,417,319**	**1,466,925**	**1,518,267**	**1,571,406**	**1,626,406**	**1,683,330**	**1,742,246**	**28,816,785**	
TRACT 6																						
REAL PROPERTY TAX	471,331,750	489,701,963	508,644,621	526,447,182	544,872,834	563,943,383	583,681,401	604,110,250	625,254,109	647,138,003	669,787,833	693,230,407	717,493,471	742,605,743	768,596,944	795,497,837	823,340,261	852,157,170	881,982,671	912,852,065		
BUSINESS PERSONAL PROPERTY	241,755	362,633	483,510	500,433	517,948	536,076	554,839	574,258	594,357	615,160	636,690	658,974	682,039	705,910	730,617	756,188	782,655	810,048	838,400	867,744		
CITY OF CELINA	1,443,490	1,499,750	1,557,763	1,612,285	1,668,715	1,727,120	1,787,569	1,850,134	1,914,889	1,981,910	2,051,277	2,123,072	2,197,379	2,274,287	2,353,887	2,436,273	2,521,543	2,609,797	2,701,140	2,795,680	45,256,221	CITY OF CELINA
COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	COLLIN COUNTY
COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	COLLIN COLLEGE
CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	CELINA ISD
	1,443,490	**1,499,750**	**1,557,763**	**1,612,285**	**1,668,715**	**1,727,120**	**1,787,569**	**1,850,134**	**1,914,889**	**1,981,910**	**2,051,277**	**2,123,072**	**2,197,379**	**2,274,287**	**2,353,887**	**2,436,273**	**2,521,543**	**2,609,797**	**2,701,140**	**2,795,680**	**45,256,221**	
SALES TAX																						
TRACT 1	288,370,308	298,463,269	308,909,483	319,721,315	330,911,561	342,493,466	354,480,737	366,887,563	379,728,628	393,019,130	406,774,799	421,011,917	435,747,334	450,998,491	466,783,438	483,120,858	500,030,088	517,531,141	535,644,731	554,392,297		
TRACT 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TRACT 3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
TRACT 4	246,472,893	255,099,445	264,027,925	273,268,902	282,833,314	292,732,480	302,978,117	313,582,351	324,557,733	335,917,254	347,674,358	359,842,960	372,437,464	385,472,775	398,964,322	412,928,074	427,380,556	442,338,876	457,820,736	473,844,462		
TRACT 5	140,263,200	145,172,412	150,253,446	155,512,317	160,955,248	166,588,682	172,419,286	178,453,961	184,699,849	191,164,344	197,855,096	204,780,024	211,947,325	219,365,482	227,043,274	234,989,788	243,214,431	251,726,936	260,537,379	269,656,187		
TRACT 6	5,640,950	8,461,425	11,281,900	11,676,767	12,085,453	12,508,444	12,946,240	13,399,358	13,868,336	14,353,727	14,856,108	15,376,072	15,914,234	16,471,232	17,047,725	17,644,396	18,261,950	18,901,118	19,562,657	20,247,350		
Sales	680,747,351	707,196,550	734,472,755	760,179,301	786,785,577	814,323,072	842,824,379	872,323,233	902,854,546	934,454,455	967,160,361	1,001,010,973	1,036,046,357	1,072,307,980	1,109,838,759	1,148,683,116	1,188,887,025	1,230,498,071	1,273,565,503	1,318,140,296		
Town of Celina	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	CITY OF CELINA
REVENUE A, 1, 2, 3, 4, 5, 6, Sales Tax	**13,913,154**	**14,405,975**	**14,915,829**	**15,438,006**	**15,978,459**	**16,537,828**	**17,116,775**	**17,715,985**	**18,336,167**	**18,978,056**	**19,642,411**	**20,330,018**	**21,041,691**	**21,778,274**	**22,540,636**	**23,329,681**	**24,146,343**	**24,991,588**	**25,866,416**	**26,771,864**	**469,000,153**	
Running Total	**89,138,152**	**103,544,127**	**118,459,956**	**133,897,962**	**149,876,421**	**166,414,249**	**183,531,024**	**201,247,009**	**219,583,176**	**238,561,232**	**258,203,643**	**278,533,661**	**299,575,352**	**321,353,626**	**343,894,262**	**367,223,943**	**391,370,286**	**416,361,874**	**442,228,290**	**469,000,153**		
																				TIRZ participation cap is $247,173,435		
NET PRESENT VALUE @ 6%																						
									TIRZ participation is projected to reach the cap in 2047													
GROSS	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40		
	2037	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**	**2051**	**2052**	**2053**	**2054**	**2055**	**2056**		
CITY OF CELINA	13,913,154	14,405,975	14,915,829	15,438,006	15,978,459	16,537,828	17,116,775	17,715,985	18,336,167	18,978,056	8,612,203	0	0	0	0	0	0	0	0	0	247,173,435	CITY OF CELINA
COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	COLLIN COUNTY
COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	COLLIN COLLEGE
CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	CELINA ISD
	13,913,154	**14,405,975**	**14,915,829**	**15,438,006**	**15,978,459**	**16,537,828**	**17,116,775**	**17,715,985**	**18,336,167**	**18,978,056**	**8,612,203**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**247,173,435**	

Financial Feasibility Analysis - 100% Taxes Generated

ESTIMATE OF GENERAL IMPACT OF PROPOSED ZONE PROPERTY VALUES AND TAX REVENUES

TAXABLE BASE YEAR GROWTH 3.50%
DISCOUNT RATE 6.00%

	REAL PROPERTY TAX			BUSINESS PROPERTY TAX		
CITY OF CELINA	0.6125154	100%	0.6125154	0.6125154	100%	0.6125154
COLLIN COUNTY	0.1493430	100%	0.1493430	0.1493430	100%	0.1493430
COLLIN COLLEGE	0.0812200	100%	0.0812200	0.0812200	100%	0.0812200
CELINA ISD	1.2381000	100%	1.2381000	1.2381000	100%	1.2381000
	2.0811784		2.0811784	2.0811784		2.0811784

SALES TAX: 0.0200000 | 100.00% | 0.0200000

REVENUE YEAR	BASE YEAR 2016	0 2016	1 2017	2 2018	3 2019	4 2020	5 2021	6 2022	7 2023	8 2024	9 2025	10 2026	11 2027	12 2028	13 2029	14 2030	15 2031	16 2032	17 2033	18 2034	19 2035	20 2036
BASE YEAR																						
CITY OF CELINA		1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231
COLLIN COUNTY		1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231
COLLIN COLLEGE		1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231
CELINA ISD		1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231
TAXABLE VALUE																						
CITY OF CELINA		0	0	0	1,890,417	1,804,526	5,434,603	6,156,952	6,372,445	6,595,480	6,826,322	7,065,244	7,312,527	7,568,466	7,833,362	8,107,530	8,391,293	8,684,988	8,988,963	9,303,577	9,629,202	9,966,224
COLLIN COUNTY		0	0	0	1,890,417	1,956,582	2,025,062	6,156,952	6,372,445	6,595,480	6,826,322	7,065,244	7,312,527	7,568,466	7,833,362	8,107,530	8,391,293	8,684,988	8,988,963	9,303,577	9,629,202	9,966,224
COLLIN COLLEGE		0	0	0	1,890,417	1,956,582	2,025,062	6,156,952	6,372,445	6,595,480	6,826,322	7,065,244	7,312,527	7,568,466	7,833,362	8,107,530	8,391,293	8,684,988	8,988,963	9,303,577	9,629,202	9,966,224
CELINA ISD		0	0	0	1,890,417	1,956,582	2,025,062	6,156,952	6,372,445	6,595,480	6,826,322	7,065,244	7,312,527	7,568,466	7,833,362	8,107,530	8,391,293	8,684,988	8,988,963	9,303,577	9,629,202	9,966,224
TAXABLE VALUE INCREMENT																						
CITY OF CELINA		0	0	0	744,186	658,295	4,288,372	5,010,721	5,226,214	5,449,249	5,680,091	5,919,013	6,166,296	6,422,235	6,687,131	6,961,299	7,245,062	7,538,757	7,842,732	8,157,346	8,482,971	8,819,993
COLLIN COUNTY		0	0	0	744,186	810,351	878,831	5,010,721	5,226,214	5,449,249	5,680,091	5,919,013	6,166,296	6,422,235	6,687,131	6,961,299	7,245,062	7,538,757	7,842,732	8,157,346	8,482,971	8,819,993
COLLIN COLLEGE		0	0	0	744,186	810,351	878,831	5,010,721	5,226,214	5,449,249	5,680,091	5,919,013	6,166,296	6,422,235	6,687,131	6,961,299	7,245,062	7,538,757	7,842,732	8,157,346	8,482,971	8,819,993
CELINA ISD		0	0	0	744,186	810,351	878,831	5,010,721	5,226,214	5,449,249	5,680,091	5,919,013	6,166,296	6,422,235	6,687,131	6,961,299	7,245,062	7,538,757	7,842,732	8,157,346	8,482,971	8,819,993
REVENUE A TAXABLE VALUE GROWTH																						
CITY OF CELINA		0	0	0	4,800	4,246	27,660	31,806	32,011	33,377	34,791	36,255	37,770	39,337	40,960	42,639	44,377	46,176	48,038	49,965	51,960	54,024
COLLIN COUNTY		0	0	0	1,111	1,210	1,312	7,483	7,805	8,138	8,483	8,840	9,209	9,591	9,987	10,396	10,820	11,259	11,713	12,182	12,669	13,172
COLLIN COLLEGE		0	0	0	604	658	714	4,070	4,245	4,426	4,613	4,807	5,008	5,216	5,431	5,654	5,884	6,123	6,370	6,625	6,890	7,164
CELINA ISD		0	0	0	9,214	10,033	10,881	62,038	64,706	67,467	70,325	73,283	76,345	79,514	82,793	86,188	89,701	93,337	97,101	100,996	105,028	109,200
NPV @ 6%	1,856,178	0	0	0	15,730	16,147	40,567	105,397	108,767	113,409	118,213	123,185	128,332	133,658	139,171	144,877	150,783	156,895	163,221	169,769	176,546	183,560
TRACT 1																						
REAL PROPERTY TAX		0	0	0	0	0	0	0	0	0	0	79,200,000	251,747,500	377,621,250	525,695,000	648,654,325	693,439,851	748,391,184	792,910,225	838,322,783	1,165,535,130	1,353,267,135
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CITY OF CELINA		0	0	0	0	0	0	0	0	0	0	485,112	1,541,992	2,312,988	3,219,963	3,973,108	4,247,426	4,584,011	4,856,697	5,134,856	7,139,082	8,288,970
COLLIN COUNTY		0	0	0	0	0	0	0	0	0	0	118,280	375,967	563,951	785,089	968,720	1,035,604	1,117,670	1,184,156	1,251,976	1,740,645	2,021,010
COLLIN COLLEGE		0	0	0	0	0	0	0	0	0	0	64,326	204,469	306,704	426,969	526,837	563,212	607,843	644,002	680,886	946,648	1,099,124
CELINA ISD		0	0	0	0	0	0	0	0	0	0	980,575	3,116,886	4,675,329	6,508,630	8,030,989	8,585,479	9,265,831	9,817,021	10,379,274	14,430,490	16,754,800
NPV @ 6%	198,359,213	0	0	0	0	0	0	0	0	0	0	1,648,293	5,239,315	7,858,972	10,940,651	13,499,654	14,431,720	15,575,356	16,501,876	17,446,993	24,256,865	28,163,903
TRACT 2																						
REAL PROPERTY TAX		0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,175,000	12,350,000	18,525,000	24,700,000	30,875,000	31,955,625	33,074,072
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CITY OF CELINA		0	0	0	0	0	0	0	0	0	0	0	0	0	0	37,823	75,646	113,468	151,291	189,114	195,733	202,584
COLLIN COUNTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,222	18,444	27,666	36,888	46,110	47,723	49,394
COLLIN COLLEGE		0	0	0	0	0	0	0	0	0	0	0	0	0	0	5,015	10,031	15,046	20,061	25,077	25,954	26,863
CELINA ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	76,453	152,905	229,358	305,811	382,263	395,643	409,490
NPV @ 6%	4,282,076	0	0	0	0	0	0	0	0	0	0	0	0	0	0	128,513	257,026	385,538	514,051	642,564	665,054	688,330
TRACT 3																						
REAL PROPERTY TAX		0	0	0	0	0	0	0	0	0	0	131,400,000	262,800,000	394,200,000	525,600,000	657,000,000	679,995,000	703,794,825	728,427,644	753,922,611	809,259,903	851,045,749
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,061,500	1,592,250
CITY OF CELINA		0	0	0	0	0	0	0	0	0	0	804,845	1,609,690	2,414,536	3,219,381	4,024,226	4,165,074	4,310,852	4,461,731	4,617,892	4,963,343	5,222,539
COLLIN COUNTY		0	0	0	0	0	0	0	0	0	0	196,237	392,473	588,710	784,947	981,184	1,015,525	1,051,068	1,087,856	1,125,931	1,210,158	1,273,355
COLLIN COLLEGE		0	0	0	0	0	0	0	0	0	0	106,723	213,446	320,169	426,892	533,615	552,292	571,622	591,629	612,336	658,143	692,513
CELINA ISD		0	0	0	0	0	0	0	0	0	0	1,626,863	3,253,727	4,880,590	6,507,454	8,134,317	8,419,018	8,713,684	9,018,663	9,334,316	10,032,589	10,556,511
NPV @ 6%	133,807,792	0	0	0	0	0	0	0	0	0	0	2,734,668	5,469,337	8,204,005	10,938,674	13,673,342	14,151,909	14,647,226	15,159,879	15,690,475	16,864,234	17,744,918
TRACT 4																						
REAL PROPERTY TAX		0	0	0	0	0	0	0	0	0	0	46,000,000	210,995,000	366,552,500	506,030,000	653,153,950	791,690,788	883,031,216	975,974,308	1,069,930,759	1,164,936,036	1,261,026,847
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	920,000	1,758,868	2,408,986	2,737,504	3,218,951	3,528,656	3,809,404	3,943,422	4,082,106	4,225,620	4,374,131
CITY OF CELINA		0	0	0	0	0	0	0	0	0	0	287,392	1,303,150	2,259,946	3,116,279	4,020,385	4,870,842	5,432,035	6,002,147	6,578,494	7,161,295	7,750,776
COLLIN COUNTY		0	0	0	0	0	0	0	0	0	0	70,072	317,733	551,018	759,809	980,247	1,187,655	1,324,434	1,463,439	1,603,963	1,746,061	1,889,788
COLLIN COLLEGE		0	0	0	0	0	0	0	0	0	0	38,108	172,799	299,671	413,221	533,106	645,877	720,292	795,889	872,313	949,593	1,027,759
CELINA ISD		0	0	0	0	0	0	0	0	0	0	580,917	2,634,106	4,568,112	6,299,050	8,126,553	9,845,612	10,979,974	12,132,361	13,297,353	14,475,390	15,666,930
NPV @ 6%	182,321,886	0	0	0	0	0	0	0	0	0	0	976,489	4,427,788	7,678,747	10,588,359	13,660,291	16,549,935	18,456,735	20,393,836	22,352,124	24,332,340	26,335,252
TRACT 5																						
REAL PROPERTY TAX		0	0	0	0	0	0	0	0	0	0	0	30,000,000	45,000,000	60,000,000	62,100,000	64,273,500	92,098,073	107,213,880	122,411,178	206,789,570	251,270,915
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0	1,100,000	1,650,000	2,200,000	2,277,000	2,356,695	3,376,929	3,931,176	4,488,410	8,751,144	10,966,557
CITY OF CELINA		0	0	0	0	0	0	0	0	0	0	0	190,492	285,738	380,985	394,319	408,120	584,799	680,781	777,280	1,320,220	1,606,245
COLLIN COUNTY		0	0	0	0	0	0	0	0	0	0	0	46,446	69,669	92,891	96,143	99,508	142,585	165,987	189,516	321,895	391,633
COLLIN COLLEGE		0	0	0	0	0	0	0	0	0	0	0	25,259	37,889	50,519	52,287	54,117	77,545	90,272	103,068	175,062	212,989
CELINA ISD		0	0	0	0	0	0	0	0	0	0	0	385,049	577,574	770,098	797,052	824,948	1,182,076	1,376,087	1,571,144	2,668,610	3,246,762
NPV @ 6%	36,609,551	0	0	0	0	0	0	0	0	0	0	0	647,246	970,870	1,294,493	1,339,600	1,386,693	1,987,005	2,313,127	2,641,007	4,485,787	5,457,630
TRACT 6																						
REAL PROPERTY TAX		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90,300,000	180,600,000	270,900,000	361,200,000	451,500,000
BUSINESS PERSONAL PROPERTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CITY OF CELINA		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	553,101	1,106,203	1,659,304	2,212,406	2,765,507
COLLIN COUNTY		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	134,857	269,713	404,570	539,427	674,284
COLLIN COLLEGE		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	73,342	146,683	220,025	293,367	366,708
CELINA ISD		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,118,004	2,236,009	3,354,013	4,472,017	5,590,022
NPV @ 6%	53,130,921	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,879,304	3,758,608	5,637,912	7,517,216	9,396,520
SALES TAX																						
TRACT 1		0	0	0	0	0	0	0	0	0	0	0	58,236,500	87,354,750	116,473,000	157,124,555	179,631,289	223,985,697	241,915,696	260,093,496	269,196,768	278,618,655
TRACT 2		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TRACT 3		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TRACT 4		0	0	0	0	0	0	0	0	0	0	64,400,000	96,600,000	128,800,000	138,488,000	170,243,780	189,912,862	207,523,562	214,786,887	222,304,428	230,085,083	238,138,061
TRACT 5		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	70,131,600	105,197,400
TRACT 6		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sales		0	0	0	0	0	0	0	0	0	0	64,400,000	154,836,500	216,154,750	254,961,000	327,368,335	369,544,152	431,509,260	456,702,584	482,397,924	569,413,451	621,954,116
NPV @ 6%																						
Town of Celina	90,146,215	0	0	0	0	0	0	0	0	0	0	1,288,000	3,096,730	4,323,095	5,099,220	6,547,367	7,390,883	8,630,185	9,134,052	9,647,958	11,388,269	12,439,082
REVENUE A, 1, 2, 3, 4, 5, 6, Sales Tax		0	0	0	15,730	16,147	40,567	105,397	108,767	113,409	118,213	6,770,636	19,008,747	29,169,347	39,000,568	48,993,844	54,318,949	61,718,245	67,938,650	74,228,801	89,686,311	100,409,196
Running Total		0	0	0	15,730	31,877	72,444	177,841	286,607	400,016	518,229	7,288,865	26,297,612	55,466,959	94,467,526	143,461,370	197,780,319	259,498,564	327,437,214	401,666,016	491,352,326	591,761,522
NET PRESENT VALUE @ 6%	700,515,834																					
GROSS	3,667,246,741																					

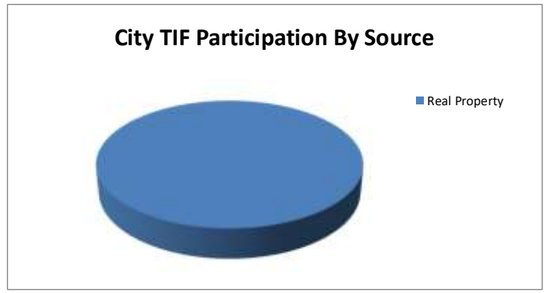
		0 2016	1 2017	2 2018	3 2019	4 2020	5 2021	6 2022	7 2023	8 2024	9 2025	10 2026	11 2027	12 2028	13 2029	14 2030	15 2031	16 2032	17 2033	18 2034	19 2035	20 2036
CITY OF CELINA	$269,797,981.10	0	0	0	4,800	4,246	27,660	31,806	32,011	33,377	34,791	2,901,605	7,779,825	11,635,641	15,076,787	19,039,867	21,202,368	24,254,629	26,440,940	28,654,864	34,432,308	38,329,726
COLLIN COUNTY	$43,798,132.21	0	0	0	1,111	1,210	1,312	7,483	7,805	8,138	8,483	393,428	1,141,828	1,782,939	2,432,722	3,045,911	3,367,505	3,809,539	4,219,751	4,634,248	5,618,579	6,312,635
COLLIN COLLEGE	$23,819,558.32	0	0	0	604	658	714	4,070	4,245	4,426	4,613	213,965	620,982	969,649	1,323,033	1,656,515	1,831,413	2,071,813	2,294,906	2,520,330	3,055,657	3,433,119
CELINA ISD	$363,100,161.94	0	0	0	9,214	10,033	10,881	62,038	64,706	67,467	70,325	3,261,638	9,466,112	14,781,118	20,168,025	25,251,551	27,917,664	31,582,264	34,983,053	38,419,360	46,579,767	52,333,715
	$ 700,515,834	0	0	0	15,730	16,147	40,567	105,397	108,767	113,409	118,213	6,770,636	19,008,747	29,169,347	39,000,568	48,993,844	54,318,949	61,718,245	67,938,650	74,228,801	89,686,311	100,409,196

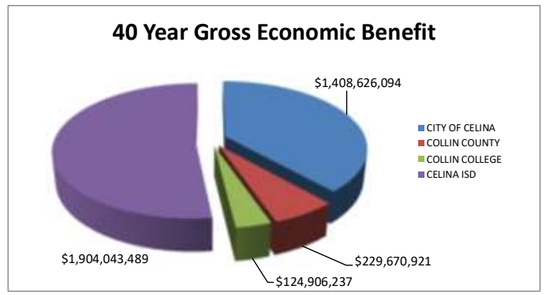
Financial Feasibility Analysis - 100% Taxes Generated

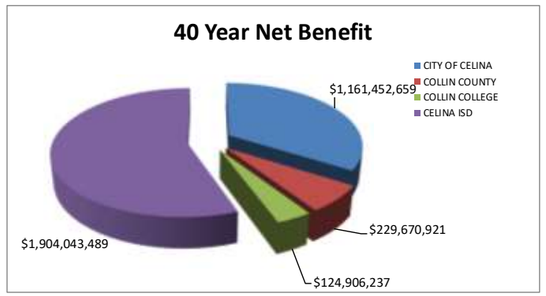
REVENUE YEAR		21 2037	22 2038	23 2039	24 2040	25 2041	26 2042	27 2043	28 2044	29 2045	30 2046	31 2047	32 2048	33 2049	34 2050	35 2051	36 2052	37 2053	38 2054	39 2055	40 2056	TOTALS	
BASE YEAR																							
	CITY OF CELINA	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231		
	COLLIN COUNTY	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231		
	COLLIN COLLEGE	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231		
	CELINA ISD	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231		
TAXABLE VALUE																							
	CITY OF CELINA	10,315,042	10,676,068	11,049,731	11,436,471	11,836,748	12,251,034	12,679,820	13,123,614	13,582,940	14,058,343	14,550,385	15,059,648	15,586,736	16,132,272	16,696,901	17,281,293	17,886,138	18,512,153	19,160,078	19,830,681		
	COLLIN COUNTY	10,315,042	10,676,068	11,049,731	11,436,471	11,836,748	12,251,034	12,679,820	13,123,614	13,582,940	14,058,343	14,550,385	15,059,648	15,586,736	16,132,272	16,696,901	17,281,293	17,886,138	18,512,153	19,160,078	19,830,681		
	COLLIN COLLEGE	10,315,042	10,676,068	11,049,731	11,436,471	11,836,748	12,251,034	12,679,820	13,123,614	13,582,940	14,058,343	14,550,385	15,059,648	15,586,736	16,132,272	16,696,901	17,281,293	17,886,138	18,512,153	19,160,078	19,830,681		
	CELINA ISD	10,315,042	10,676,068	11,049,731	11,436,471	11,836,748	12,251,034	12,679,820	13,123,614	13,582,940	14,058,343	14,550,385	15,059,648	15,586,736	16,132,272	16,696,901	17,281,293	17,886,138	18,512,153	19,160,078	19,830,681		
TAXABLE VALUE INCREMENT																							
	CITY OF CELINA	9,168,811	9,529,837	9,903,500	10,290,240	10,690,517	11,104,803	11,533,589	11,977,383	12,436,709	12,912,112	13,404,154	13,913,417	14,440,505	14,986,041	15,550,670	16,135,062	16,739,907	17,365,922	18,013,847	18,684,450		
	COLLIN COUNTY	9,168,811	9,529,837	9,903,500	10,290,240	10,690,517	11,104,803	11,533,589	11,977,383	12,436,709	12,912,112	13,404,154	13,913,417	14,440,505	14,986,041	15,550,670	16,135,062	16,739,907	17,365,922	18,013,847	18,684,450		
	COLLIN COLLEGE	9,168,811	9,529,837	9,903,500	10,290,240	10,690,517	11,104,803	11,533,589	11,977,383	12,436,709	12,912,112	13,404,154	13,913,417	14,440,505	14,986,041	15,550,670	16,135,062	16,739,907	17,365,922	18,013,847	18,684,450		
	CELINA ISD	9,168,811	9,529,837	9,903,500	10,290,240	10,690,517	11,104,803	11,533,589	11,977,383	12,436,709	12,912,112	13,404,154	13,913,417	14,440,505	14,986,041	15,550,670	16,135,062	16,739,907	17,365,922	18,013,847	18,684,450		
REVENUE A																							
TAXABLE VALUE GROWTH																							
	CITY OF CELINA	56,160	58,372	60,660	63,029	65,481	68,019	70,645	73,363	76,177	79,089	82,103	85,222	88,450	91,792	95,250	98,830	102,535	106,369	110,338	114,445	2,306,520	CITY OF CELINA
	COLLIN COUNTY	13,693	14,232	14,790	15,368	15,966	16,584	17,225	17,887	18,573	19,283	20,018	20,779	21,566	22,381	23,224	24,097	25,000	25,935	26,902	27,904	556,786	COLLIN COUNTY
	COLLIN COLLEGE	7,447	7,740	8,044	8,358	8,683	9,019	9,368	9,728	10,101	10,487	10,887	11,300	11,729	12,172	12,630	13,105	13,596	14,105	14,631	15,176	302,808	COLLIN COLLEGE
	CELINA ISD	113,519	117,989	122,615	127,403	132,359	137,489	142,797	148,292	153,979	159,865	165,957	172,262	178,788	185,542	192,533	199,768	207,257	215,007	223,029	231,332	4,615,933	CELINA ISD
		190,819	**198,333**	**206,109**	**214,158**	**222,489**	**231,111**	**240,035**	**249,271**	**258,830**	**268,724**	**278,964**	**289,563**	**300,533**	**311,886**	**323,637**	**335,799**	**348,387**	**361,416**	**374,900**	**388,857**	**7,782,047**	
TRACT 1																							
	REAL PROPERTY TAX	1,526,323,047	1,579,744,354	1,635,035,406	1,692,261,645	1,751,490,803	1,812,792,981	1,876,240,735	1,941,909,161	2,009,875,982	2,080,221,641	2,153,029,399	2,228,385,428	2,306,378,918	2,387,102,180	2,470,650,756	2,557,123,532	2,646,622,856	2,739,254,656	2,835,128,569	2,934,358,069		
	BUSINESS PERSONAL PROPERTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	CITY OF CELINA	9,348,964	9,676,177	10,014,844	10,365,363	10,728,151	11,103,636	11,492,263	11,894,493	12,310,800	12,741,678	13,187,637	13,649,204	14,126,926	14,621,368	15,133,116	15,662,775	16,210,973	16,778,357	17,365,599	17,973,395	310,169,925	CITY OF CELINA
	COLLIN COUNTY	2,279,457	2,359,238	2,441,811	2,527,274	2,615,729	2,707,279	2,802,034	2,900,105	3,001,609	3,106,665	3,215,399	3,327,938	3,444,415	3,564,970	3,689,744	3,818,885	3,952,546	4,090,885	4,234,066	4,382,258	75,625,375	COLLIN COUNTY
	COLLIN COLLEGE	1,239,680	1,283,068	1,327,976	1,374,455	1,422,561	1,472,350	1,523,883	1,577,219	1,632,421	1,689,556	1,748,690	1,809,895	1,873,241	1,938,804	2,006,663	2,076,896	2,149,587	2,224,823	2,302,691	2,383,286	41,128,764	COLLIN COLLEGE
	CELINA ISD	18,897,406	19,558,815	20,243,373	20,951,891	21,685,208	22,444,190	23,229,737	24,042,777	24,884,275	25,755,224	26,656,657	27,589,640	28,555,277	29,554,712	30,589,127	31,659,746	32,767,838	33,914,712	35,101,727	36,330,287	626,957,924	CELINA ISD
		31,765,506	**32,877,298**	**34,028,004**	**35,218,984**	**36,451,648**	**37,727,456**	**39,047,917**	**40,414,594**	**41,829,105**	**43,293,123**	**44,808,383**	**46,376,676**	**47,999,860**	**49,679,855**	**51,418,650**	**53,218,303**	**55,080,943**	**57,008,776**	**59,004,083**	**61,069,226**	**1,053,881,988**	
TRACT 2																							
	REAL PROPERTY TAX	34,231,664	35,429,773	36,669,815	37,953,258	39,281,622	40,656,479	42,079,456	43,552,237	45,076,565	46,654,245	48,287,143	49,977,193	51,726,395	53,536,819	55,410,608	57,349,979	59,357,228	61,434,731	63,584,947	65,810,420		
	BUSINESS PERSONAL PROPERTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	CITY OF CELINA	209,674	217,013	224,608	232,470	240,606	249,027	257,743	266,764	276,101	285,764	295,766	306,118	316,832	327,921	339,399	351,277	363,572	376,297	389,468	403,099	6,895,179	CITY OF CELINA
	COLLIN COUNTY	51,123	52,912	54,764	56,681	58,664	60,718	62,843	65,042	67,319	69,675	72,113	74,637	77,250	79,953	82,752	85,648	88,646	91,748	94,960	98,283	1,681,177	COLLIN COUNTY
	COLLIN COLLEGE	27,803	28,776	29,783	30,826	31,905	33,021	34,177	35,373	36,611	37,893	39,219	40,591	42,012	43,483	45,004	46,580	48,210	49,897	51,644	53,451	914,306	COLLIN COLLEGE
	CELINA ISD	423,822	438,656	454,009	469,899	486,346	503,368	520,986	539,220	558,093	577,626	597,843	618,768	640,424	662,839	686,039	710,050	734,902	760,623	787,245	814,799	13,937,481	CELINA ISD
		712,422	**737,357**	**763,164**	**789,875**	**817,521**	**846,134**	**875,749**	**906,400**	**938,124**	**970,958**	**1,004,942**	**1,040,115**	**1,076,519**	**1,114,197**	**1,153,194**	**1,193,555**	**1,235,330**	**1,278,566**	**1,323,316**	**1,369,632**	**23,428,143**	
TRACT 3																							
	REAL PROPERTY TAX	893,787,476	925,070,037	957,447,489	990,958,151	1,025,641,686	1,061,539,145	1,098,693,015	1,137,147,271	1,176,947,425	1,218,140,585	1,260,775,505	1,304,902,648	1,350,574,241	1,397,844,339	1,446,768,891	1,497,405,802	1,549,815,005	1,604,058,531	1,660,200,579	1,718,307,599		
	BUSINESS PERSONAL PROPERTY	2,123,000	2,197,305	2,274,211	2,353,808	2,436,191	2,521,458	2,609,709	2,701,049	2,795,586	2,893,431	2,994,701	3,099,516	3,207,999	3,320,279	3,436,488	3,556,766	3,681,252	3,810,096	3,943,450	4,081,470		
	CITY OF CELINA	5,487,590	5,679,655	5,878,443	6,084,189	6,297,135	6,517,535	6,745,649	6,981,746	7,226,108	7,479,021	7,740,787	8,011,715	8,292,125	8,582,349	8,882,731	9,193,627	9,515,404	9,848,443	10,193,138	10,549,898	195,001,399	CITY OF CELINA
	COLLIN COUNTY	1,337,980	1,384,809	1,433,277	1,483,442	1,535,362	1,589,100	1,644,719	1,702,284	1,761,864	1,823,529	1,887,352	1,953,410	2,021,779	2,092,541	2,165,780	2,241,583	2,320,038	2,401,239	2,485,283	2,572,268	47,545,080	COLLIN COUNTY
	COLLIN COLLEGE	727,658	753,127	779,486	806,768	835,005	864,230	894,478	925,785	958,187	991,724	1,026,434	1,062,359	1,099,542	1,138,026	1,177,857	1,219,082	1,261,750	1,305,911	1,351,618	1,398,924	25,857,331	COLLIN COLLEGE
	CELINA ISD	11,092,268	11,480,497	11,882,314	12,298,195	12,728,632	13,174,134	13,635,229	14,112,462	14,606,398	15,117,622	15,646,739	16,194,375	16,761,178	17,347,819	17,954,993	18,583,418	19,233,837	19,907,021	20,603,767	21,324,899	394,163,530	CELINA ISD
		18,645,495	**19,298,088**	**19,973,521**	**20,672,594**	**21,396,135**	**22,144,999**	**22,920,074**	**23,722,277**	**24,552,557**	**25,411,896**	**26,301,313**	**27,221,859**	**28,174,624**	**29,160,735**	**30,181,361**	**31,237,709**	**32,331,029**	**33,462,615**	**34,633,806**	**35,845,989**	**662,567,341**	
TRACT 4																							
	REAL PROPERTY TAX	1,312,206,187	1,358,133,403	1,405,668,072	1,454,866,455	1,505,786,781	1,558,489,318	1,613,036,444	1,669,492,720	1,727,924,965	1,788,402,339	1,850,996,421	1,915,781,295	1,982,833,641	2,052,232,818	2,124,060,967	2,198,403,101	2,275,347,209	2,354,984,361	2,437,408,814	2,522,718,122		
	BUSINESS PERSONAL PROPERTY	4,527,304	4,685,759	4,849,761	5,019,503	5,195,185	5,377,017	5,565,212	5,759,995	5,961,595	6,170,250	6,386,209	6,609,726	6,841,067	7,080,504	7,328,322	7,584,813	7,850,282	8,125,041	8,409,418	8,703,747		
	CITY OF CELINA	8,065,195	8,347,477	8,639,639	8,942,026	9,254,997	9,578,922	9,914,184	10,261,181	10,620,322	10,992,033	11,376,755	11,774,941	12,187,064	12,613,611	13,055,088	13,512,016	13,984,936	14,474,409	14,981,013	15,505,349	276,863,902	CITY OF CELINA
	COLLIN COUNTY	1,966,449	2,035,275	2,106,510	2,180,237	2,256,546	2,335,525	2,417,268	2,501,873	2,589,438	2,680,069	2,773,871	2,870,956	2,971,440	3,075,440	3,183,081	3,294,489	3,409,796	3,529,138	3,652,658	3,780,501	67,504,728	COLLIN COUNTY
	COLLIN COLLEGE	1,069,451	1,106,882	1,145,623	1,185,719	1,227,220	1,270,172	1,314,628	1,360,640	1,408,263	1,457,552	1,508,566	1,561,366	1,616,014	1,672,574	1,731,114	1,791,703	1,854,413	1,919,317	1,986,494	2,056,021	36,712,360	COLLIN COLLEGE
	CELINA ISD	16,302,477	16,873,064	17,463,621	18,074,848	18,707,468	19,362,229	20,039,907	20,741,304	21,467,249	22,218,603	22,996,254	23,801,123	24,634,163	25,496,358	26,388,731	27,312,336	28,268,268	29,257,658	30,281,676	31,341,534	559,635,230	CELINA ISD
		27,403,573	**28,362,698**	**29,355,392**	**30,382,831**	**31,446,230**	**32,546,848**	**33,685,988**	**34,864,998**	**36,085,273**	**37,348,257**	**38,655,446**	**40,008,387**	**41,408,680**	**42,857,984**	**44,358,013**	**45,910,544**	**47,517,413**	**49,180,522**	**50,901,841**	**52,683,405**	**940,716,221**	
TRACT 5																							
	REAL PROPERTY TAX	295,907,462	306,264,223	316,983,470	328,077,892	339,560,618	351,445,240	363,745,823	376,476,927	389,653,619	403,291,496	417,406,698	432,015,933	447,136,491	462,786,268	478,983,787	495,748,220	513,099,407	531,057,887	549,644,913	568,882,485		
	BUSINESS PERSONAL PROPERTY	13,187,660	13,649,228	14,126,951	14,621,395	15,133,143	15,662,803	16,211,002	16,778,387	17,365,630	17,973,427	18,602,497	19,253,585	19,927,460	20,624,921	21,346,793	22,093,931	22,867,219	23,667,571	24,495,936	25,353,294		
	CITY OF CELINA	1,893,255	1,959,519	2,028,102	2,099,086	2,172,554	2,248,593	2,327,294	2,408,749	2,493,056	2,580,313	2,670,623	2,764,095	2,860,839	2,960,968	3,064,602	3,171,863	3,282,878	3,397,779	3,516,701	3,639,786	60,169,634	CITY OF CELINA
	COLLIN COUNTY	461,612	477,768	494,490	511,797	529,710	548,250	567,439	587,299	607,855	629,130	651,149	673,939	697,527	721,941	747,209	773,361	800,429	828,444	857,439	887,450	14,670,511	COLLIN COUNTY
	COLLIN COLLEGE	251,047	259,834	268,928	278,340	288,082	298,165	308,601	319,402	330,581	342,151	354,127	366,521	379,349	392,627	406,368	420,591	435,312	450,548	466,317	482,638	7,978,536	COLLIN COLLEGE
	CELINA ISD	3,826,907	3,960,848	4,099,478	4,242,960	4,391,463	4,545,165	4,704,245	4,868,894	5,039,305	5,215,681	5,398,230	5,587,168	5,782,719	5,985,114	6,194,593	6,411,404	6,635,803	6,868,056	7,108,438	7,357,233	121,623,103	CELINA ISD
		6,432,821	**6,657,970**	**6,890,999**	**7,132,184**	**7,381,810**	**7,640,173**	**7,907,579**	**8,184,345**	**8,470,797**	**8,767,275**	**9,074,129**	**9,391,724**	**9,720,434**	**10,060,649**	**10,412,772**	**10,777,219**	**11,154,422**	**11,544,826**	**11,948,895**	**12,367,107**	**204,441,786**	
TRACT 6																							
	REAL PROPERTY TAX	471,331,750	489,701,963	508,644,621	526,447,182	544,872,834	563,943,383	583,681,401	604,110,250	625,254,109	647,138,003	669,787,833	693,230,407	717,493,471	742,605,743	768,596,944	795,497,837	823,340,261	852,157,170	881,982,671	912,852,065		
	BUSINESS PERSONAL PROPERTY	241,755	362,633	483,510	500,433	517,948	536,076	554,839	574,258	594,357	615,160	636,690	658,974	682,039	705,910	730,617	756,188	782,655	810,048	838,400	867,744		
	CITY OF CELINA	2,888,460	3,001,721	3,118,488	3,227,635	3,340,603	3,457,524	3,578,537	3,703,786	3,833,418	3,967,588	4,106,453	4,250,179	4,398,936	4,552,898	4,712,250	4,877,179	5,047,880	5,224,556	5,407,415	5,596,675	90,588,701	CITY OF CELINA
	COLLIN COUNTY	704,262	731,877	760,347	786,959	814,503	843,011	872,516	903,054	934,661	967,374	1,001,232	1,036,275	1,072,545	1,110,084	1,148,937	1,189,150	1,230,770	1,273,847	1,318,431	1,364,577	22,087,262	COLLIN COUNTY
	COLLIN COLLEGE	383,012	398,030	413,514	427,987	442,966	458,470	474,517	491,125	508,314	526,105	544,519	563,577	583,302	603,718	624,848	646,718	669,353	692,780	717,027	742,123	12,012,129	COLLIN COLLEGE
	CELINA ISD	5,838,552	6,067,490	6,303,515	6,524,138	6,752,483	6,988,820	7,233,429	7,486,599	7,748,630	8,019,832	8,300,526	8,591,044	8,891,731	9,202,942	9,525,045	9,858,421	10,203,466	10,560,587	10,930,208	11,312,765	183,110,287	CELINA ISD
		9,814,286	**10,199,118**	**10,595,865**	**10,966,720**	**11,350,555**	**11,747,825**	**12,158,998**	**12,584,563**	**13,025,023**	**13,480,899**	**13,952,730**	**14,441,076**	**14,946,514**	**15,469,642**	**16,011,079**	**16,571,467**	**17,151,468**	**17,751,770**	**18,373,081**	**19,016,139**	**307,798,380**	
SALES TAX																							
	TRACT 1	288,370,308	298,463,269	308,909,483	319,721,315	330,911,561	342,493,466	354,480,737	366,887,563	379,728,628	393,019,130	406,774,799	421,011,917	435,747,334	450,998,491	466,783,438	483,120,858	500,030,088	517,531,141	535,644,731	554,392,297		
	TRACT 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	TRACT 3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	TRACT 4	246,472,893	255,099,445	264,027,925	273,268,902	282,833,314	292,732,480	302,978,117	313,582,351	324,557,733	335,917,254	347,674,358	359,842,960	372,437,464	385,472,775	398,964,322	412,928,074	427,380,556	442,338,876	457,820,736	473,844,462		
	TRACT 5	140,263,200	145,172,412	150,253,446	155,512,317	160,955,248	166,588,682	172,419,286	178,453,961	184,699,849	191,164,344	197,855,096	204,780,024	211,947,325	219,365,482	227,043,274	234,989,788	243,214,431	251,726,936	260,537,379	269,656,187		
	TRACT 6	5,640,950	8,461,425	11,281,900	11,676,767	12,085,453	12,508,444	12,946,240	13,399,358	13,868,336	14,353,727	14,856,108	15,376,072	15,914,234	16,471,232	17,047,725	17,644,396	18,261,950	18,901,118	19,562,657	20,247,350		
	Sales	680,747,351	707,196,550	734,472,755	760,179,301	786,785,577	814,323,072	842,824,379	872,323,233	902,854,546	934,454,455	967,160,361	1,001,010,973	1,036,046,357	1,072,307,980	1,109,838,759	1,148,683,116	1,188,887,025	1,230,498,071	1,273,565,503	1,318,140,296		
	Town of Celina	**13,614,947**	**14,143,931**	**14,689,455**	**15,203,586**	**15,735,712**	**16,286,461**	**16,856,488**	**17,446,465**	**18,057,091**	**18,689,089**	**19,343,207**	**20,020,219**	**20,720,927**	**21,446,160**	**22,196,775**	**22,973,662**	**23,777,740**	**24,609,961**	**25,471,310**	**26,362,806**	**466,630,835**	CITY OF CELINA
REVENUE A, 1, 2, 3, 4, 5, 6, Sales Tax		**108,579,869**	**112,474,793**	**116,502,509**	**120,580,932**	**124,802,099**	**129,171,008**	**133,692,828**	**138,372,912**	**143,216,799**	**148,230,222**	**153,419,114**	**158,789,618**	**164,348,090**	**170,101,108**	**176,055,481**	**182,218,258**	**188,596,732**	**195,198,453**	**202,031,234**	**209,103,162**	**3,667,246,741**	
Running Total		**700,341,391**	**812,816,184**	**929,318,693**	**1,049,899,624**	**1,174,701,724**	**1,303,872,731**	**1,437,565,559**	**1,575,938,471**	**1,719,155,270**	**1,867,385,491**	**2,020,804,605**	**2,179,594,224**	**2,343,942,313**	**2,514,043,421**	**2,690,098,902**	**2,872,317,161**	**3,060,913,893**	**3,256,112,346**	**3,458,143,579**	**3,667,246,741**		
NET PRESENT VALUE @ 6%																							
GROSS																							
		21 2037	22 2038	23 2039	24 2040	25 2041	26 2042	27 2043	28 2044	29 2045	30 2046	31 2047	32 2048	33 2049	34 2050	35 2051	36 2052	37 2053	38 2054	39 2055	40 2056		
	CITY OF CELINA	41,564,246	43,083,866	44,654,240	46,217,384	47,835,238	49,509,718	51,242,803	53,036,547	54,893,072	56,814,575	58,803,331	60,861,694	62,992,099	65,197,068	67,479,211	69,841,229	72,285,918	74,816,171	77,434,982	80,145,452	1,408,626,094	CITY OF CELINA
	COLLIN COUNTY	6,814,575	7,056,111	7,305,989	7,561,759	7,826,480	8,100,467	8,384,043	8,677,545	8,981,319	9,295,725	9,621,135	9,957,935	10,306,522	10,667,310	11,040,726	11,427,211	11,827,224	12,241,237	12,669,740	13,113,241	229,670,921	COLLIN COUNTY
	COLLIN COLLEGE	3,706,098	3,837,457	3,973,353	4,112,453	4,256,421	4,405,429	4,559,651	4,719,272	4,884,479	5,055,468	5,232,442	5,415,610	5,605,189	5,801,403	6,004,485	6,214,674	6,432,221	6,657,381	6,890,422	7,131,619	124,906,237	COLLIN COLLEGE
	CELINA ISD	56,494,950	58,497,359	60,568,927	62,689,336	64,883,959	67,155,395	69,506,330	71,939,548	74,457,929	77,064,454	79,762,206	82,554,380	85,444,280	88,435,326	91,531,060	94,735,143	98,051,370	101,483,665	105,036,090	108,712,850	1,904,043,489	CELINA ISD
		108,579,869	**112,474,793**	**116,502,509**	**120,580,932**	**124,802,099**	**129,171,008**	**133,692,828**	**138,372,912**	**143,216,799**	**148,230,222**	**153,419,114**	**158,789,618**	**164,348,090**	**170,101,108**	**176,055,481**	**182,218,258**	**188,596,732**	**195,198,453**	**202,031,234**	**209,103,162**	**3,667,246,741**	

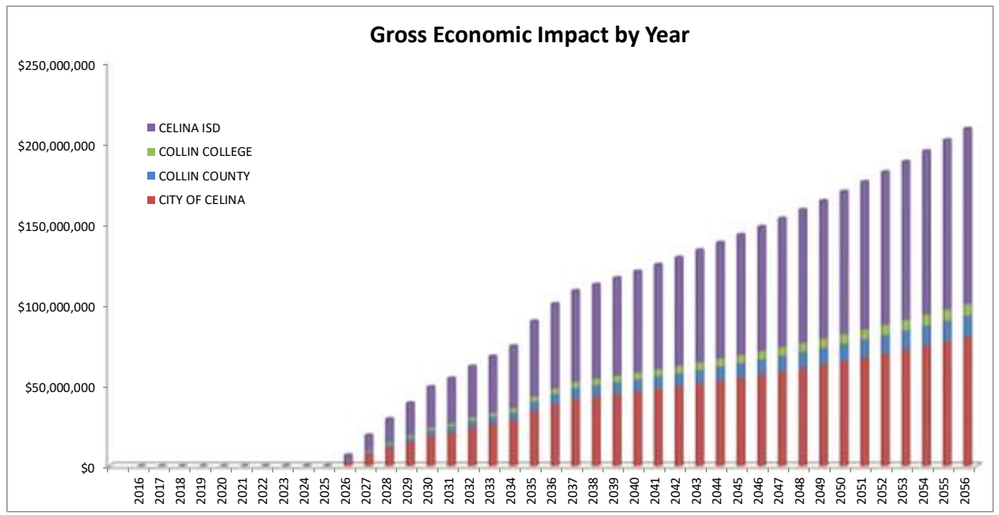
TIF Revenue Summary

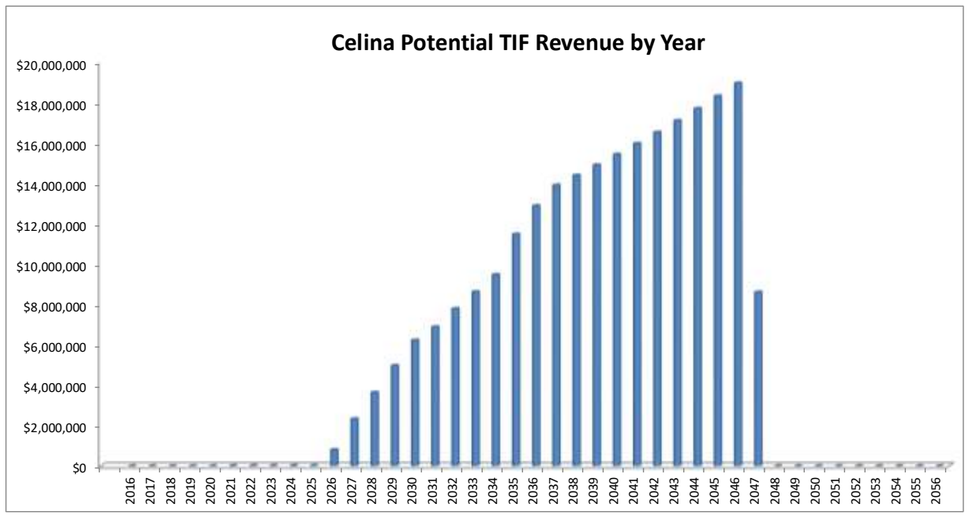
Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
CITY OF CELINA	$1,408,626,094	$247,173,435	$1,161,452,659
COLLIN COUNTY	$229,670,921	$0	$229,670,921
COLLIN COLLEGE	$124,906,237	$0	$124,906,237
CELINA ISD	$1,904,043,489	$0	$1,904,043,489
Total	**$3,667,246,741**	**$247,173,435**	**$3,420,073,306**













Projects Cost Estimates:

All project costs listed in the project plan shall be considered estimates.

Length of TIRZ #5 in Years:

The TIRZ has a 40-year term and is scheduled to end on December 31, 2056.

Powers and Duties of Board of Directors:

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code (subject to City Council approval). The Board shall not be authorized to:

issue bonds;

impose taxes or fees;

exercise the power of eminent domain; or

give final approval to the Zone's project and financing plan.

EXHIBIT A - 2016 Ownership & Base Value

	PROPERTY ID	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP	LEGAL DESCRIPTION	EX	ACRES	TAXABLE VALUE
TRACT 1	2629709	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0132 B B B & C RY CO SURVEY, TRACT 3, 9.783 ACRES		9.783	$ 1,653
	990315	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0124 HENRY BENTLEY SURVEY, TRACT 11, 30.45 ACRES		30.45	$ 5,146
TRACT 2	2629710	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0132 B B B & C RY CO SURVEY, TRACT 39, .458 ACRES		0.458	$ 49
	2708475	CELINA CITY OF	142 N OHIO ST	CELINA	TX	75009-6201	ABS A0132 B B B & C RY CO SURVEY, SHEET R00, TRACT 39-1, .379 ACRES; ROW	EX-XV	0.379	$ -
TRACT 3	2560003	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0124 HENRY BENTLEY SURVEY, TRACT 9, 38.545 ACRES		38.545	$ 6,514
TRACT 4	990351	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0124 HENRY BENTLEY SURVEY, TRACT 14, 99.028 ACRES		99.028	$ 16,736
TRACT 5	996024	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0593 S MCCULLOUGH SURVEY, TRACT 6, 13.323 ACRES		13.323	$ 2,252
	1013646	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0988 GEORGE WILEY SURVEY, TRACT 3, 73.32 ACRES		73.32	$ 12,391
	1013637	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0988 GEORGE WILEY SURVEY, TRACT 2, 6.88 ACRES		6.88	$ 1,163
TRACT 6	996033	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0593 S MCCULLOUGH SURVEY, TRACT 7, 16.141 ACRES		16.141	$ 2,728
TRACT 7	995971	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0593 S MCCULLOUGH SURVEY, TRACT 1, 73.558 ACRES		73.558	$ 12,431
TRACT 8	990360	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0124 HENRY BENTLEY SURVEY, TRACT 15, 72.9923 ACRES		72.9923	$ 7,737
TRACT 9	2120505	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0132 B B B & C RY CO SURVEY, TRACT 30, 14.0 ACRES		14	$ 47,197
	995999	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0593 S MCCULLOUGH SURVEY, TRACT 3, 14.28 ACRES		14.28	$ 2,413
TRACT 10	2509351	GLENDENNING REX K & SHERESE M	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0132 B B B & C RY CO SURVEY, TRACT 24, 15.144 ACRES	HS	15.144	$ 833,587
	2509352	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0132 B B B & C RY CO SURVEY, TRACT 38, 142.396 ACRES		142.396	$ 21,118
TRACT 11	991261	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0132 B B B & C RY CO SURVEY, TRACT 20, .95 ACRES		0.95	$ 101
TRACT 12	2144634	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0132 B B B & C RY CO SURVEY, TRACT 7, 68.112 ACRES		68.112	$ 11,511
TRACT 13	991172	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0132 B B B & C RY CO SURVEY, TRACT 11, 22.741 ACRES		22.741	$ 3,843
TRACT 14	963005	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 2, TRACT 58, 5.9667 ACRES		5.9667	$ 632
	962756	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 2, TRACT 34, 38.5953 ACRES		38.5953	$ 6,523
	2739475	Celina City Of	142 N OHIO ST	CELINA	TX	75009-6201	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET R02, TRACT 34-1, 1.8877 ACRES; (ROW)	EX-XV	1.8877	$ -
	2739474	Celina City Of	142 N OHIO ST	CELINA	TX	75009-6201	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET R02, TRACT 58-1, .2933 ACRES; (ROW	EX-XV	0.2933	$ -
TRACT 15	18426	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 2, TRACT 88, 49.985 ACRES		49.985	$ 8,447
TRACT 16	1871825	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 2, TRACT 2, 3.305 ACRES		3.305	$ 79,732
TRACT 17	962747	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 2, TRACT 33-9, 66.02 ACRES		66.02	$ 11,157
TRACT 18	2584034	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 2, TRACT 91, 13.5 ACRES		13.5	$ 2,282
TRACT 19	2584039	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 2, TRACT 92, 5.5 ACRES		5.5	$ 930
TRACT 20	2584046	EQUITY TRUST COMPANY CUSTODIAN FBO	1 EQUITY WAY	WESTLAKE	OH	44145-1050	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 2, TRACT 93, 9.426 ACRES		9.426	$ 1,593
TRACT 21	2649841	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 2, TRACT 95, .784 ACRES		0.784	$ 83
TRACT 22	2649840	EQUITY TRUST COMPANY CUSTODIAN FBO REX	1 EQUITY WAY	WESTLAKE	OH	44145-1050	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 2, TRACT 38, 5.5 ACRES		5.5	$ 583
TRACT 23	2649842	EQUITY TRUST COMPANY CUSTODIAN FBO	1 EQUITY WAY	WESTLAKE	OH	44145-1050	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 2, TRACT 96, 2.5 ACRES		2.5	$ 265
TRACT 24	2587302	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 2, 50.588 ACRES		50.588	$ 4,806
TRACT 26	1845855	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 86, 70.802 ACRES		70.802	$ 7,505
TRACT 27	2584056	EQUITY TRUST COMPANY CUSTODIAN FBO REX	1 EQUITY WAY	WESTLAKE	OH	44145-1050	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 2, TRACT 94, 9.424 ACRES		9.424	$ 1,593
TRACT 28	963210	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 74, 7.0 ACRES		7	$ 1,183
	2110261	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0767 J K RICE SURVEY, TRACT 2, 65.9297 ACRES		65.9297	$ 11,142
	997041	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0731 SAMUEL QUEEN SURVEY, TRACT 7, 44.0 ACRES		44	$ 7,436
	1967330	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0765 H C ROUTH SURVEY, TRACT 11, .193 ACRES		0.193	$ 18
	2120658	OLD CELINA LTD	12401 PRESTON RD STE 100	FRISCO	TX	75033-6402	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 1, 69.5303 ACRES		69.5303	$ 11,751
									1233.21	**$ 1,146,231**

Life Connected.

Engineering
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Kimberly Brawner, Assistant City Manager
CC: Karla Stovall, Interim City Manager
Date: November 14, 2023
Re: NTTA Interlocal Agreement for DNT improvements

Action Requested:
Consider and act to authorize the Interim City Manager to execute an agreement with the North Texas Toll Authority for improvements to the Dallas North Tollway. (Brawner)

Background Information:
The City of Celina has been working towards constructing the main lanes of the North Dallas Tollway for over two decades. The City started securing the right-of-way for the tollway in 2005. In 2013, Collin County constructed the northbound service road. The City of Celina entered into an Interlocal Agreement with Collin County and the North Texas Tollway Authority (NTTA) in 2015 regarding the main lane construction timeline. Per the agreement, Collin County constructed the southbound service road in 2020. In the original 2015 Interlocal Agreement, the City agreed to several obligations that are complete or in progress.

The City is proposing an amendment to the 2015 agreement to include the construction of multiple improvements to Section 4A which extends from Frontier Parkway to Glendenning Parkway (FM 428). The proposed projects include widening the intersections at each major roadway to provide the ultimate lane configuration, constructing a U-turn lane at each major intersection, and expanding the frontage roads in certain areas to avoid future construction conflicts. Because the City agreed to fund these improvements with the initial construction, NTTA will construct all four lanes in each direction and the ultimate bridge capacity on opening day which will allow the residents to avoid future expansion projects.

The City will be obligated to pay for construction once all improvements are installed (approximately 2027).

Legal Review:
The legal staff reviewed and approved the attached agreement.

Supporting Documents:

1. NTTA Interlocal Agreement presentation
2. NTTA - DNT Phase 4-A - Subsequent Agreement With Celina FINAL

Financial Consideration:

Funding for the proposed project will not exceed available funds. A combination of roadway impact fees, roadway capital recovery fees, and bonds will be used to fund the proposed improvements.

Staff Recommendation:

Staff recommends approval.

NTTA INTERLOCAL

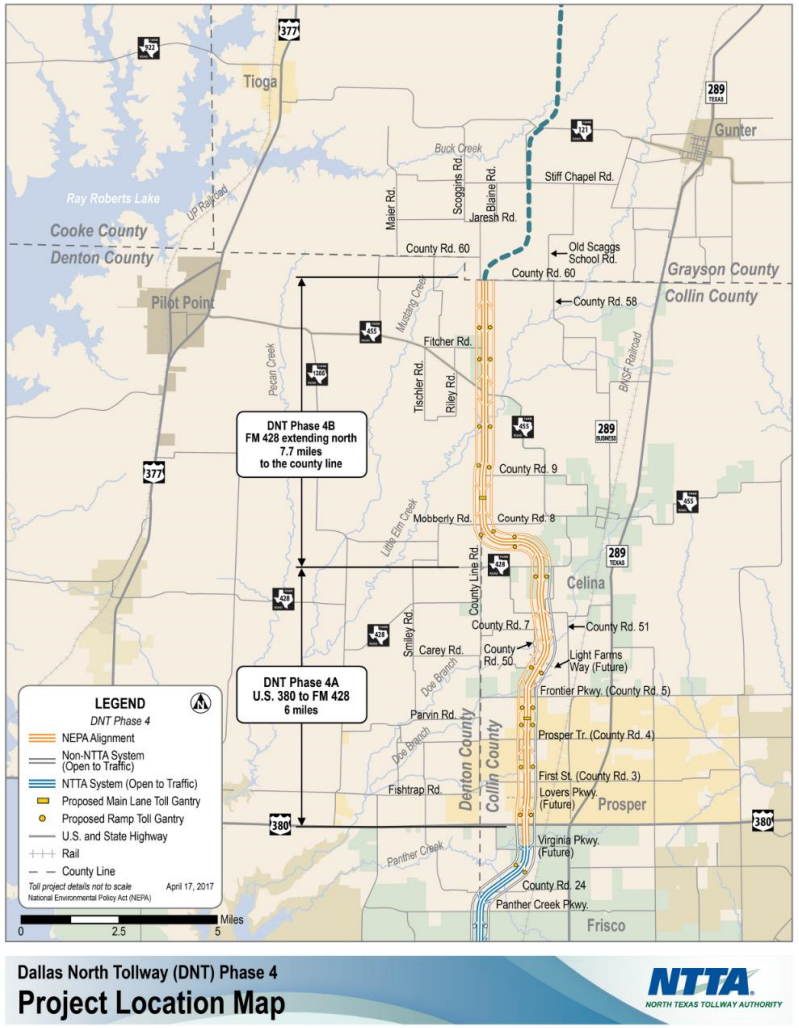
PD Amendment

City Council
November 14, 2023



4A (South) – US 380 to Frontier
4A (North) – Frontier to FM 428





TIMELINE

- 2014
  - NTTA notified Celina does not install sound walls
- 2015
  - NTTA, Collin County, and City entered into original agreement
  - Celina obligations were
    - City Utilities
    - Utility Relocation
    - Utility Clear Zones at bridge locations
    - City shall design and construct all sound walls
  - NTTA obligation

- 2013 - Collin County constructed the NB Service Road
- 2020 – Collin County constructed the SB Service Road

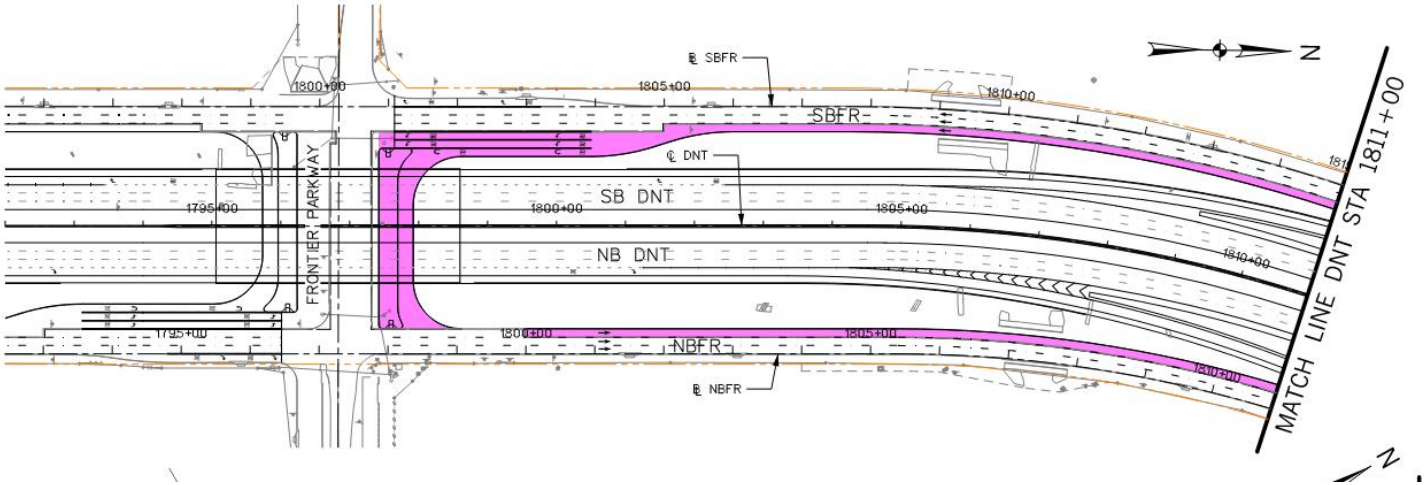
CITY ORIGINAL OBLIGATIONS

- Relocate City Utilities *done*
- Facilitate Franchise Utility Relocation *in process*
- Utility Clear Zones at bridge locations *done*
- City shall design and construct all sound walls *NA*
- Design and Construct Traffic Signals *in process*
- Apply for all LOMR and/or CLOMR requirements *in process*
- Maintain all frontage roads *active*
- Provide fire, "Haz-mat, and EMS for the turnpike main lanes & frontage roads *active*

PROPOSED AMENDMENT

- Fund infrastructure improvements that are city responsibilities as part of the NTTA construction project

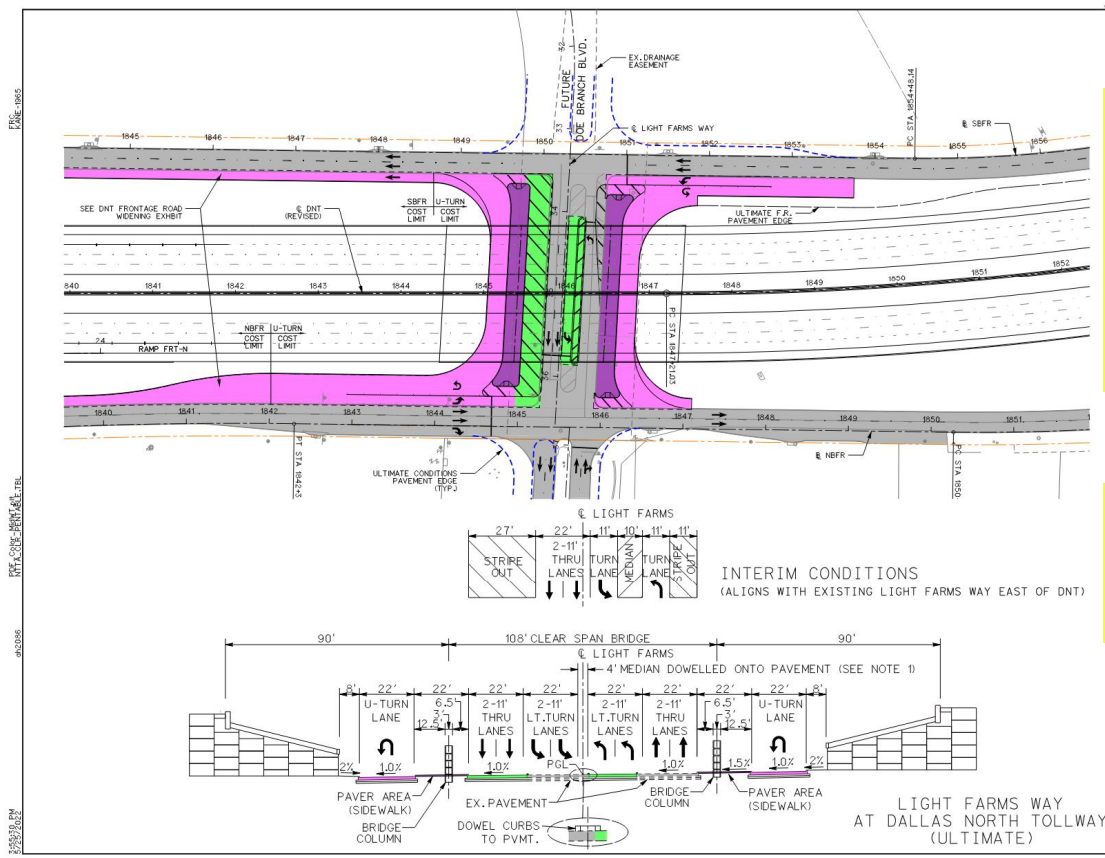
FRONTIER PKWY



Frontier Parkway

- NB & SB frontage road widening between Frontier and Light Farms
- 1 SB to NB U-turn
- Widen SB approach

LIGHT FARMS



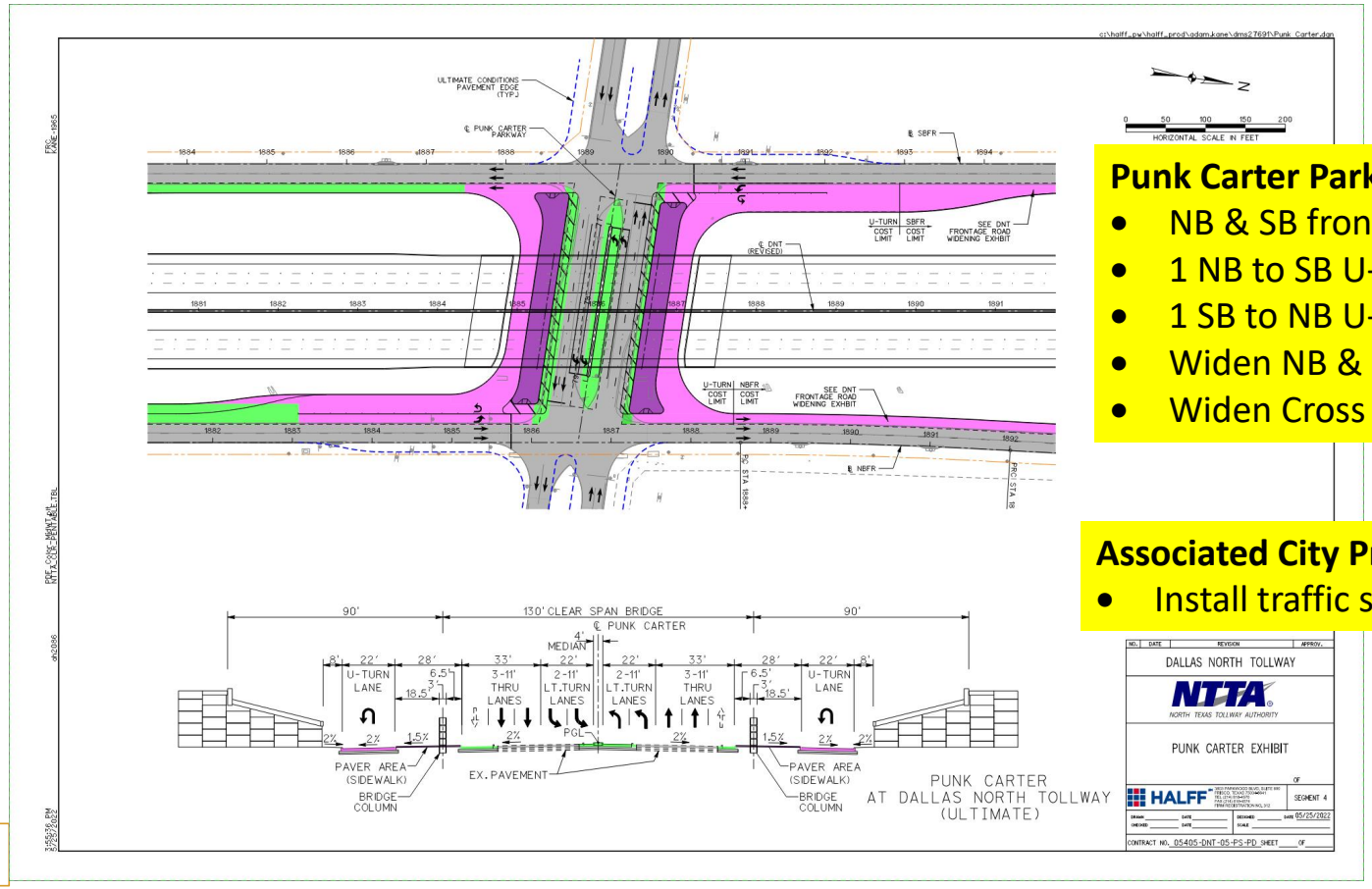
Light Farms Way :

- NB & SB frontage road widening (limited)
- 1 NB to SB U-turn
- 1 SB to NB U-turn
- Widen NB & SB approaches
- Widen Cross street to ultimate

Associated City Projects

- Adjust Light Farms Way
- Install traffic signal

PUNK CARTER



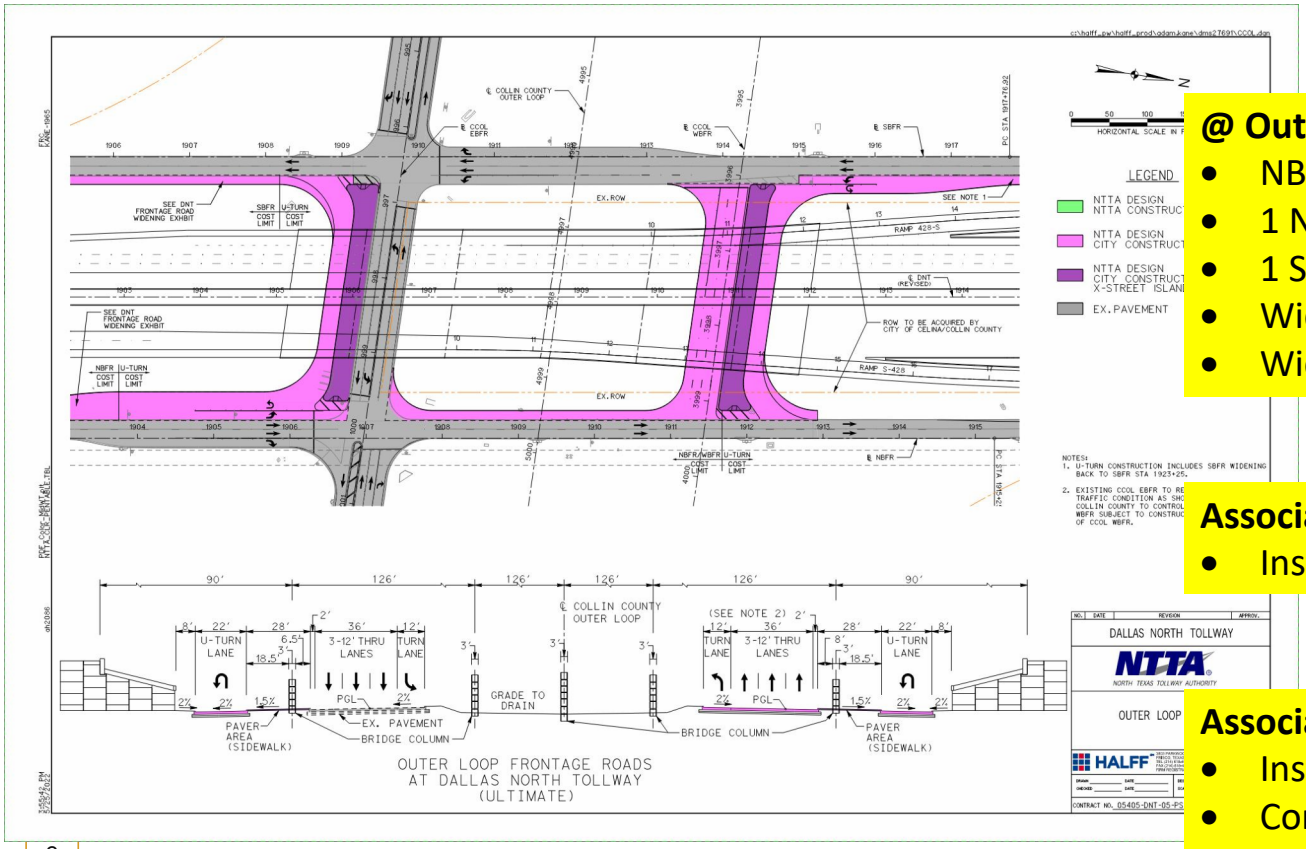
Punk Carter Parkway:

- NB & SB frontage road widening
- 1 NB to SB U-turn
- 1 SB to NB U-turn
- Widen NB & SB approaches
- Widen Cross street to ultimate

Associated City Projects

- Install traffic signal

OUTER LOOP



@ Outer Loop:

- NB & SB frontage road widening
- 1 NB to SB U-turn
- 1 SB to NB U-turn
- Widen NB & SB approaches
- Widen Cross street to ultimate

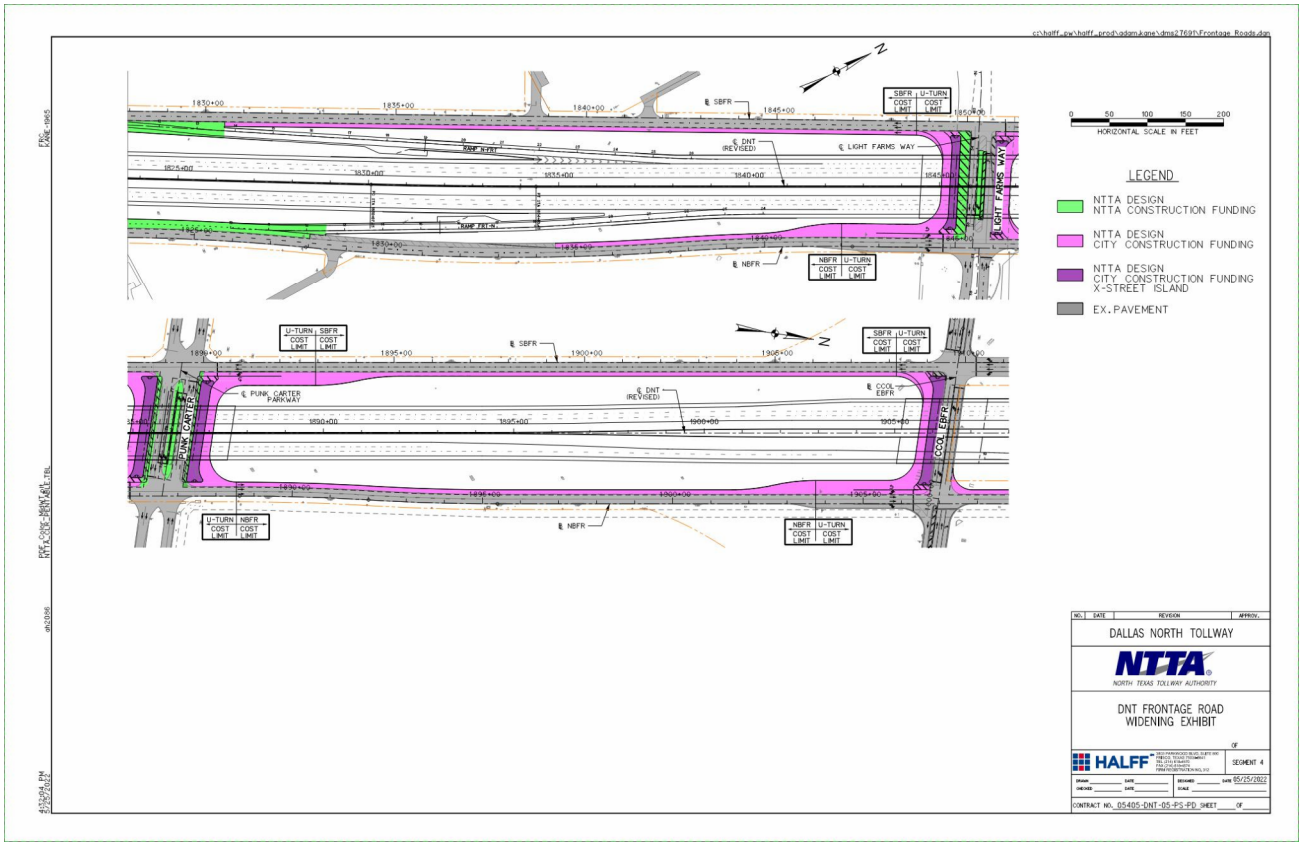
Associated City Projects

- Install temp traffic signal (1/2 intersection)

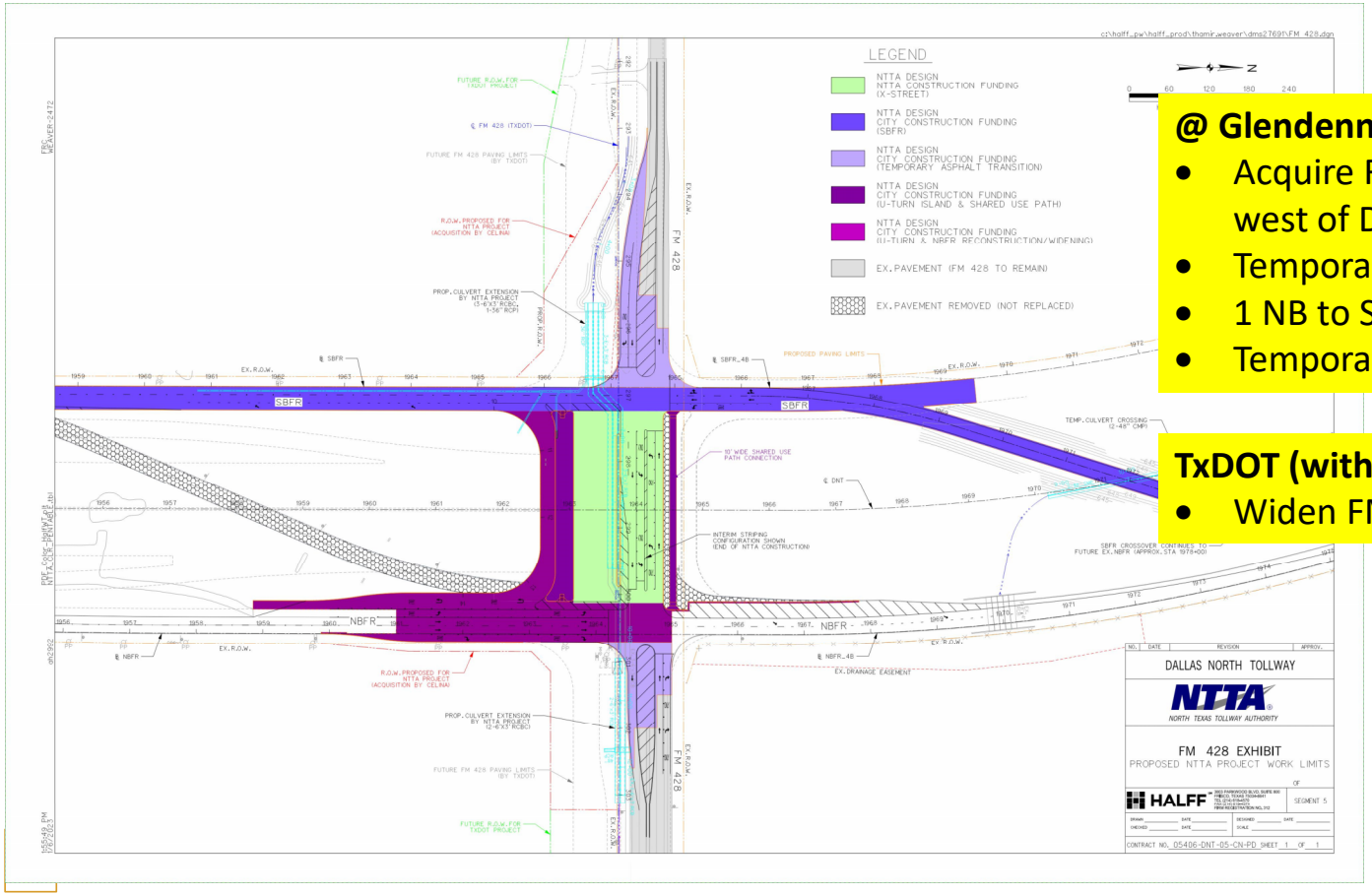
Associated County Projects

- Install permanent traffic signal
- Construct EB Frontage road (under design)

FRONTAGE ROAD



GLENDENNING (FM 428)



@ Glendenning:

- Acquire ROW for future lanes of FM 428 west of DNT
- Temporary connection N of FM 428
- 1 NB to SB U-turn
- Temporary traffic signal

TxDOT (with FM 428):

- Widen FM 428 to ultimate cross section

COST

Street	Cost*
Frontier Parkway (North FR & U-Turn)	$ 1,075,000
Light Farm (FR & U-Turns)	$ 1,416,000
Punk Carter (FR & U-Turns)	$ 883,000
CCOL (FR & U-Turns)	$ 2,162,000
FM 428 (SB FR & U-Turns)	$
TOTAL	**$ 11,000,000**

* Final Cost to be determined after bidding

TIMELINE

- 4A South o US 380 to Frontier
  - Bids opened October 2024
  - To NTTA board for approval in December
  - Construction start early 2024

- 4B – Frontier to FM 428
  - Out for bid now
  - Bids due 11/16/23
  - To NTTA board for approval in December
  - Construction start ealy 2024

RECOMMENDATION

- Recommend approval of the proposed interlocal agreement

QUESTIONS?

SUBSEQUENT AGREEMENT REGARDING
ELEMENTS OF DALLAS NORTH TOLLWAY, PHASE 4A EXTENSION

THIS SUBSEQUENT AGREEMENT REGARDING ELEMENTS OF DALLAS NORTH TOLLWAY, PHASE 4A EXTENSION (the "Agreement"), is entered into by and between the **CITY OF CELINA, TEXAS**, a municipal corporation organized and existing under the laws of the State of Texas (the "City"), and the **NORTH TEXAS TOLLWAY AUTHORITY**, a regional tollway authority and a political subdivision of the State of Texas (the "Authority") to be effective as of the ___ day of _____, 2023 (the "Effective Date"). The City and the Authority are sometimes referred to in this Agreement collectively as the "Parties," and individually as a "Party."

R E C I T A L S

WHEREAS, the Authority is authorized to study, evaluate, design, acquire, construct, maintain, repair, and operate turnpike projects pursuant to Chapter 366 of the Texas Transportation Code, and the Authority has constructed and operates a turnpike project known as the Dallas North Tollway ("DNT"), which extends from near downtown Dallas in Dallas County northward into Collin County; and

WHEREAS, the Authority has completed corridor planning for a proposed extension of the DNT as a toll project from the DNT's current terminus south of U.S. 380 northward to F.M. 428 in Collin County, a distance of approximately six miles, to be known as the Dallas North Tollway Extension Project, Phase 4A (the "Phase 4A Extension"), as depicted on Exhibit A; and

WHEREAS, the approximately three (3) miles of the Phase 4A Extension are within the corporate limits of the City; and

WHEREAS, the Authority, the City, and Collin County have determined that the Phase 4A Extension is in the best interest of their citizens, and the City Council of Celina and the Commissioners Court of Collin County have passed resolutions requesting that the Authority pursue joint efforts with the City and the County to evaluate, plan, and develop the Phase 4A Extension; and

WHEREAS, the tolled main lanes of the Phase 4A Extension will be located between the existing northbound and southbound lanes of Dallas Parkway, which will serve, respectively, as northbound and southbound service roads for the tolled main lanes of the Phase 4A Extension; and

WHEREAS, the City, Collin County, and the Authority have entered into that certain "Interlocal Agreement By and Among the City of Celina, the County of Collin, and the North Texas Tollway Authority Regarding the Phase 4A Extension of the Dallas North Tollway" dated February 10, 2016 (the "ILA"), outlining the rights and obligations of the City, County, and the Authority regarding the Phase 4A Extension (said Phase 4A Extension being referred to in the ILA as the "Phase 4 Extension"); and

WHEREAS, Section 6.4 of the ILA contemplates that agreements in addition to the ILA may be necessary or useful based on Studies (as defined in the ILA) and other circumstances and information relevant to the Phase 4A Extension developed after the ILA was executed (such agreements being defined in the ILA as "Subsequent Agreements"); and

WHEREAS, the City and the Authority are now ready to formalize one such Subsequent Agreement regarding the design, construction, and payment of costs of certain elements of the Phase 4A Extension requested by the City, as described below in this Agreement; and

WHEREAS, because nothing in this Agreement affects Collin County, in lieu of amending the ILA, the Parties have elected to enter into this two-party Agreement, which serves as a "Subsequent Agreement" contemplated by Section 6.4 of the ILA;

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which each Party acknowledges, the City and the Authority hereby agree as follows:

1. Defined Terms. Capitalized terms used in this Agreement that are not expressly defined herein will have the meanings given to those terms in the ILA.

2. City Requested Facilities.

(a) **U-Turns, Frontage Roads Widening**. Section 6.2 of the ILA provides that the Authority has no obligation to design, construct, or operate service, frontage, or access roads in connection with the Phase 4A Extension, and the City and/or County shall be responsible for designing, constructing, and maintaining U-turns and U-turn deceleration lanes along any Phase 4A Frontage Roads. However, the City requested the Authority to design and construct the U-turns, additional Frontage Road lanes, and related improvements (excluding any bridges), as described in **Exhibit B**, attached hereto and incorporated herein for all purposes ("City-Requested Facilities").

(b) **Plans**. The Authority has completed plans and specifications for the City-Requested Facilities (the "Plans"). The City has reviewed and has no further comments to the Plans.

(c) **Costs**. The Authority has agreed to furnish the City-Requested Facilities. The design of the City-Requested Facilities will be at the Authority's sole cost and expense. The construction of the City-Requested Facilities will be at the City's sole cost and expense and subject to the other terms and conditions of this Agreement. The Authority's obligations regarding the City-Requested Facilities are conditioned on the design, construction, and operation of City-Requested Facilities not causing any delay or impede NTTA's design, construction, operation, or maintenance of the Phase 4A Extension or increasing NTTA's costs thereof or demanding additional resources of the Authority therefor. As of the Effective Date, the Authority estimates the cost of construction of the City-Requested Facilities to be Eleven Million Dollars ($11,000,000.00). The City acknowledges and agrees that such amount is an estimate only, not a limitation on the City's obligation to pay the full direct and indirect cost and expense of the construction of the City-Requested Facilities; however, the Authority shall submit all invoices covered by the Authority's request(s) for payment to allow the City to verify the actual costs of

construction of the City-Requested Facilities covered by a request. The City will remit payment to the Authority within 30 days of the Authority's submission of a request for payment. The City's commitment to bear the costs associated with the construction of the City-Requested Facilities as set forth in this section shall not impair, diminish, or otherwise affect any other obligations for which the City is responsible under the ILA.

3. **Effect of Agreement**. Except for the agreements contained in Section 2 concerning the City-Requested Facilities, nothing in this Agreement amends or supersedes the ILA, which the Parties agree is otherwise in full force and effect according to its terms. The Parties agree that the terms of the ILA are incorporated herein to the extent not otherwise described herein.

4. **Relationship of the Parties; No Joint Enterprise**. Nothing in this Agreement is intended to create, nor shall be deemed or construed by the parties or by any third party as creating, (1) the relationship of principal and agent, partnership, or joint venture between the Authority and the City, or (2) a joint enterprise between the Authority and the City. Without limiting the foregoing, the purposes for which the City and the Authority are entering into this Agreement are separate and distinct, and there are no pecuniary interests, common purposes, and/or equal rights of control among the parties hereto.

5. **Sole Benefit**. This Agreement is entered into for the sole benefit of the City and the Authority, and nothing in this Agreement or in any approval subsequently provided by either Party hereto shall be construed as giving any benefits, rights, remedies, or claims to any other person, firm, corporation or other entity, including, without limitation, the public in general.

6. **Headings**. The article and section headings used in this Agreement are for reference and convenience only, and shall not enter into the interpretation hereof.

7. **Exhibits**. Exhibits A and B attached to this agreement are hereby made a part of the Agreement for all purposes.

IN WITNESS WHEREOF, the City and the Authority have executed this Agreement on the dates shown below, to be effective on the date listed above.

CITY OF CELINA

By: _____

Name: _____

Title: _____

NORTH TEXAS TOLLWAY AUTHORITY

_____

James Hofmann, Executive Director

EXHIBIT A

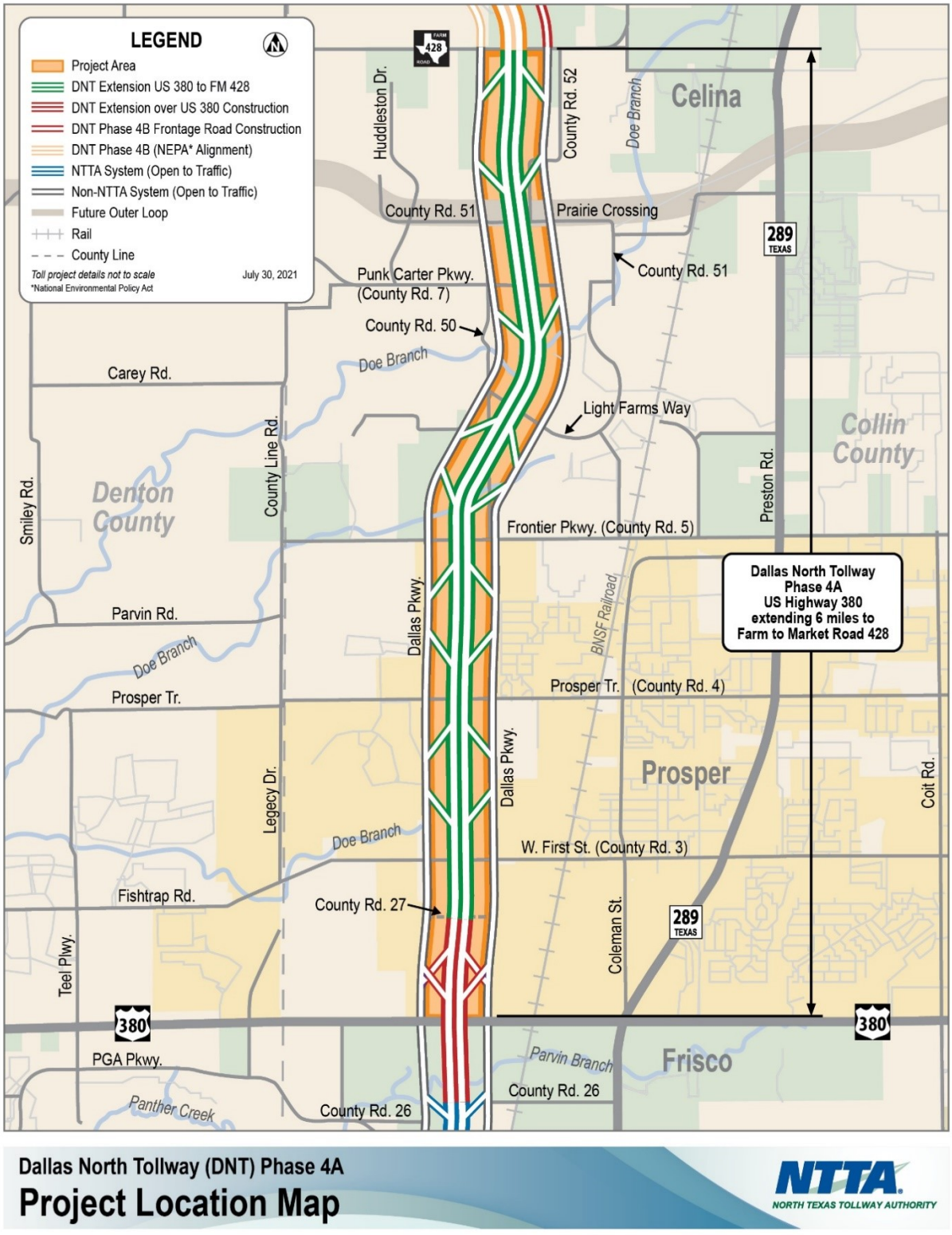

LEGEND
Project Area
DNT Extension US 380 to FM 428
DNT Extension over US 380 Construction
DNT Phase 4B Frontage Road Construction
DNT Phase 4B (NEPA* Alignment)
NTTA System (Open to Traffic)
Non-NTTA System (Open to Traffic)
Future Outer Loop
Rail
County Line
Toll project details not to scale
*National Environmental Policy Act
July 30, 2021
Celina
Prosper
Frisco
Denton County
Collin County
Huddleston Dr.
County Rd. 52
Doe Branch
County Rd. 51
Prairie Crossing
Punk Carter Pkwy. (County Rd. 7)
County Rd. 50
Carey Rd.
Light Farms Way
Smiley Rd.
County Line Rd.
Preston Rd.
Frontier Pkwy. (County Rd. 5)
Dallas North Tollway Phase 4A US Highway 380 extending 6 miles to Farm to Market Road 428
Parvin Rd.
Dallas Pkwy.
BNSF Railroad
Prosper Tr.
Prosper Tr. (County Rd. 4)
Legecy Dr.
Coit Rd.
W. First St. (County Rd. 3)
Fishtrap Rd.
County Rd. 27
Coleman St.
Teel Plwy.
PGA Pkwy.
Parvin Branch
County Rd. 26
Panther Creek
289 TEXAS
380
Dallas North Tollway (DNT) Phase 4A
Project Location Map
NTTA
NORTH TEXAS TOLLWAY AUTHORITY

EXHIBIT B
City-Requested Improvements

Frontier Parkway to Light Farms Way:

- NB frontage road widening
  - 1 Thru lane/left turn lane – (1,265' + 1,050')= 2,315'
  - 1 U-turn lane – 406'
- 1 NB to SB Light Farms Way Cross Street U-Turn & 1 Cross Street Median
- SB frontage road widening
  - 1 Thru lane – (1,555' + 1,257') = 3,033'
  - 2 left turn lanes (410' Each) = 820'
  - 1 U-turn lane – 450'
- 1 SB to NB Frontier Parkway Cross Street U-Turn & 1 Cross Street Median

Light Farms Way to Punk Carter Parkway:

- NB frontage road widening (1 U-turn lane – 345')
- 1 NB to SB Punk Carter Parkway Cross Street U-Turn and 1 Cross Street Median
- SB frontage road widening
  - 1 Thru lane – 527'
  - 1 optional left turn/U-turn lane – 385'
  - 1 left turn lane – 385'; and U-turn Lane – 385'
- 1 SB to NB Light Farms Way Cross Street U-Turn

Punk Carter Parkway to Collin County Outer Loop:

- NB frontage road widening (1 Thru lane – 1,706')
- 1 NB to SB EBFR Collin County Outer Loop Cross Street U-Turn and 1 Cross Street Median
- NB frontage road widening between EBFR and WBFR Collin County Outer Loop (1 Thru lane – 435')
- WBFR Collin County Outer Loop (4 lanes – 276' Each= 1,104')
- SB frontage road widening between EBFR and WBFR Collin County Outer Loop (1 Thru lane – 322')
- SB frontage road widening
  - 1 Thru lane – 1,320'
  - 1 left turn lane – 500'
  - 1 Thru lane/left turn lane – 450';
  - 1 U-turn Lane – 400'
- 1 SB to NB Punk Carter Parkway Cross Street U-Turn and 1 Cross Street Median

Collin County Outer Loop to FM 428:

- NB frontage road
  - 1 U/Turn lane – 282'
  - 1 left turn lane= 480'
  - 1 left turn lane= 265'
  - 2 Thru lanes – 265' each= 530'
  - 1 right turn lane – 378'
- 1 NB to SB DNT at FM 428 Cross Street U-Turn
- SB frontage road widening
  - 3 Thru lane – 782' each= 2,346'
  - 1 left turn lane – 468'

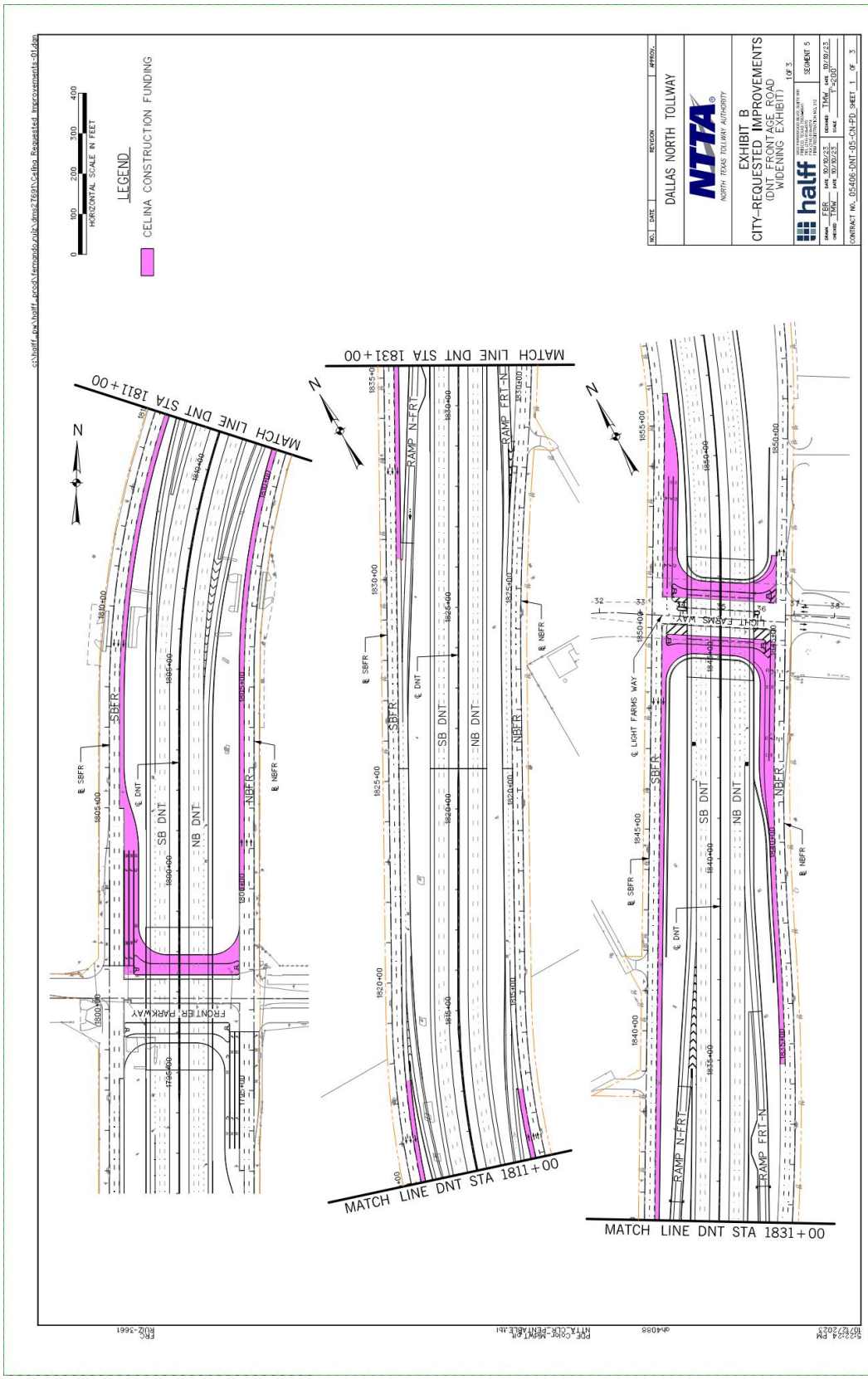
    - 1 Thru lane – 468’
    - 1 Thru/right turn lane – 468’
- SB frontage road Cross Over (2 lanes – 697’ each= 1,394’)

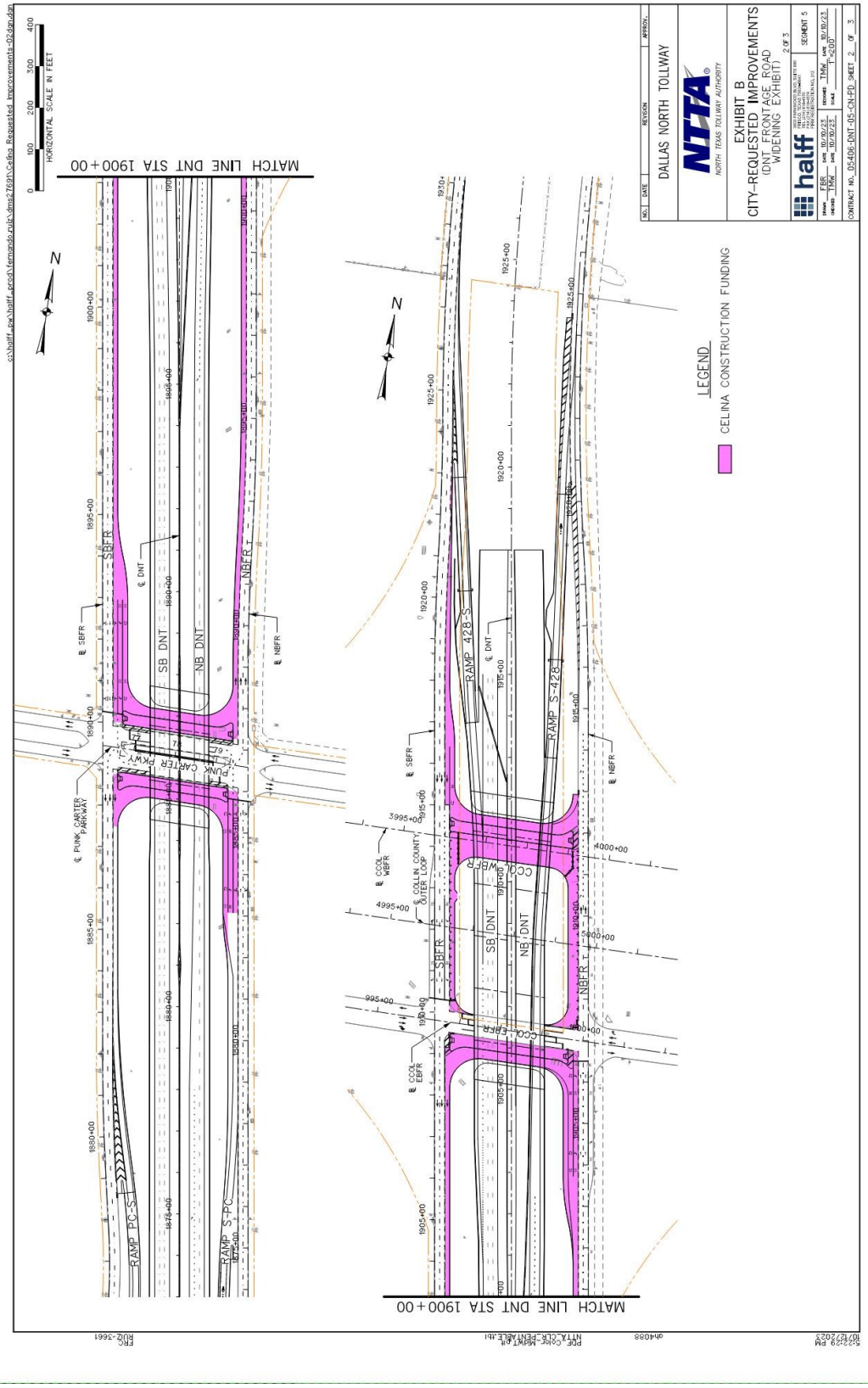
FM 428:

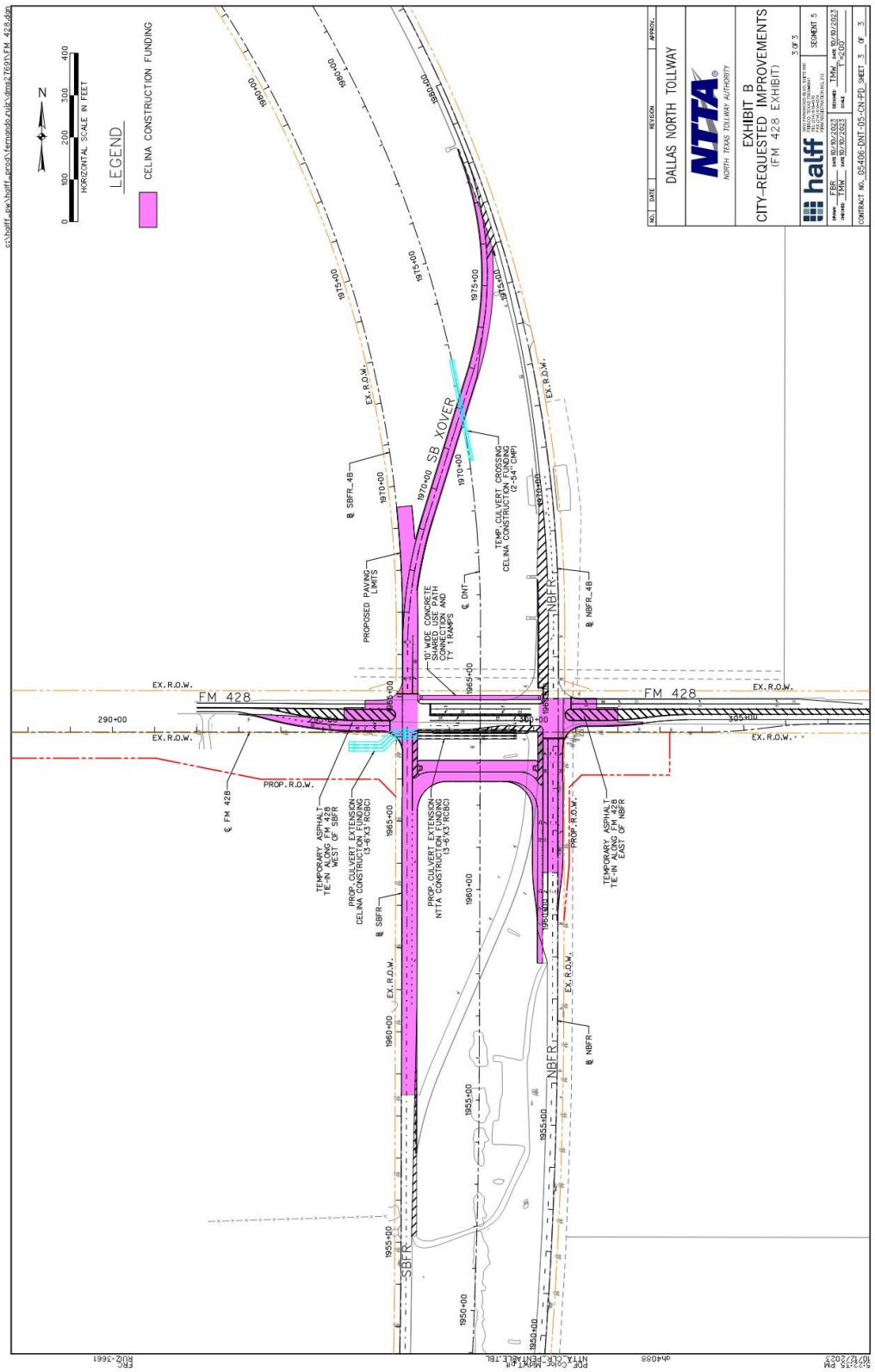
- Temporary tie-in between existing FM 428 and proposed FM 428 ultimate section widening west of DNT (Multi lanes – 339’)
- Ultimate width FM 428 between DNT right-of-way lines (10 total lanes and median – 482’)
- Temporary tie-in between proposed FM 428 ultimate section widening to existing FM 428 east of DNT (Multi lanes – 140’)

Additional Items:

- U-turn island treatments such as pavers, sidewalks and/or pedestrian ramps


LEGEND
CELINA CONSTRUCTION FUNDING
HORIZONTAL SCALE IN FEET
NTTA
NORTH TEXAS TOLLWAY AUTHORITY
DALLAS NORTH TOLLWAY
EXHIBIT B
CITY-REQUESTED IMPROVEMENTS
(DNT FRONTAGE ROAD WIDENING EXHIBIT)
halff
MATCH LINE DNT STA 1811+00
MATCH LINE DNT STA 1831+00
RAMP N-FRT
RAMP FRT-N
SB DNT
NB DNT
SBFR
NBFR
LIGHT FARMS WAY
FRONTIER PARKWAY


DALLAS NORTH TOLLWAY
NTTA
NORTH TEXAS TOLLWAY AUTHORITY
EXHIBIT B
CITY-REQUESTED IMPROVEMENTS
(DNT FRONTAGE ROAD WIDENING EXHIBIT)
halff
LEGEND
CELINA CONSTRUCTION FUNDING
MATCH LINE DNT STA 1900+00
MATCH LINE DNT STA 1900+00
SB DNT
NB DNT
RAMP S-428
RAMP S-PC
PUNK CARTER PKWY
COLLIN COUNTY OUTER LOOP
HORIZONTAL SCALE IN FEET


LEGEND
CELINA CONSTRUCTION FUNDING
HORIZONTAL SCALE IN FEET
DALLAS NORTH TOLLWAY
NTTA
NORTH TEXAS TOLLWAY AUTHORITY
halff
EXHIBIT B
CITY-REQUESTED IMPROVEMENTS
(FM 428 EXHIBIT)
FM 428
SB XOVER
NBFR
SBFR
PROPOSED PAVING LIMITS
TEMP. CULVERT CROSSING CELINA CONSTRUCTION FUNDING (2-54" CMP)
10' WIDE CONCRETE HIKE/BIKE TRAIL WITH CONNECTION AND TY 1 RAMPS
PROP. CULVERT EXTENSION CELINA CONSTRUCTION FUNDING (3-6'X3' RCBC)
PROP. CULVERT EXTENSION NTTA CONSTRUCTION FUNDING (3-6'X3' RCBC)
TEMPORARY ASPHALT TIE-IN ALONG EAST OF SBFR
TEMPORARY ASPHALT TIE-IN ALONG EAST OF NBFR
EX. R.O.W.
PROP. R.O.W.
℄ FM 428
℄ DNT
℄ SBFR
℄ NBFR
CONTRACT NO. 05-406-DNT-05-CN-PD SHEET 3 OF 3

Life Connected.

Purchasing
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Dawn Berry, Purchasing Director
CC: Kimberly Brawner, Assistant City Manager
Date: November 14, 2023
Re: Government Center and Parking Garage

Action Requested:
Consider and act to authorize a design contract with Harley Ellis Devereaux (HED) for the Government Center and Parking Garage for an amount not to exceed $7,631,901.10. (Brawner)

Background Information:
On April 11, 2023, the City Council authorized the selection of Harley Ellis Devereaux (HED) for the Government Center project and Phase 1 design services. Phase 1 included the master planning component of the Government Center. Amendment 1 to the original agreement includes preparing the plans, specifications, and construction estimates (PS&E) for the 110,000-square-foot building and the ~375-space parking garage. The total contract amount is $7,631,901.10.

Each project is broken down into six tasks - schematic design (SD), design development (DD), construction documents (CD), bid set (BS), and construction administration (CA). The City will execute each task as the funds are available for the project. The first tasks will be the SD for the Government Center and the full PS&E for the parking garage at a cost of $2,084,980.82. Funding is available through the 2023 bond funds.

Legal Review:
The contract has been previously reviewed and approved.

Supporting Documents:
1. Amendment 1
2. HED Government Center
3. PROGRAM SUMMARY REPORT_20231006 FINAL
4. PROGRAM SUMMARY REPORT_Appendix
5. 20230921 Celina Full Design Proposal_HED_FINAL_rev1

Financial Consideration:
Funding is available through bond funds. Expenditures will not exceed funds appropriated, and funds will be committed at the issuance of a purchase order.

Staff Recommendation:
Staff recommends approval of the design contract.

AMENDMENT TO CONTRACT

GOVERNMENT CENTER
PROJECT # B33

Amendment 1

This Agreement is made by and between the City of Celina, Texas, a home-rule municipality (Owner) and **Harley Ellis Devereaux (HED**), (Provider) for **the Government Center** (Services), the Owner and the Provider hereby agree as follows:

AGREEMENT

Amendment 1 modifies the following conditions to the original contract.

a. Article 4: Scope of Work – Adds Amendment 1 and Exhibits.
b. Article 5: Compensation – Adds schematic design for Phase 2 and design for Phase 3.

Government Center Schematic Design	$ 1,069,314.22
Parking Garage	$ 1,015,666.60
	$ 2,084,980.82

AMENDMENT

This contract may only be amended by the written mutual agreement of both parties.

By signing below, you agree to the amendment of the original contract with the above terms. All other original terms and conditions remain the same.

CITY OF CELINA

Printed Name & Title

Date

PROVIDER

Printed Name & Title

Date



CITY OF CELINA

GOVERNMENT CENTER

HED

Agenda

1. Team
2. Context
3. Program
4. Conceptual Renders
5. Preliminary Schedule/Next Steps

HED

Core HED Design Team



Barton
Drake
Principal-in-Charge | HED



Mark
Mortimer
Architecture Lead| HED



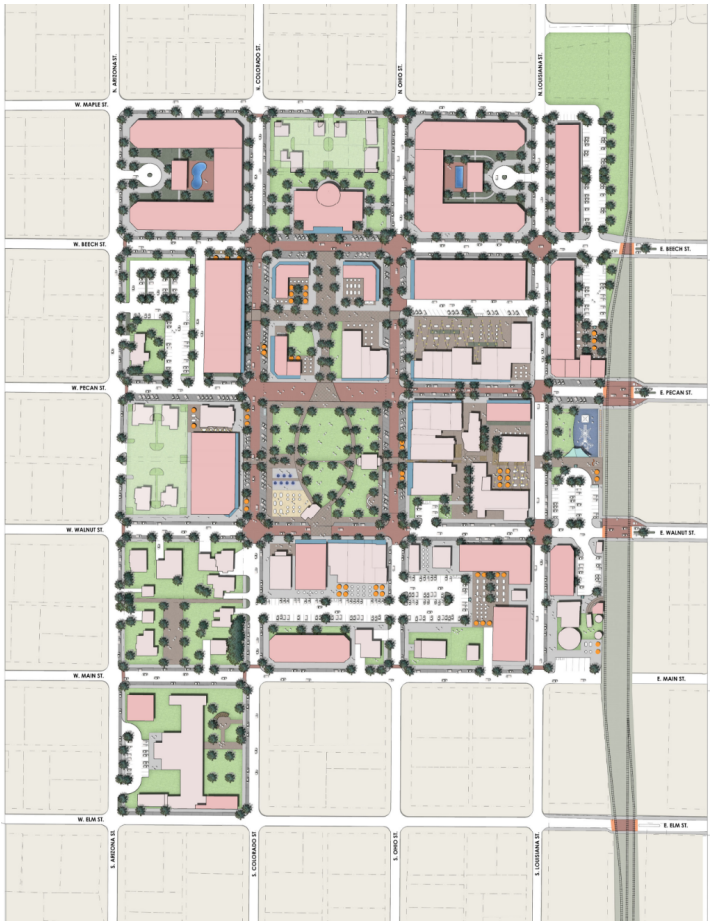
Rebecca
Swanner
Workplace Specialist | HED



Leah
Marthinsen
Project Manager

HED

Context| A new vision for Downtown- Earlier site plan 2018



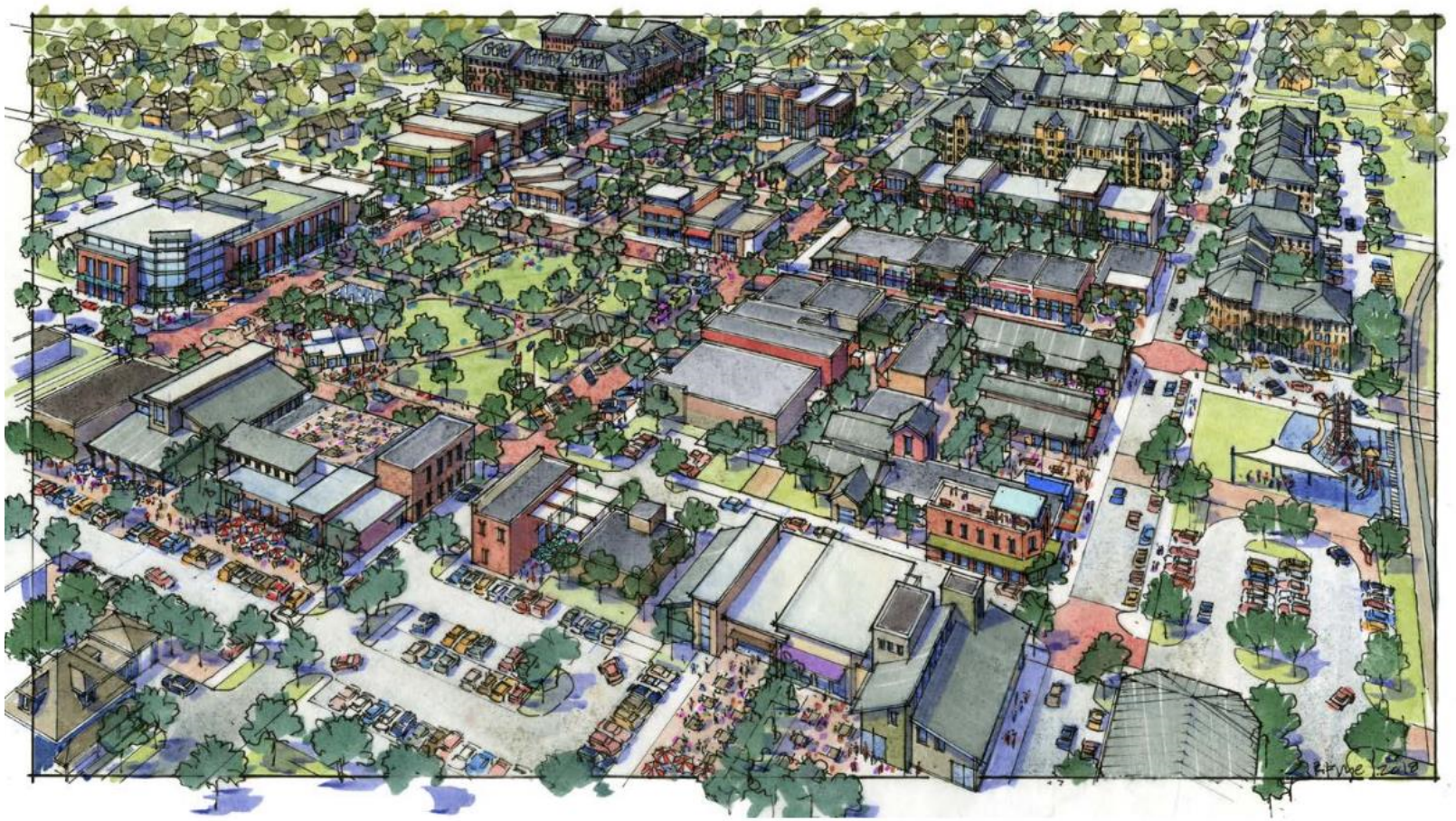
HED

Context| A new vision for Downtown- Conceptual Exterior Rendering 2018



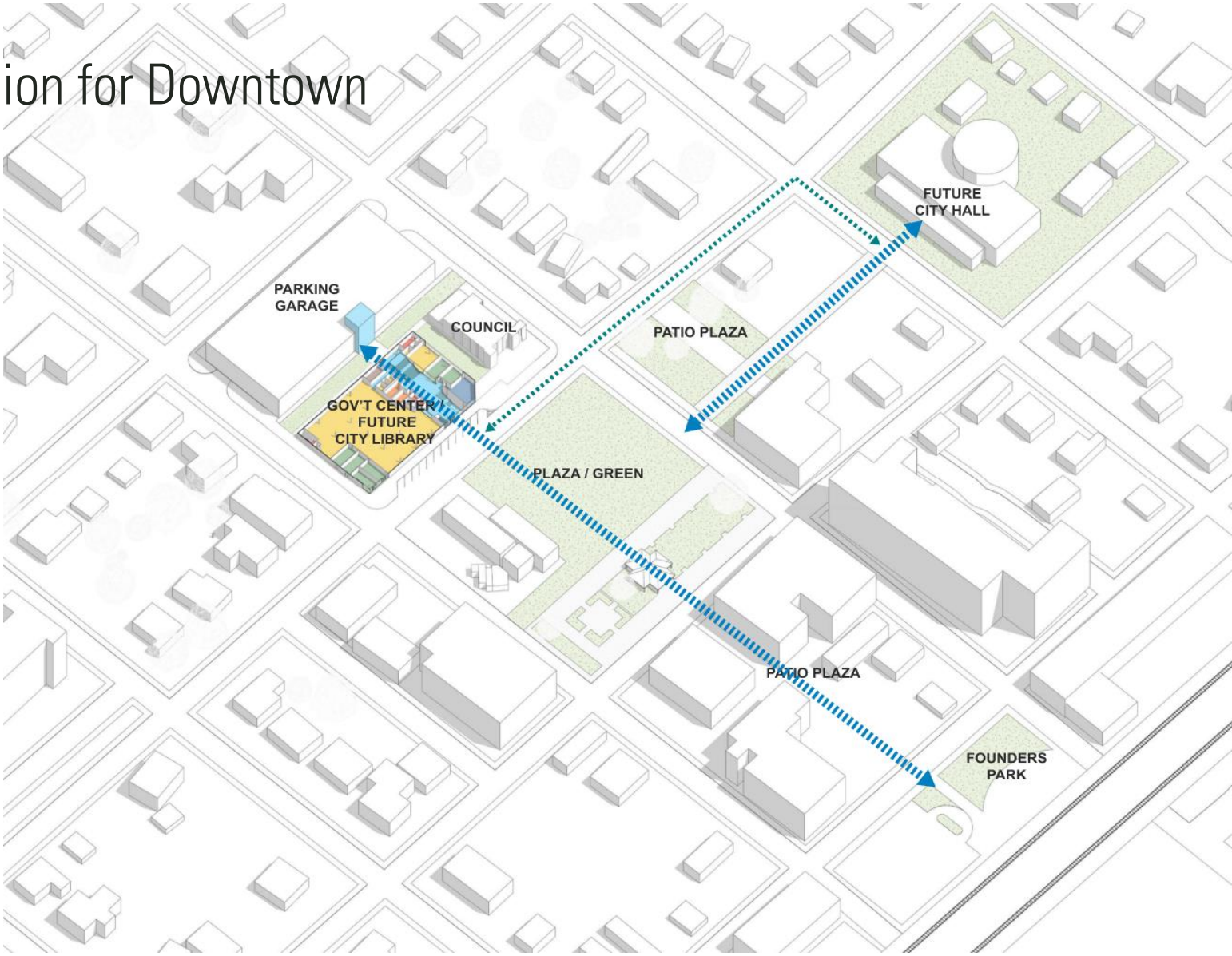
HED

Context| A new vision for Downtown- Masterplan rendering



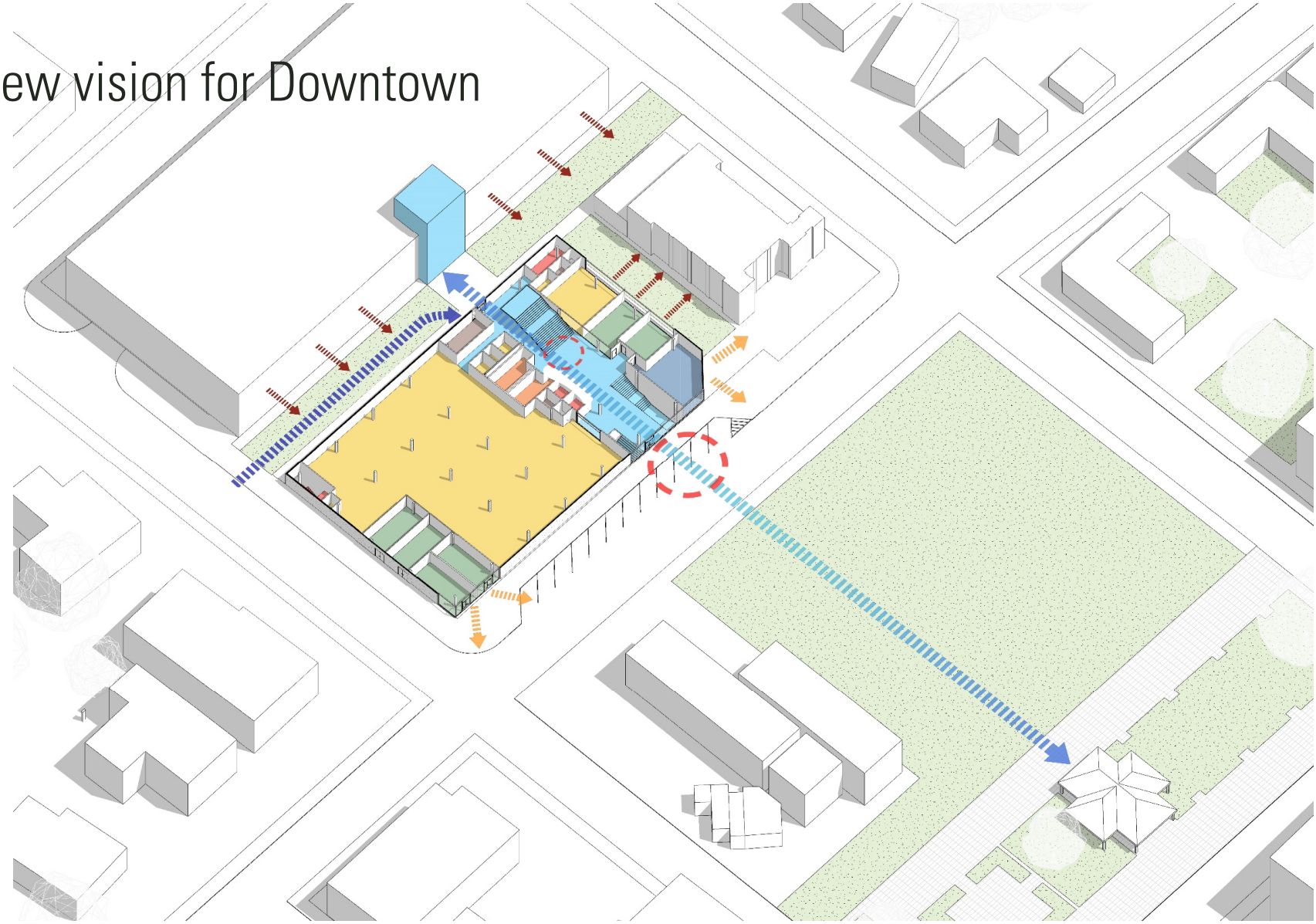
HED

Context| A new vision for Downtown



HED

Context| A new vision for Downtown



HED

Program| Process





Department: INTERNAL SVCS- MARKETING
Location:
Manager Name:

HED

2026 STAFF *Specific to this Department*

	Title / Role + % time in office	Exec Office + 12 x 20 *250 sf*	Exec Office 12 x 16 *200 sf*	Office+/Directors 10 x 13 *130 sf*	Office - Division Heads 10 x 12 *120 sf*	Cubicle 6 x 8 *48 sf*	Shared Workspace 4 x 10 *40 sf*	Service Counter 4 x 10 *40 sf*	TOTAL STAFF	TOTAL SF
01	dir of marketing (reduced from 130)				1				1	120
02	special events manager				1				1	120
03	sr social media analyst					1			1	48
04	special events planner					1			1	48
05	graphic design					1			1	48
06	pt event coord. (can be shared wk cou						4		4	160
07	events ma					1			1	48
08	website coordinator					1			1	48
09	convention + visitors beureau coord.								0	0
10	marketing digital social media								0	0
11	marketing manager					1			1	48
12									0	0
13									0	0
	Total	0	0	0	2	6	4	0	12	688

GENERAL ANCILLARY

	Room Name	Description Including # of people to be accomodated where applicable	sf	Qty.	TOTAL COUNTS	TOTAL SF
A					0	0
B					0	0
C					0	0
D					0	0

Adjacent Storage

	Room Name	Description	sf	Qty.	TOTAL COUNTS	TOTAL SF
A					0	0

Remote Storage

	Room Name	Description	sf	Qty.	TOTAL COUNTS	TOTAL SF
A	storage	can be in basement but not offsite (they already rent 1000 sf off site- this is for upcoming events)	*144*	*1*	1	144
						144

CRITICAL ADJACENCIES S*pecific to this Department*

Requirement	Departments
High	
Medium	
Low	

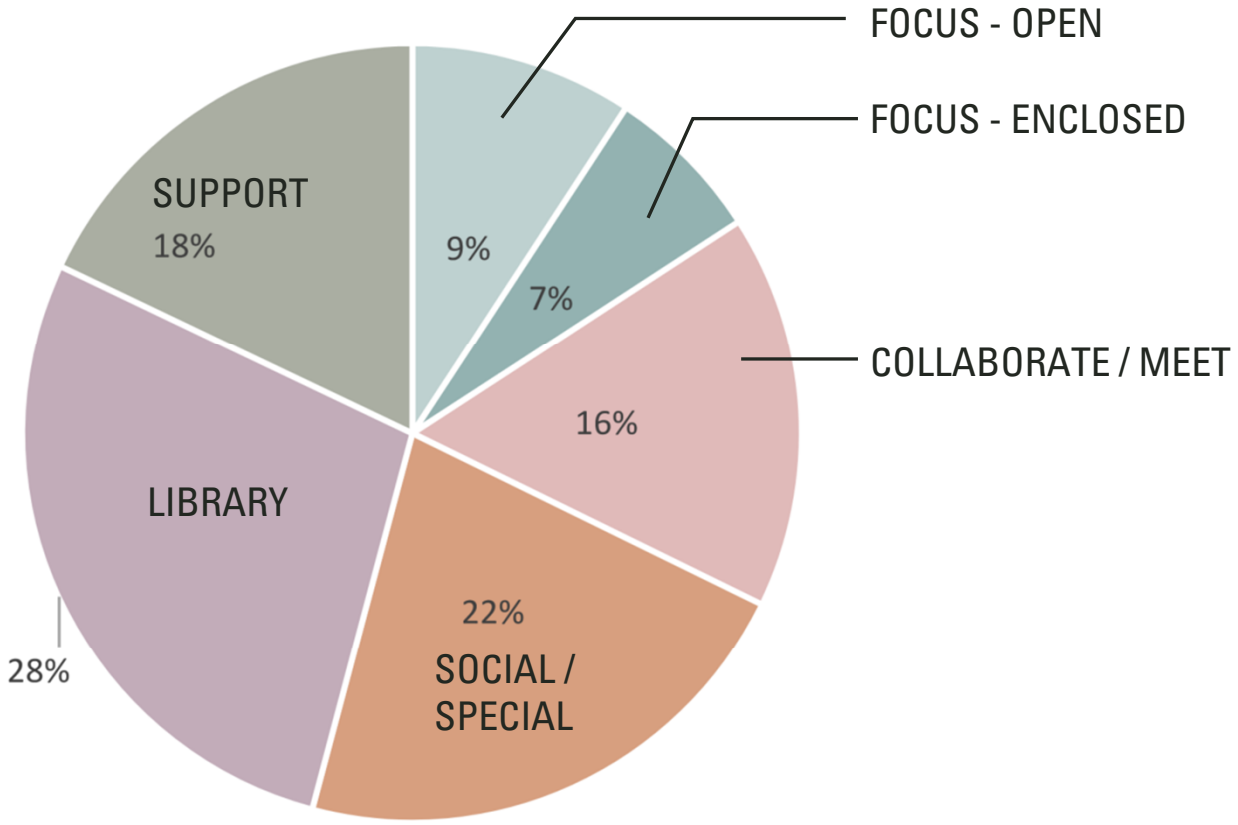
COMMENTS S*pecific to this Department*

Total Square Footage for this Department 832
Circulation Factor *333*
Total Department U.S.F. 1165

01

HED

Program| Government Center & Library



HED

Focus - Open | Focus - Enclosed | Collaborate/Meet | Social/Special | Library | Support Spaces

Program| Government Center & Library

PROGRAM SQUARE FOOTAGE		68,622
INCLUDING CIRCULATION FACTOR		96,071
AVAILABLE SQUARE FOOTAGE	Includes 9,102 SF of enclosed area and excludes	105,000
PROGRAM DIFFERENCE	6,500 sf of open lawn area on roof	8,929

		Quantity	Seats	NSF	Total NSF
Focus - Open					
Cubicles 6x8	*63%*	89	89	48	4,272
Service counter	*6%*	9	9	40	360
Shared workspace	*30%*	43	43	40	1,720
TOTAL	**100%**	141	141		6,352

		Quantity	Seats	NSF	Total NSF
Focus - Enclosed					
Exec Office +	*9%*	3	3	250	750
Exec Office	*6%*	2	2	200	400
Office	*85%*	28	28	120	3,360
TOTAL	**100%**	33	33		4,510

		Quantity	Seats	NSF	Total NSF
Collaborate/Meet					
PH/Huddle (includes 3 test rms for bldng/shared)	*19%*	5	5	60	300
Open Collaboration	*15%*	4	3	200	800
Small Conference Room	*15%*	4	4	250	1,000
Med. Conference Rm. - includes 1 for city manager	*23%*	6	8	350	2,100
Large Conference Room (1 @ 15 pple for- dev)	*12%*	3	12	725	2,175
XL Conference room	*4%*	1	18	1000	1,000
Training/flex/community Room	*12%*	3	25	1300	3,900
TOTAL	**100%**	26	75		11,275

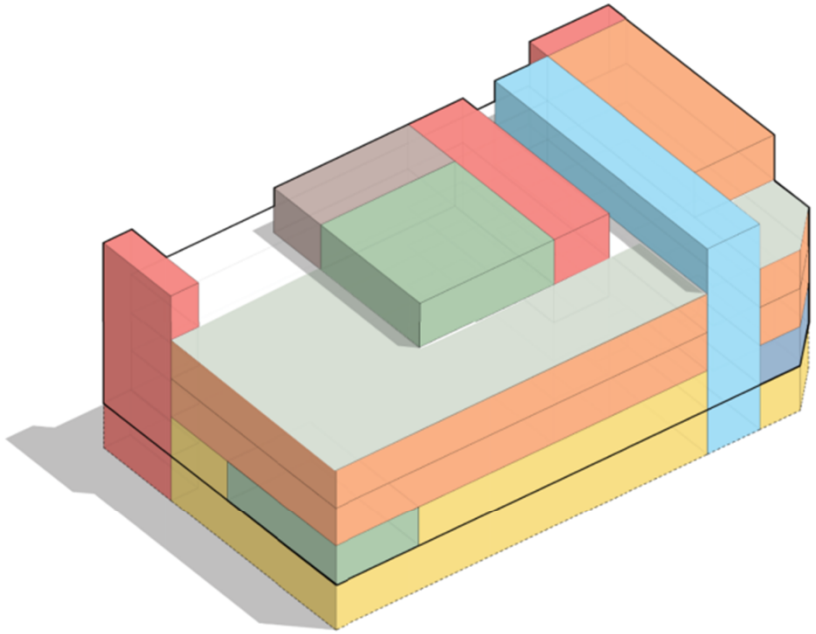
		Quantity	Seats	NSF	Total NSF
Social/Special					
Gen recept. + 300 for building/plan/eng recept	*7%*	1	10	1600	1,600
IT helpdesk and IT workroom	*7%*	1	2	200	200
Employee Pantry/break (on roof)	*7%*	1	20	800	800
Incubator Space	*29%*	4	0	550	2,200
Coffee	*29%*	4	0	100	400
Atrium/monumental stair	*7%*	1	0	7000	7,000
Catering kitchen	*7%*	1	0	1300	1,300
Deli	*7%*	1	20	1500	1,500
Outdoor Roof lawns (not included)	*0%*	0	50	6500	0
TOTAL	**100%**	14	102		15,000

		Quantity	Seats	NSF	Total NSF
Library					
Workspace & Public space	*100%*	1	0	19175	19,175
	0%	0	0	0	0
	0%	0	0	0	0
TOTAL	**100%**	1	0		19,175

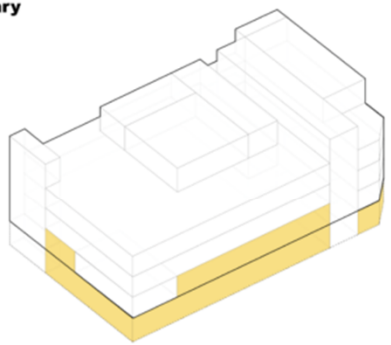
Support Spaces					
Copy/Print/Workroom	*25%*	3	0	200	600
Storage (590 can be basement, includes courts)	*8%*	1	0	2000	2,000
MEP, MDF, IDF, Elect.	*8%*	1	0	2800	2,800
Large meeting storage and support	*8%*	1	0	400	400
Mail Room (includes space for accting)	*17%*	2	0	300	600
Restrooms/Janitor	*8%*	1	0	2450	2,450
Wellness	*17%*	2	0	80	160
Vertical Circulation + shafts	*8%*	1	0	3300	3,300
TOTAL	**100%**	12	0	-	12,310

HED

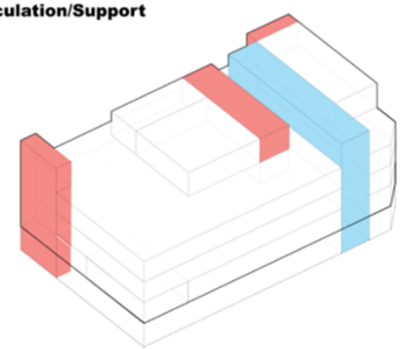
Program| Government Center & Library



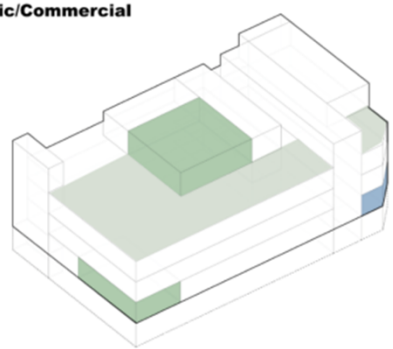
Library



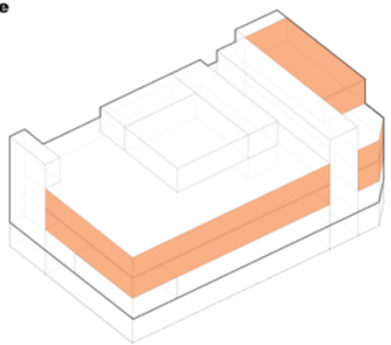
Circulation/Support



Public/Commercial

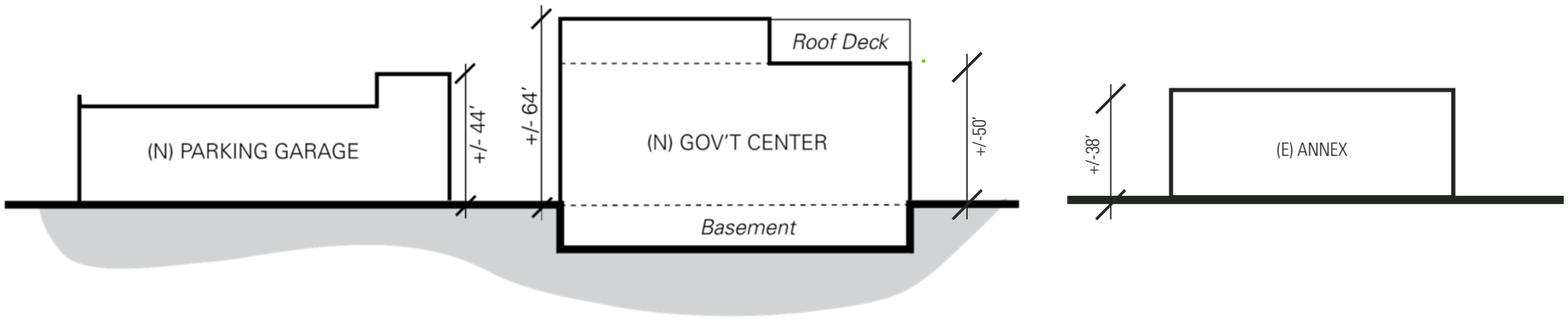


Office



HED

Program| Heights study



HED



Central Atrium- Level 01

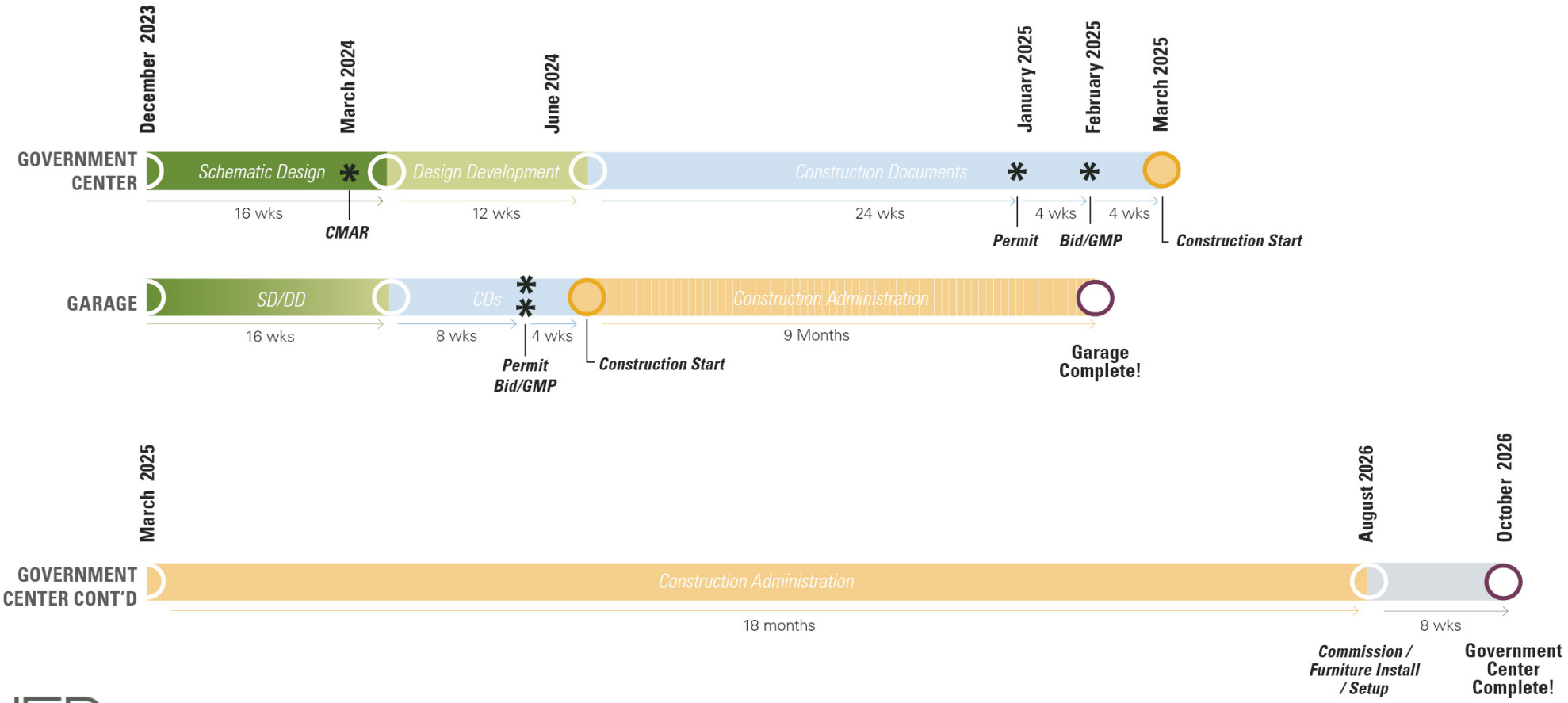


Central Atrium- Level 02



Roof deck

Preliminary Schedule



HED

We seek creative solutions to make a **positive impact** for our clients, the community, and the world.

Q&A

HED

Full Team

Architecture
HED
Principal in Charge: Barton Drake
Architecture lead, Associate Principal: Mark Mortimer
Interiors lead, Associate Principal: Rebecca Swanner
Project Manager, Associate: Leah Marthinsen
Design & Production: Josie Vanore
Admin Support: Krystal Vogel

Library Consultant
720 Design
Principal in charge: Maureen Arndt

MEP
DBR Inc.
Project Manager: Rusty Tabor
Partner: Kenny Roland
APM Mechanical: Nick Brennan
Electrical: Ronjan Mathur
Plumbing: Mark Tucker
Technology: Cameron Koenigs
Director of BIM: Wilfredo Ramirez

Structural, Civil, and Landscape
Kimley Horn
Principal in charge: Blake Hodge
Project Manager, Parking/Structural Engineering: Karl Gaebler
BIM Manager: Jeff Hammet
Landscape Project Manager: Jonathan Campbell
Civil Engineering Project Manager: Carolyn Koch

AV/IT/Security
NV5
Associate Principal: Mary Cook

Food Service
MSC
Architect: Matthew Crittenden
Designer-Revit: Chay Estrada
Admin: Kathryn Skinner

Cost Estimating/Precon
Swinerton
Dr. Of Development: Jeffrey Blakely
Parking Structures: Jeffrey Goodermote
Preconstruction: Donnie Mixon
Lead Estimator: Chris Dencklau

Cost Estimating/Precon
Timberlab
Chad Tonge
Graham Montgomery
Sam Dicke

HED

Context| Existing photos













HED

HED

CELINA TEXAS EST. 1876

Life Connected.

GOVERNMENT CENTER

PROGRAMMING PHASE SUMMARY REPORT

OCTOBER 2023

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Executive summary

a. Project Vision and Goals
b. Project Team
c. Program
d. Site Integration
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Project Vision and Goals

On this sweltering July day in Celina, Texas, the air hangs heavy and sticky. Laughter echoes as my daughters gleefully twirl beneath the refreshing spray of the firehose on the vibrant town green. Their painted faces, once adorned with a star and a heart, are now transformed into a kaleidoscope of hues, melting together in a soggy rainbow upon their precious, flushed cheeks.

After they dry off, we venture across the square, eager to explore the new City administration building. Even inside, the distant melodies from the stage reach our ears, though softened by the walls that shelter us. Crossing the entry bridge, we peer down, catching a glimpse of the spot where the girls attend library story time every Monday afternoon. As we wait in a short line for the restroom, the little ones nestle on the sturdy wooden steps nearby, finding respite for their tired feet while I hold our place.

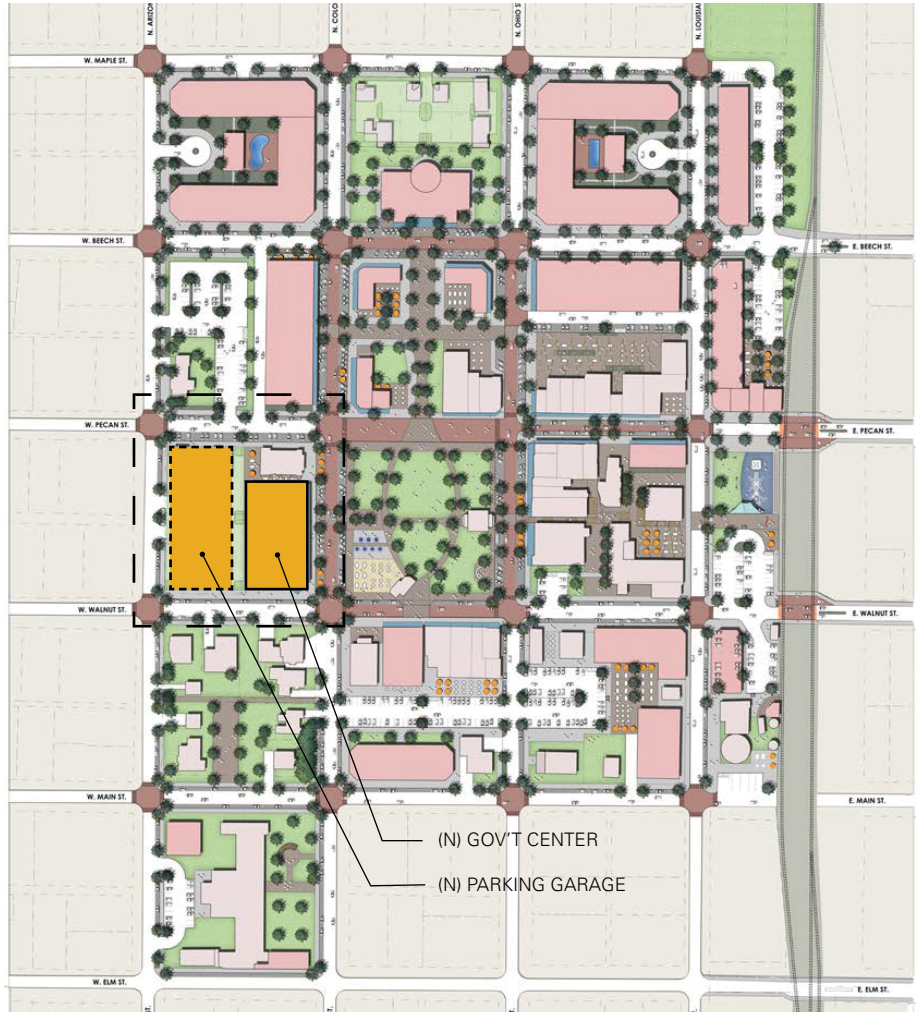
On our way back, we venture through the building's deli, seeking solace in the coolness of a refreshing bottled water and a bag of chips. Emerging on the lively street, the music swells in volume, enveloping us in its joyful embrace. Spotting my husband seated on our cozy picnic blanket, I wave enthusiastically, and hurry to rejoin the community festivity.

- Future visitor to the new Government Center building in Celina, Texas

Overview

Planning and design for the Celina Government Center builds on the direction and goals provided as part of the Celina Strategic Plan in 2018. That plan identified the downtown area as a significant existing resource and as a location of opportunity for future growth and connections. A subsequent Downtown Masterplan process emphasized the importance of this area as a location for community events, gathering, and forming connections.

A major component of the 2019 Masterplan was the expansion of the downtown square to create an enhanced civic and community gathering space, anchored by new mixed and institutional developments along the perimeter. One of these anchors will



Downtown Master Plan; 2019, with Administration site noted

be the new Celina Government Center and Library, which will collocate most administrative and public-facing departments into a single building, as well as provide an expanded home for Celina's (currently severely undersized) library.

As the largest and first major new public building built in downtown Celina, the new Government Center will set the standard for future development in response to the recent Downtown Master Plan. In addition to City government functions, the new building will include additional community and commercial uses—from food service to business incubators—that will continue to support the growth and enhancement of the downtown neighborhood. In addition to the practical considerations of site and program, the new building should also support broader community values of fostering connections and creating a hub of activity, resources, and enjoyment for Celina residents.

The key goals for the new Government Center Building can be summarized as follows:

- Create an iconic building that welcomes visitors and celebrates the unique character of Celina.
- Provide a range of workplace spaces that can support the needs of different departments as well as allow for flexibility and collaboration
- Seek opportunities to integrate innovative uses, such as the business incubator spaces, that enhance the experience of Celina's public spaces and the surrounding neighborhood.
- Provide a unique workplace environment that attracts a new generation of workers and makes Celina one of the best places to work.
- Provide a new, 21st-century library space to best serve the Celina Library community, and that meets space criteria for the City's population and anticipated growth.



Movie Night on the Square; photo courtyesy of City of Celina



Downtown Core Illustrative Vision from 2019 Downtown area masterplan

- Develop the building to maximize flexibility, with the understanding that the entire building will eventually transition to library use

Programming Process

Occurring in advance of the traditional design phases, the programming phase provides an opportunity for information gathering and verification, for establishing priorities and decision-making processes, and ultimately for confirming the overall project scope. During this phase, we establish a shared understanding of the variables shaping the project, as well as identifying important project criteria to be maintained through subsequent design phases.

The main efforts of the programming phase included:

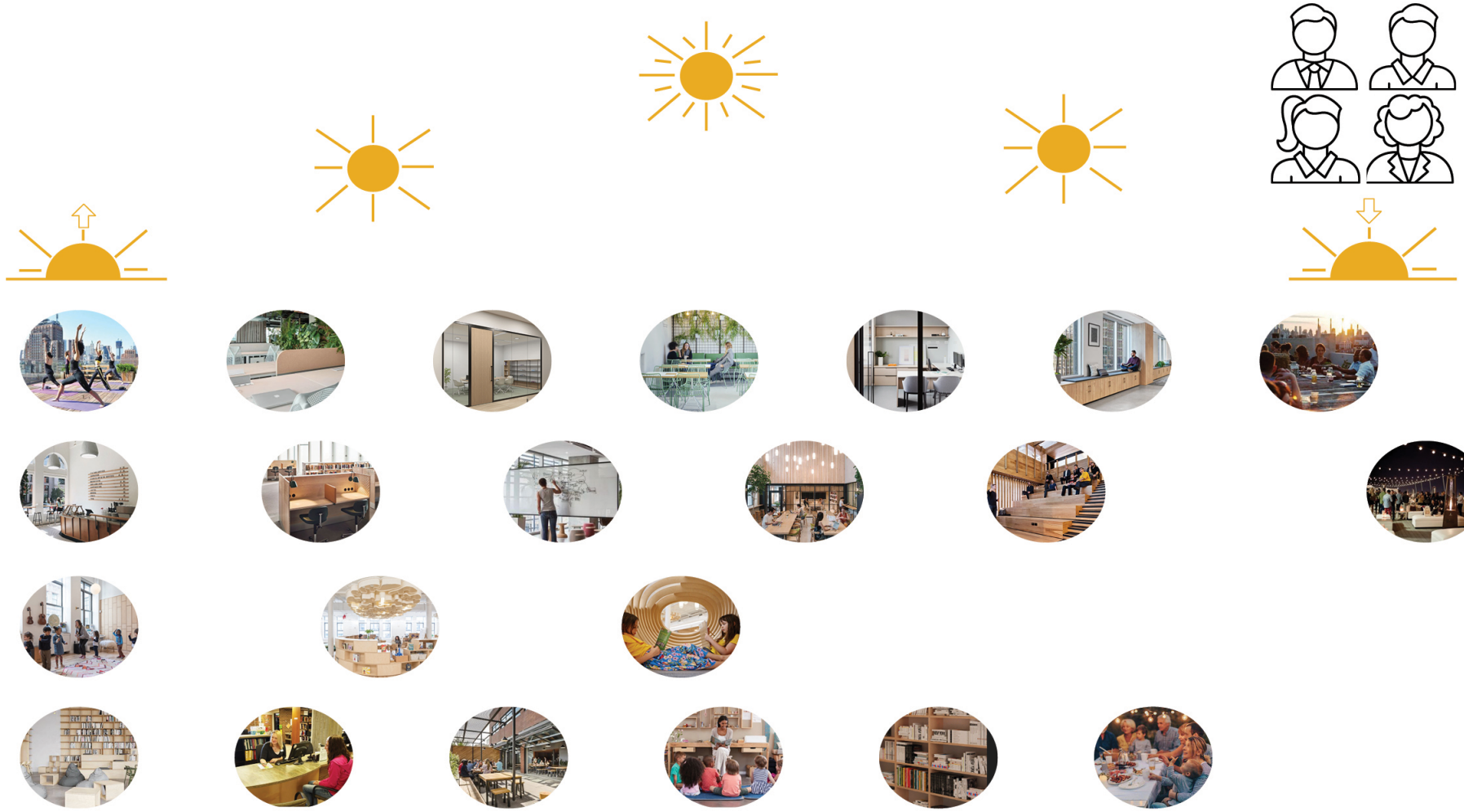
- Quantifying and documenting actual and predicted staffing and space requirements for all City departments to be included in the new building. (This effort is described in more detail in Chapter 3.)
- Establishing initial program requirements for a functional Library space during the initial phase of building occupation. Identifying additional criteria (such as structural load capacity and column spacing optimization) that will be important for the future library build-out. (Library functions are described in more detail in Chapter 2b.)
- Establishing maximum building footprint based on setback requirements and survey data.
- Developing and coordinating preliminary approaches for MEP systems, including potential alternatives to consider based on cost or performance criteria. (These are described in more detail in Chapter 2.)
- Developing organizational blocking diagrams for internal building space assignments, taking into account both required and desirable adjacencies, as well as the varying workplace functions of each department.

The intent of this document is to summarize the results of this process, and to establish a basis of design for the project as it moves forward into future phases. Following Council approval of the programming findings, it is anticipated that the design team will move into the documentation phases, beginning with Schematic Design. Additional opportunities for community, staff, and Council input on the design as it develops will occur throughout the process.

Note that the following narrative contains information to assist the Client and Cost Estimator with developing more accurate pricing in advance of the remaining design phases. It should not be considered a Contract Document, and scope and budget may change as the design develops in collaboration with the City.



Downtown Gazebo, photo courtyesy of City of Celina



"Day in the Life" exercise graphic, considering the overlapping uses of various programmed paces by varied populations thorught the day

Project Team

Architecture
HED
Principal in Charge: Barton Drake
Architecture lead, Associate Principal: Mark Mortimer
Interiors lead, Associate Principal: Rebecca Swanner
Project Manager, Associate: Leah Marthinsen
Design & Production: Josie Vanore
Admin Support: Krystal Vogel

Library Consultant
720 Design
Principal in charge: Maureen Arndt

MEP
DBR Inc.
Project Manager: Rusty Tabor
Partner: Kenny Roland
APM Mechanical: Nick Brennan
Electrical: Ronjan Mathur
Plumbing: Mark Tucker
Technology: Cameron Koenigs
Director of BIM: Wilfredo Ramirez

Structural, Civil, and Landscape
Kimley Horn
Principal in charge: Blake Hodge
Project Manager, Parking/Structural Engineering: Karl Gaebler
BIM Manager: Jeff Hammet
Landscape Project Manager: Jonathan Campbell
Civil Engineering Project Manager: Carolyn Koch

AV/IT/Security
NV5
Associate Principal: Mary Cook

Food Service
MSC
Architect: Matthew Crittenden
Designer-Revit: Chay Estrada
Admin: Kathryn Skinner

Cost Estimating/Precon
Swinerton
Dr. Of Development: Jeffrey Blakely
Parking Structures: Jeffrey Goodermote
Preconstruction: Donnie Mixon
Lead Estimator: Chris Dencklau

Cost Estimating/Precon
Timberlab
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Sam Dicke

Program

Overall Assumptions

The table below provides a concise overview of the total square footage and number of seats to be included in the initial build-out of the building. As per the current plan, the building comprises three full above-ground stories, along with a full basement and a partially built-out roof, resulting in a total conditioned square footage of approximately 105,000.

Important note: ALL square footages noted in this document are approximate estimates based on available data at this preliminary phase and are subject to fluctuation based on refinement in subsequent phases.

Floor plates are estimated at 23,850 sf each

Roof includes 9,102 sf of conditioned space

Total square footage excludes 6,500 sf of unconditioned/ unenclosed open space/event lawn on the roof

The delta between the required square footage based on the programming (96,000 sf) and the total sf provided (105,000 sf) yields 8,929 sf. This delta (approx. 8.5%) is explained by the inclusion of a full basement of 23,850 sf even though there are limitations to what program elements can be located there. About 4,000 sf of basement space is provided for "future needs/ storage", not for programmed items specifically requested. It was decided to proceed with a full basement at initial build-out as it's not realistic to increase the basement once construction is completed. The inclusion of rooftop programmed areas also reduce building square footage efficiency (each additional level requires space for vertical circulation). With these factors in mind, the delta is within an appropriate range for this phase.

Metrics that summarize quantity of seats exclude those within the library and those that are exterior (rooftop exterior event/flex areas and programmed outdoor spaces between the building and garage/building and City Hall). If taken into account, the library and functional exterior areas on roof and ground floor add useful seating options, increase collaboration ratios, and reduce square foot per person calculations.

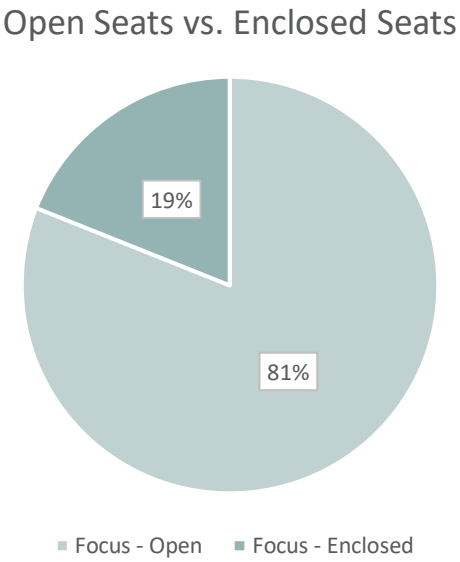
PROGRAM SUMMARY	
TOTAL NSF REQUIRED	96,071
TOTAL NSF AVAILABLE	105,000
TOTAL NSF DELTA	8,929
Detailed Metrics	
NSF/Person	603
Collboration Ratio (workspace seats: collab seats)	2
Total workspace seats	174
Total non-workspace seats (collab + special)	177
Total seats (workspace + collab + special)	351

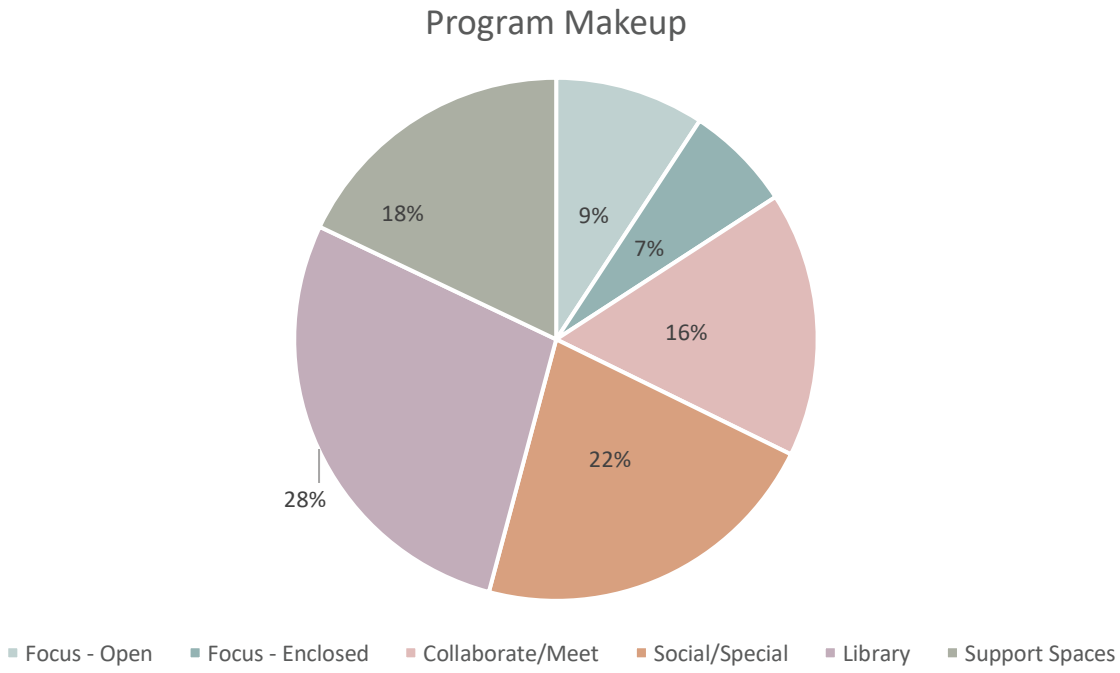
PROGRAM SQUARE FOOTAGE			68,622
INCLUDING CIRCULATION FACTOR		140%	96,071
AVAILABLE SQUARE FOOTAGE	Includes 9,102 SF of enclosed area and excludes 6,500 sf of open lawn area on roof		105,000
PROGRAM DIFFERENCE			8,929

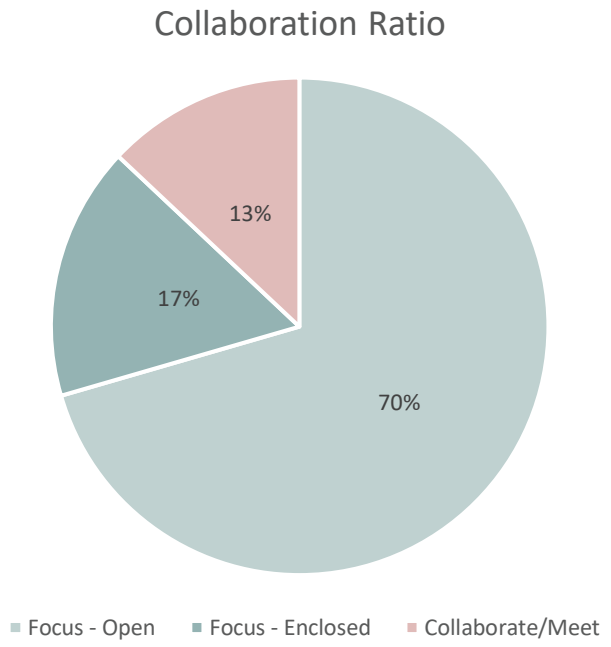
Program Summary

The accompanying tables visually depict the breakdown of the total square footage, as well as the collaboration ratio and the ratio between enclosed and open workspaces.

The following pages shows the data gathered to support these summaries.



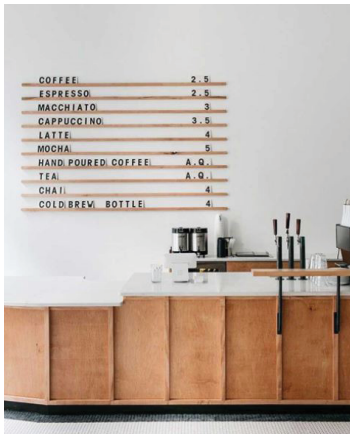




Program Breakdown

The adjacent table details the programmatic components to be included in the building at initial build-out, including requested size and quantities for each element. A 40% circulation factor has been applied to all areas to account for needed room between programmed elements to access them and ciruculate around them.







TOTALS from the table to the right:

PROGRAM SQUARE FOOTAGE			68,622
INCLUDING CIRCULATION FACTOR		140%	96,071
AVAILABLE SQUARE FOOTAGE	Includes 9,102 SF of enclosed area and excludes		105,000
PROGRAM DIFFERENCE	6,500 sf of open lawn area on roof		8,929

		Quantity	Seats	NSF	Total NSF
Focus - Open					
Cubicles 6x8	*63%*	89	89	48	4,272
Service counter	*6%*	9	9	40	360
Shared workspace	*30%*	43	43	40	1,720
TOTAL	**100%**	141	141		6,352

		Quantity	Seats	NSF	Total NSF
Focus - Enclosed					
Exec Office +	*9%*	3	3	250	750
Exec Office	*6%*	2	2	200	400
Office	*85%*	28	28	120	3,360
TOTAL	**100%**	33	33		4,510

		Quantity	Seats	NSF	Total NSF
Collaborate/Meet					
PH/Huddle (includes 3 test rms for bldng/shared)	*19%*	5	5	60	300
Open Collaboration	*15%*	4	3	200	800
Small Conference Room	*15%*	4	4	250	1,000
Med. Conference Rm. - includes 1 for city manager	*23%*	6	8	350	2,100
Large Conference Room (1 @ 15 pple for- dev)	*12%*	3	12	725	2,175
XL Conference room	*4%*	1	18	1000	1,000
Training/flex/community Room	*12%*	3	25	1300	3,900
TOTAL	**100%**	26	75		11,275

		Quantity	Seats	NSF	Total NSF
Social/Special					
Gen recept. + 300 for building/plan/eng recept	*7%*	1	10	1600	1,600
IT helpdesk and IT workroom	*7%*	1	2	200	200
Employee Pantry/break (on roof)	*7%*	1	20	800	800
Incubator Space	*29%*	4	0	550	2,200
Coffee	*29%*	4	0	100	400
Atrium/monumental stair	*7%*	1	0	7000	7,000
Catering kitchen	*7%*	1	0	1300	1,300
Deli	*7%*	1	20	1500	1,500
Outdoor Roof lawns (not included)	*0%*	0	50	6500	0
TOTAL	**100%**	14	102		15,000

		Quantity	Seats	NSF	Total NSF
Library					
Workspace & Public space	*100%*	1	0	19175	19,175
	0%	0	0	0	0
	0%	0	0	0	0
TOTAL	**100%**	1	0		19,175

		Quantity	Seats	NSF	Total NSF
Support Spaces					
Copy/Print/Workroom	*25%*	3	0	200	600
Storage (590 can be basement, includes courts)	*8%*	1	0	2000	2,000
MEP, MDF, IDF, Elect.	*8%*	1	0	2800	2,800
Large meeting storage and support	*8%*	1	0	400	400
Mail Room (includes space for accting)	*17%*	2	0	300	600
Restrooms/Janitor	*8%*	1	0	2450	2,450
Wellness	*17%*	2	0	80	160
Vertical Circulation + shafts	*8%*	1	0	3300	3,300
TOTAL	**100%**	12	0	-	12,310

Program Elements by floor

The adjacent table summarizes the requested programmatic components to be included in the building at initial build-out and the floors on which they will likely reside based on desired adjacencies and workflow.

These convey that the highest demand for programmed square footage is on the ground floor, and the basement & roof have the least. This is as expected, as the incubator spaces, library functions, deli, community meeting venue, and overall building reception areas all compete for valuable ground floor space.







BASEMENT

ITEM	QTY	SF	TOTAL
restrooms	1	450	450
stairs	2	240	480
elevators	3	100	300
water entry	1	100	100
mechanical/elect room (1 each)	2	150	300
MDF	1	150	150
remote storage	0	5631	590
mail/delivery/staging	1	300	300
monumental stair	1	950	950
janitor closet	1	80	80
fire riser room	1	225	225
courts secure storage	1	350	350
shaft	3	50	150
subtotal			4425
with circulation			6195
Library (with circulation)	1	15120	15120
with circulation and library			21315

LEVEL 01

ITEM	QTY	SF	TOTAL
stairs	2	240	480
elevators	3	100	300
restrooms	1	450	450
electrical room	1	60	60
IDF	2	100	200
community meeting with storage	1	1700	1700
deli	1	1450	1450
incubator	4	550	2200
atrium to basement	1	600	600
monumental stair	1	400	400
reception for city/library	1	400	400
mail room	1	300	300
shaft	3	50	150
janitor	1	80	80
subtotal			8770
with circulation			12278
Library (with circulation)	1	11725	11725
with circulation and library			24003

LEVEL 02

ITEM	QTY	SF	TOTAL
stairs	2	240	480
elevators	3	100	300
restrooms	1	460	460
electrical room	1	60	60
IDF	2	100	200
atrium to level 1	1	2400	2400
coffee/sm pantry	1	200	200
copy print	2	100	200
utility billing	1	700	700
engineering	1	1500	1500
planning	1	1100	1100
geograohic information systems	1	550	550
building	1	2300	2300
community svcs	1	600	600
marketing	1	850	850
conf- 4	1	250	250
conf- 6	2	300	600
conf-8	2	350	700
conf- 12	1	725	725
conf 18	1	750	750
open collab 3-5	3	200	600
ph/test room (blding has 3 in addition)	1	60	60
wellness	1	85	85
shaft	3	50	150
subtotal			15820
with circulation			22148

LEVEL 03

ITEM	QTY	SF	TOTAL
stairs	2	240	480
elevators	3	100	300
restrooms	1	560	560
electrical room	1	40	40
IDF	2	100	200
coffee/sm pantry	1	200	200
copy print	2	100	200
wellness room	1	70	70
city manager	1	2250	2250
atrium to level 1	1	2400	2400
human resources	1	820	820
purchasing	1	475	475
budgeting/finance	1	1400	1400
IT	1	1200	1200
conf 4	1	250	250
conf- 6	1	300	300
conf- 8	1	350	350
conf 12	1	725	725
open collab 3-5	3	200	600
open collab 5-10	1	300	300
ph/test room	1	60	60
atrium	1	2356	2356
shaft	3	50	150
subtotal			15536
with circulation			21750.4

ROOF

ITEM	QTY	SF	TOTAL
stairs	2	240	480
elevators	3	100	300
restrooms	1	460	460
janitor closet	1	60	60
catering kitchen	1	1362	1362
mechanical/elect room	1	1350	1350
shared lawn	1	5800	2000
employee pantry/break	1	1154	1154
large flex/event room	1	1000	1000
large flex/event room	1	1000	1000
storage	1	365	365
employee lawn/outdoor dining	1	900	900
atrium	1	2356	2356
subtotal			12787
with circulation			17901.8

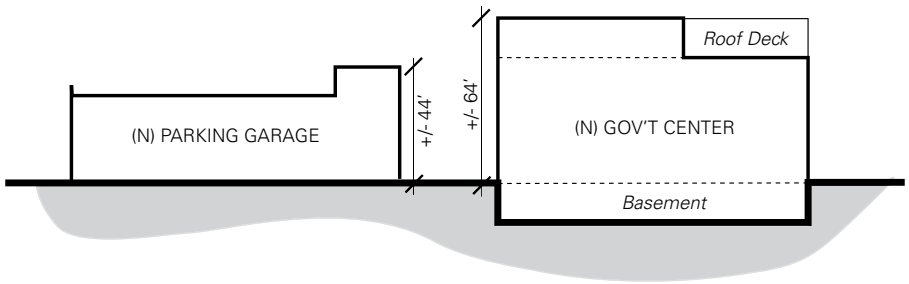
Site Approach

Neighborhood Context

The new Government Center building anchors a network of existing and future civic spaces throughout the downtown, while a network of pedestrian paths and open space connect them.

Building Context

The new building will be surrounded by new public outdoor space, and the design seeks to emphasize these important site connections. The atrium entry opens onto the Downtown square and creates a direct path from the gazebo through the building to the new parking garage and paseo. The area between the new building and the existing City Council Building will become a new public patio, with direct connections to the first-floor multipurpose rooms. Along the garage side, openings into the first parking level allow the paseo to transform into a farmers' market when needed. Throughout, the design will seek to create both physical and visual connections between the interior spaces and the outdoor civic landscape.



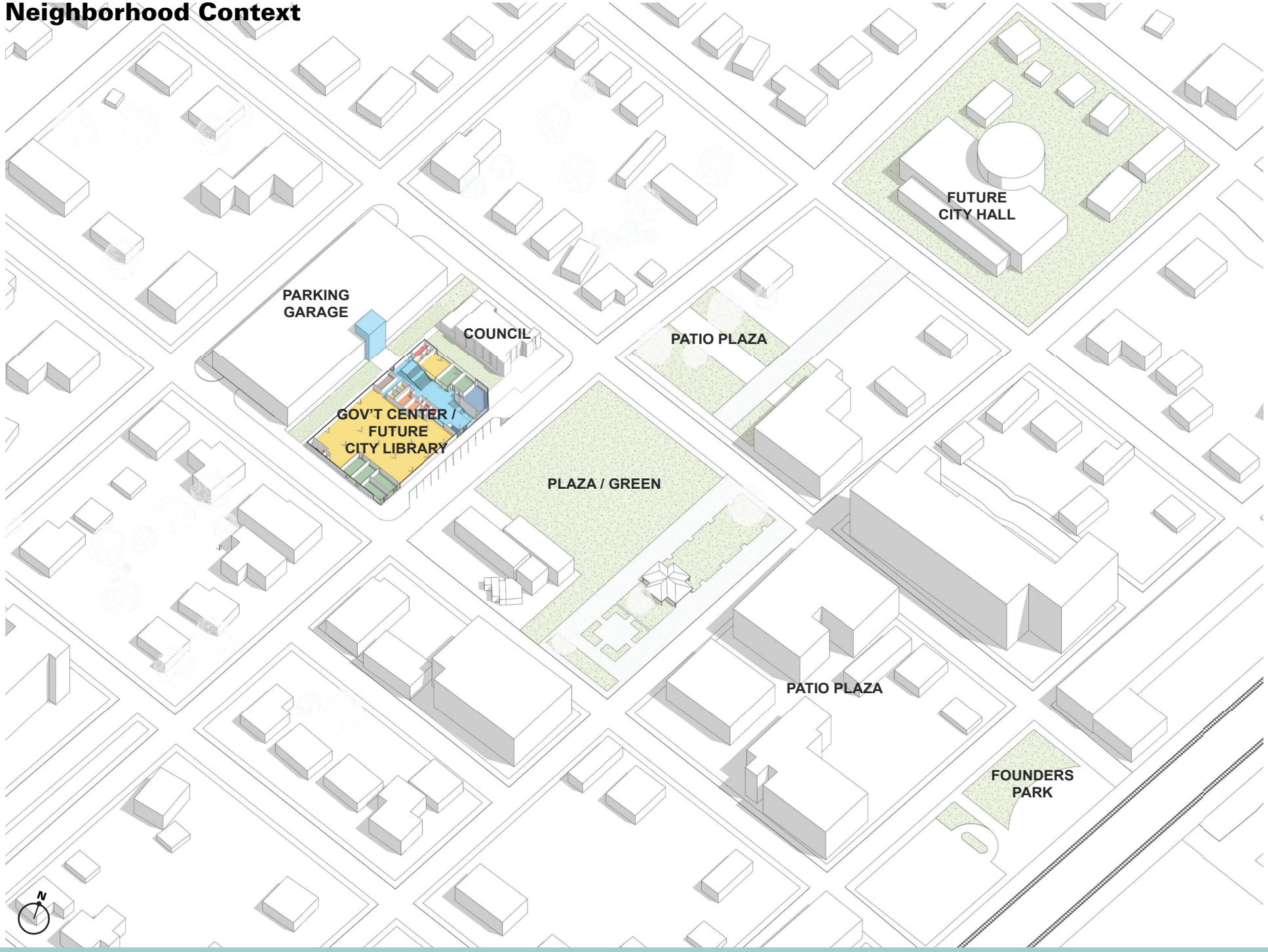


Example of courtyard space; Pancras Square, London; image by Land8

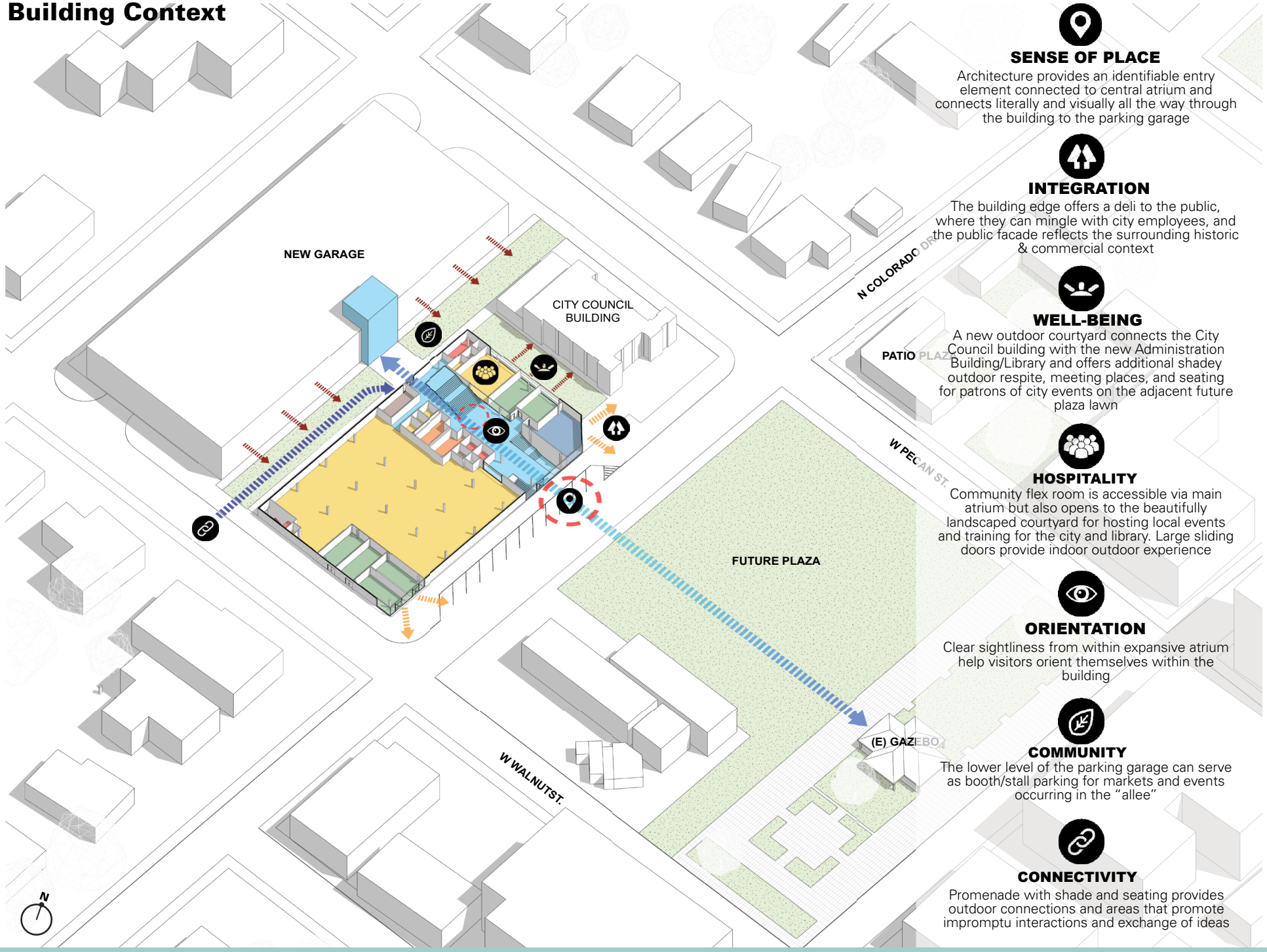


Dallas Farmer's Market; image by ron baselice, dallas morning news

Neighborhood Context



Building Context



SENSE OF PLACE

Architecture provides an identifiable entry element connected to central atrium and connects literally and visually all the way through the building to the parking garage

INTEGRATION

The building edge offers a deli to the public, where they can mingle with city employees, and the public facade reflects the surrounding historic & commercial context

WELL-BEING

A new outdoor courtyard connects the City Council building with the new Administration Building/Library and offers additional shadey outdoor respite, meeting places, and seating for patrons of city events on the adjacent future plaza lawn

HOSPITALITY

Community flex room is accessible via main atrium but also opens to the beautifully landscaped courtyard for hosting local events and training for the city and library. Large sliding doors provide indoor outdoor experience

ORIENTATION

Clear sightliness from within expansive atrium help visitors orient themselves within the building

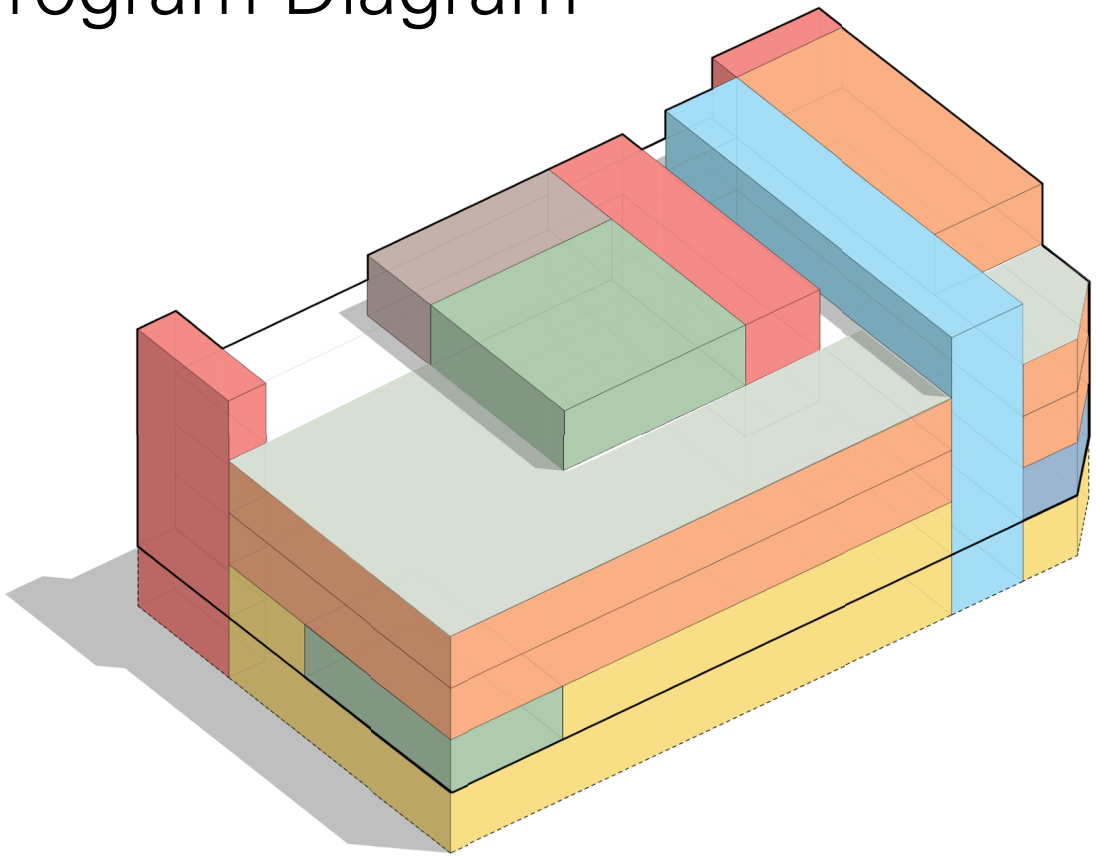
COMMUNITY

The lower level of the parking garage can serve as booth/stall parking for markets and events occurring in the "allee"

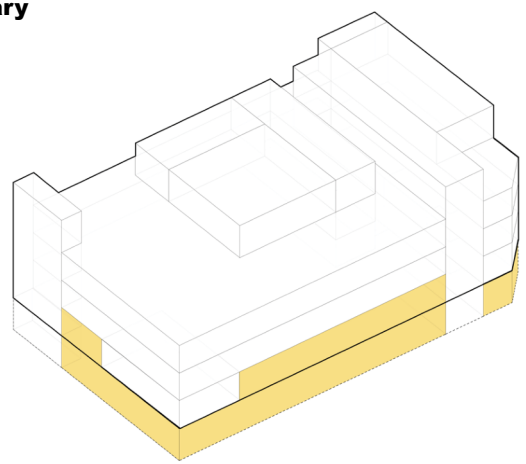
CONNECTIVITY

Promenade with shade and seating provides outdoor connections and areas that promote impromptu interactions and exchange of ideas

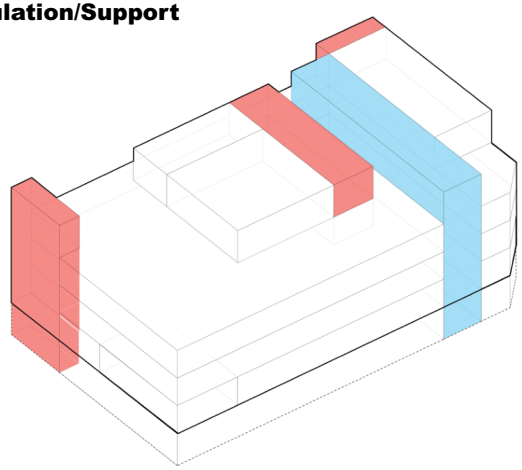
Program Diagram



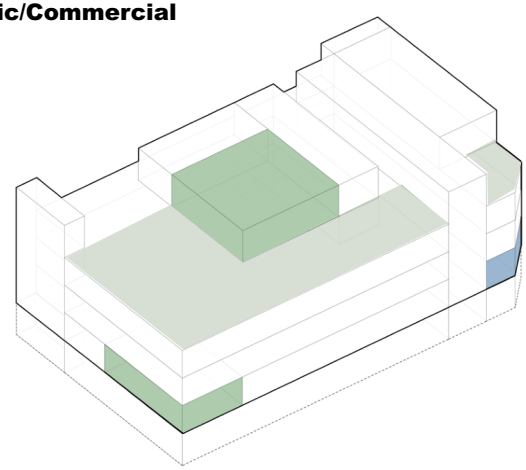
Library



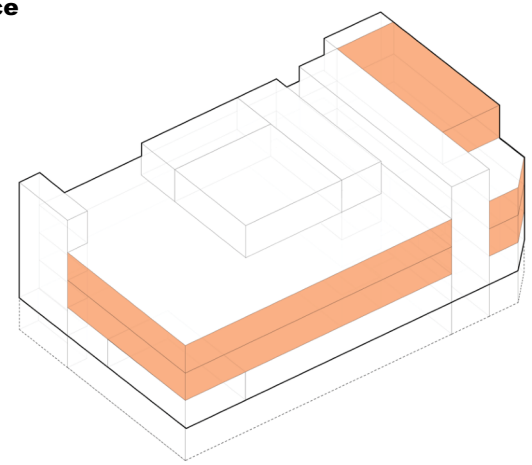
Circulation/Support



Public/Commercial



Office



Blocking Diagrams

These diagrammatic plans are intended to illustrate key relationships within the building, as well as the distribution of different departments across the two administrative floors. The plans are organized around a shared utility/circulation core at the center and a 4-story atrium that allows for visual connections across floors. In developing these plans, the design team sought to distribute collaborative space throughout each floorplan, so that all departments have equivalent access to meeting rooms and informal gathering areas. Wherever possible, departments that work closely together are placed adjacent to each other. Consideration was also given to the amount of public interaction anticipated, with the most public-facing departments located in prominent positions closer to the circulation core, for easy visitor access and wayfinding. Library spaces are located on the ground floor and basement for easy and direct public access, and to take advantage of the exterior park spaces on both sides. (More detailed Library programming can be found in Chapter 2.)



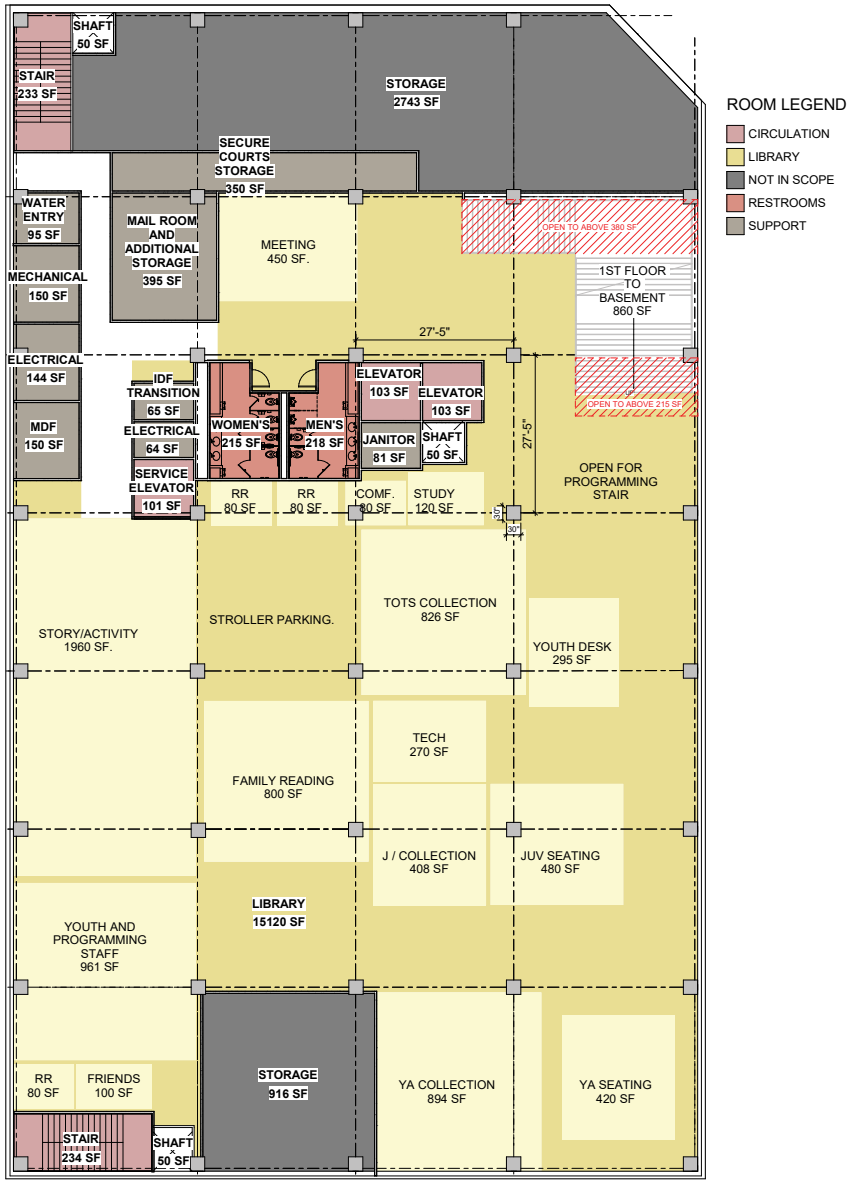


Basement

The majority of the basement space will be dedicated for library use. The monumental stair terminates at a large open area that can be used as audience seating for events (live or with projected display.)

In addition to the library space, the basement also houses secure Court storage and a mailroom for receiving larger volume deliveries, which are connected to the ground floor and office levels via direct access to the Service elevator.

Given the extent of required program space at the basement level, a full basement is proposed as shown; however the "excess" unprogrammed space will be minimally finished and primarily used for storage in the initial construction, though it will be fully conditioned.

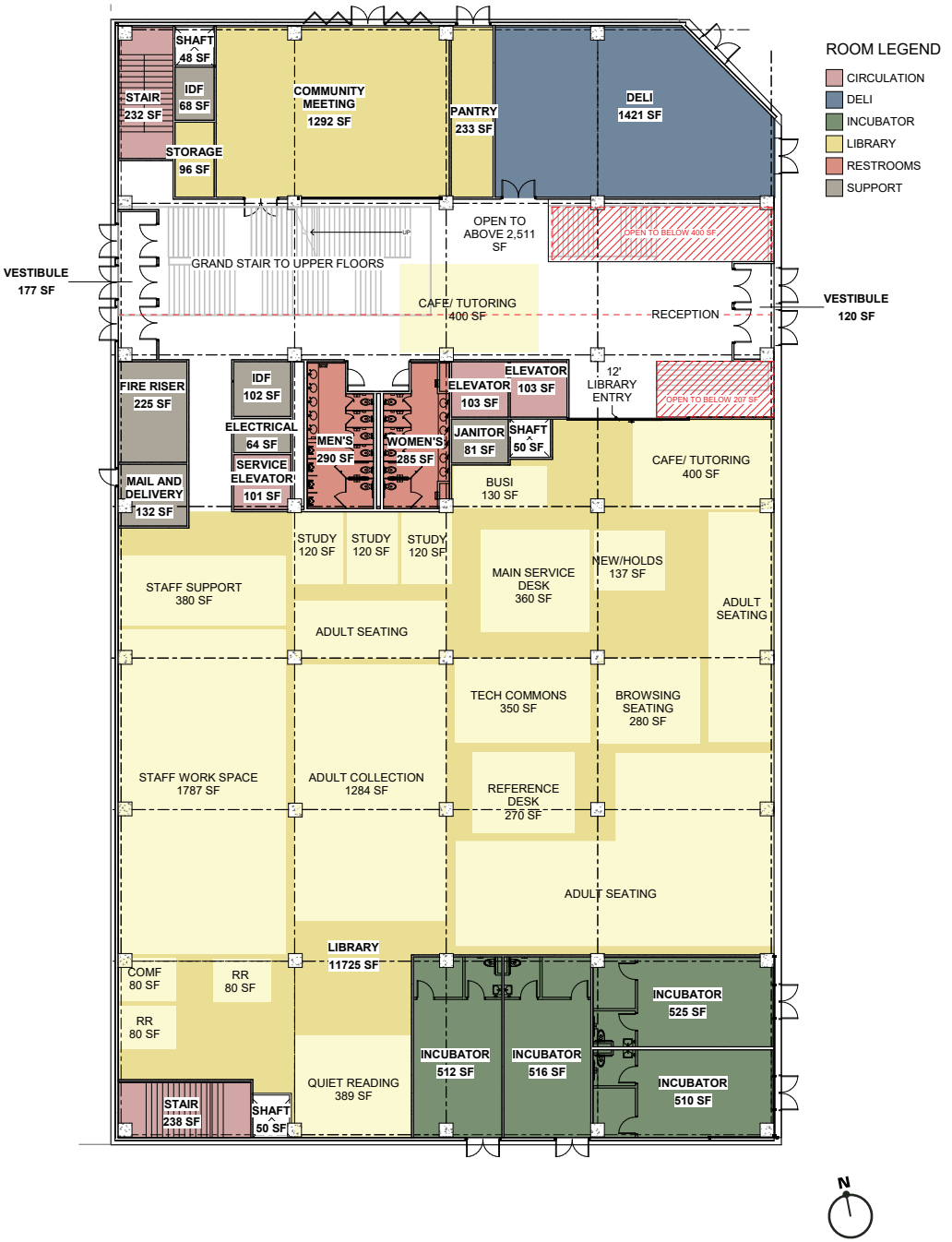


First Floor

The first floor is the most active, public area of the building. The entry atrium connects from the parking garage to the town square and can be used as flexible space for all of the ground floor functions--from reading and study for the library, to pre-functions (such as receptions before or after large events) associated with the community room, or even for dining by patrons of the deli and City staff. The large community room can be used for events and meetings both by the public and by Library and City staff. It will also function as a temporary emergency services hub in the event of an emergency, supplementing a central EOC in a different city building.

The first floor also includes the (4) business incubator spaces which are positioned to create activity and connections with the surrounding commercial streetscape.

The remaining first floor area is dedicated to library functions.



Second Floor

The second and third floors serve as office spaces for City staff. Preferred departmental adjacencies were established in collaboration with the City (see Chapter 3 for more detail).

Note that the departmental square footages do not include circulation space. Therefore more precise delineations of rooms, cubicles and corridors will be developed in subsequent design phases. These diagrams are meant to show departmental adjacencies and sizes in reference to each other, but we expect them to be further refined in the coming months.



Third Floor

The second and third floors serve as office spaces for City staff. Preferred departmental adjacencies were established in collaboration with the City (see Chapter 3 for more detail). Once circulation is added between workstations/offices within each department, perceived "white space" will be appropriately filled. At that time, the exact locations of support spaces (such as copy/print/storage) will be located.



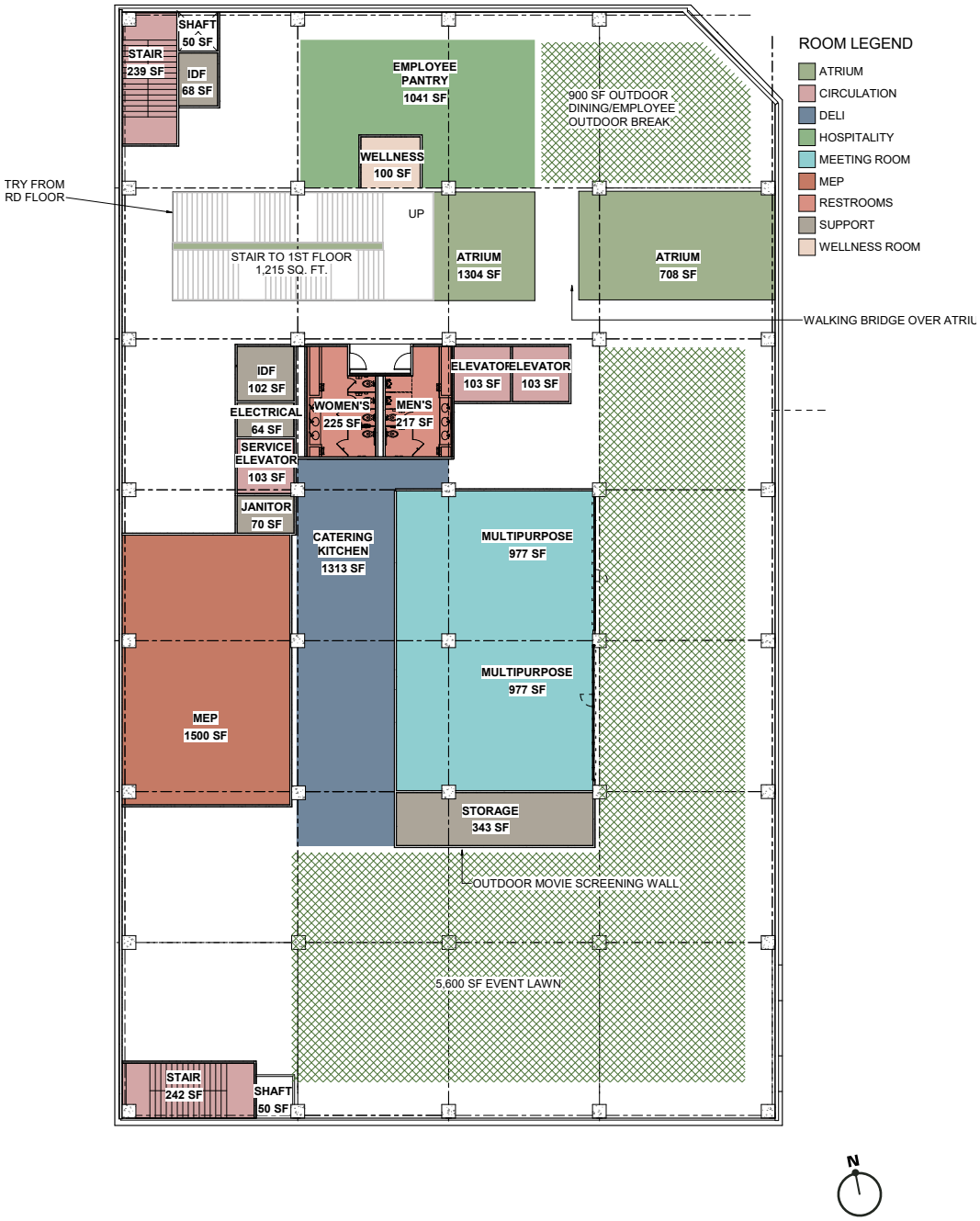
Roof

The roof deck provides public and staff amenity space. To the south of the atrium are multi-purpose rooms and an event lawn, while to the north are the employee pantry/breakroom, and a dedicated outdoor area for staff.

The roof area will also include required mechanical spaces and outdoor air intakes serving the lower levels. These may be either screened or fully enclosed.

Note: our overall building total area is stated at 105,00 sf assuming 9,102 sf of enclosed interior area on the roof. This total area does not include 1,500 of MEP area, nor the approximately 6,500 sf of lawn area, which, although not conditioned, will still need to be structurally designed for live load and properly lit (and with appropriate finishes/systems).

Shading will need to be provided throughout occupied roof areas to ensure that they are usable in hot/sunny conditions. The exact configuration, materiality, and extent of shading will be developed during SD.



Conceptual Perspectives

The following conceptual renderings are intended to illustrate the qualities of the new spaces created and to assist in visualizing the unique experience of the multi-story atrium. Details of materiality and exact configuration of the spaces shown will continue to be developed and refined during the design process.



View from entry into atrium

Conceptual Perspectives



View of entry from second floor of atrium

Conceptual Perspectives



View of roof deck lawn & event spaces

P

2

Technical Narratives

a. Architectural
b. Library
c. Food Service
d. Civil
e. Landscape
f. Structural
g. HVAC
h. Electrical
i. Plumbing
j. Fire Suppression
k. Technology (AV/IT)
l. Security

Architectural Narrative

"Unfamiliar with the City Government Center, I step inside with a sense of anticipation. Having relocated to Celina just a year ago, my family has diligently saved up to undertake a kitchen remodel and add a small home office to our dwelling on Liberty Court. Today marks a significant moment as I meet with our architect and permit technician to discuss the plans we have submitted for City review.

Upon entering the airy atrium, bathed in natural light, my gaze falls upon the friendly receptionist. Her warm greeting instantly puts me at ease as she inquires about my destination. With a gesture upwards, she directs me to the second level, where the entrance to the building department reception awaits. Opting for the stairs, I ascend, catching glimpses of fellow residents engrossed in newly borrowed books, perched upon the generously sized steps. Energy pervades the atmosphere as City employees traverse various levels, engaged in conversations, ensuring the continuous progress of our beloved City, now my family's new home."

- Future visitor to the new Government Center building in Celina, Texas

Character

As established in the Downtown Masterplan guidelines, the preferred visual style for the Government Center and other downtown buildings is described as "Historic/Texas". This style is characterized by natural materials (such as brick or stone), earth-tone/muted colors, rustic, authentic, building articulation, and Texas/Western imagery. Though a more traditional exterior is desired, and is appropriate for the context, the interior should be filled with natural light and create a warm contemporary environment that speaks to Celina's future as well as its past. (Additional descriptions of interior look & feel can be found in Chapter 3.)

Design

- The new building's exterior will be composed of brick, with stone accents (cast stone and smooth face limestone)
- Brick and stone coursing should include a high level of detailing, including façade projections and slight material/color changes to break up the overall building massing
- Windows should be more vertical than horizontal dimensionally to maintain traditional proportions but be large enough and spaced tightly together at times to allow lots of natural light in the building
- Building should have a pedestrian scale at sidewalk level with a storefront feel that reflects the other shops on the square
- Exterior should express the large multi-volume stair space within
- Given summer heat and sun, provide shading for adjacent outdoor spaces, both free-standing and building-mounted, depending on scale and location
- Parking garage and Governmental Center, though likely constructed differently, should share a recognizable architectural style that connects them to each other

Technical Assumptions

Code

- Building will be under NEC 2023 Code
- Building Type IIIA - non-combustible exterior and any materials permitted by code at interior.
- Atrium Smoke control system: Mechanical exhaust, designed & installed in accordance with IBC Section 909 and NFPA 92. See HVAC Narrative for additional information.
- Stair towers and elevator to have 2 hour separation.

Materials:

- Roof at non-occupiable roof areas: Duro Last PVC membrane roofing
- Roof pavers at occupiable roof areas: 24" square Wausau tile pavers HUF-60 on Terra-stand Pedestal System, including roof insulation 60psi minimum
- Exterior materials: brick, natural stone, and cast stone
- Glazing: 1" IGU with low-e coating; Vitro Solarban 60
- Storefront & Curtainwall framing: Thermally broken storefront (Kawneer 451T or equivalent); assume curtain-wall type installation at multi-story glazed areas.
- Non-structural wall framing: metal stud
- Elevator: Machine room-less traction type

Interior Finishes

The following finish assumptions are provided to give a general idea of cost and aesthetics; specific products and systems will be confirmed with City during subsequent design phases.

- Restrooms: Floor tile material cost $5/sf, Full height tile all walls $6/sf except $10/sf for accent tile at vanity/sink wall only.
- Office Areas: carpet tile under workstations and in enclosed rooms, polished concrete at main circulation
- Pantry/Break areas to have polished concrete flooring and tile backsplash at wet wall, tile material cost $7/sf
- Atrium/lobby: polished concrete flooring, with walk-off mat at main entry doors
- Monuental stair : wood treads with glass gaurdrail and matte black handrail. Glass to be clear, low-e, laminated glass with frosted film that dissipaites towards the top.
- Utility Spaces: VCT and SDT (where required)
- Basement storage areas shall be finished with simple/ utilitarian flooring and lighting, and include drywall finish walls and utilitarian lighting. Include HVAC (under floor) to match the rest of the basement spaces.
- Interior code and wayfinding signage throughout building; library specialty signage within library for book stacks, library areas, etc.
- Enclosed offices and conference rooms to have acoustic separation from adjacent spaces. Atrium and open public areas to include acoustic treatments as required to maintain appropropriate sound levels for usability.

See Library Narrative for detailed library finish requirements

Interior FF&E

- Furniture: Assume $45/sf throughout, except $35/sf at office areas
- General Pantries: Microwave, fridge/freezer, sink, garbage

disposal, dishwasher, toaster, coffee maker.

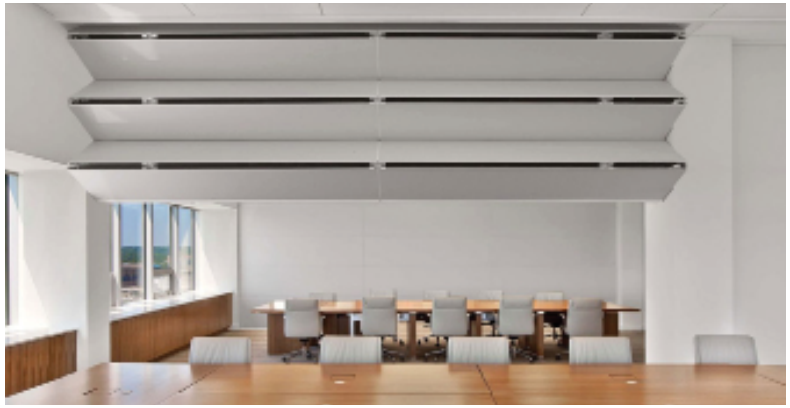
- Large Pantry/break on roof: (2) of each item listed in "General Pantries" plus an ice maker.
- All pantries to have plastic laminate cabinetry, full length of one wall. Upper cabinets to have doors, lower cabinets to have a combination of drawers and doors with adjustable shelving in each. Include a pull out trash/recycle/compost drawer at each location. Counters to be natural stone. Include undercabinet lighting above countertop. At large pantry break include built in island as well, powered, approximately 4' wide x 12' long.
- All copy/print areas to have cabinetry across one wall, plastic laminte upper and lowers. Upper cabinets to have doors with adjustable shelves, lowers to be a combination of drawers and doors. Include undercabinet lighting.
- All toilets and urinals to be wall-hung, sensor flush.

Specialty items

- Assume high performance operable room dividing partition at all large flex meeting rooms (1 at ground floor and 1 at roof), STC 50. Skyfold overhead operating type at ground floor and Modernfold or similar at roof.
- Assume large glass accordian doors to open community meeting room to side courtyard, and from each of the rooftop large meeting rooms to provide 12' high x 12' wide clear opening each locations. Total (4) locations.
- Include rooftop trellis approximately 500 sf, weather resistant engineered wood product.
- Provide misters at occupied roof areas.
- Include white noise system at all open work areas



Modernfold moveable wall system



Skyfoold vertically stored operable wall partition system



Glass accordian doors reference image

Scaffolding system for window-cleaning

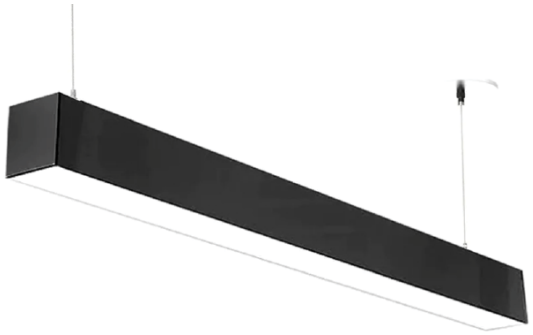
Lighting

- At interior private offices assume pendant linear fixtures

- At open work areas assume linear pendants with direct/ indirect lighting, and high performance ACT ceiling clouds with 4" compasso edge only over workstations, with sightlines to exposed wood beams/wood structure above
- At restrooms assume drywall ceiling with recessed lights and sconces at mirror/vanity.
- Assume decorative pendants in main atrium lobby ($60,000 allowance)



Reference image: Wall sconce



Reference image: Linear pendant lighting

- Assume decorative pendants in all open collaboration areas (buzzispace or equal)
- Assume decorative pendants at all permit counters/ individual floor reception areas, and conference rooms.
- Assume sconces above each sink at each restroom location.
- Utilitarian lighting at storage areas.

Parking Garage

- The parking structure shall have an open façade, with decorative screening and/or art elements. Layout and extent of these features will be developed in subsequent design phases.
- Elevator will provide access to upper levels of garage
- Emergency call buttons ands security cameras to be provided on all floors
- The parking structure will be sprinkled as required per the building code
- Parking stall dimensions shall be not less than 9'-0" wide and 20'-0" long
- Provide accessible parking spaces per code
- Ensure all building code required vertical clearances are achieved plus 2", at a minimum, for tolerances.
    - All areas in the parking field shall have this vertical clearance with no interior "low clearance" areas.
    - Take special care on the VAN Accessible Route. Interior clearances beyond the code minimums are desired, such as 7'-6" clear in most parking areas on a typical level.

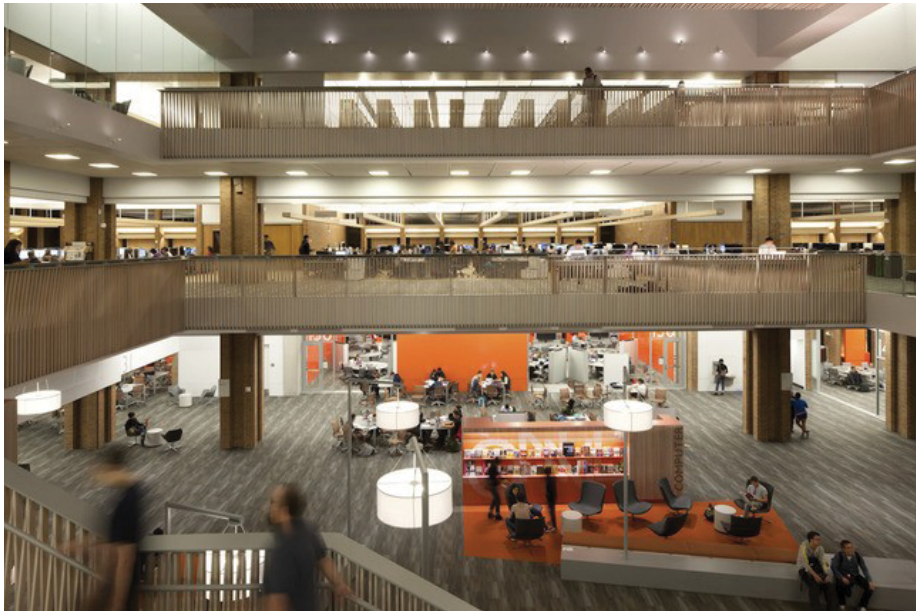


Corcoran St. Parking Garage, Durham, NC

- Slope of park-on ramps shall not exceed 6.0%.
- Number of lanes and number of access points should be supported by queuing analysis specific to the project. The design peak hour volumes entering and exiting coupled with the access control equipment in coordination with the City shall be used to support the number of lane and access points.
- Parking Access, occupancy sensors and Revenue Control Equipment, if required, and entry/exit devices shall be provided as coordinated with the City during the design phase.
- Location of entry points and circulation shall be coordinated with existing street conditions, intersections, traffic patterns, and City requirements during the design phases.
- Wayfinding and ADA signage shall be provided
- Generator serving Government Center and Annex building will be located in the garage.
- Further design requirements to be studied and confirmed with City during subsequent design phases may include public restrooms and dedicated event storage areas. Additional space needs may impact total overall parking space count.

Sustainability

There is a misconception that sustainable design adds costs – one that is not just shortsighted, but potentially harmful in the long run. While some sustainable design features may result in additional initial costs, most high-performance design strategies are cost-neutral or will provide savings over the lifetime of the equipment systems or the facility itself. A life cycle cost analysis, typically conducted for major equipment and building systems, calculates anticipated energy usage (cost) over a typical life time



Lower level library with atrium connection at Odegaard Library, Muller-Hull



Daylit atrium at Austin Public Library, Lake Flato

and compares this to initial capital costs. If enough foresight is applied, the right sustainable design choices now can avoid costly future renovations, particularly given the rapid pace of change within code compliance and governmental regulation we have today.

By focusing on reduced energy consumption, such as through efficient lighting systems and optimized mechanical systems, the building aims to minimize its ecological footprint while also decreasing operational expenses. The multi-story atrium will provide additional daylighting to interior spaces, improving both occupant comfort, and energy efficiency. To further enhance efficiency, the implementation of underfloor air distribution will provide an effective and sustainable method of climate control, optimizing air quality and energy usage within the building.

Similarly, identifying opportunities for future flexibility, including planning infrastructure for growth and change, will help the City of Celina use their space and building resources most effectively.



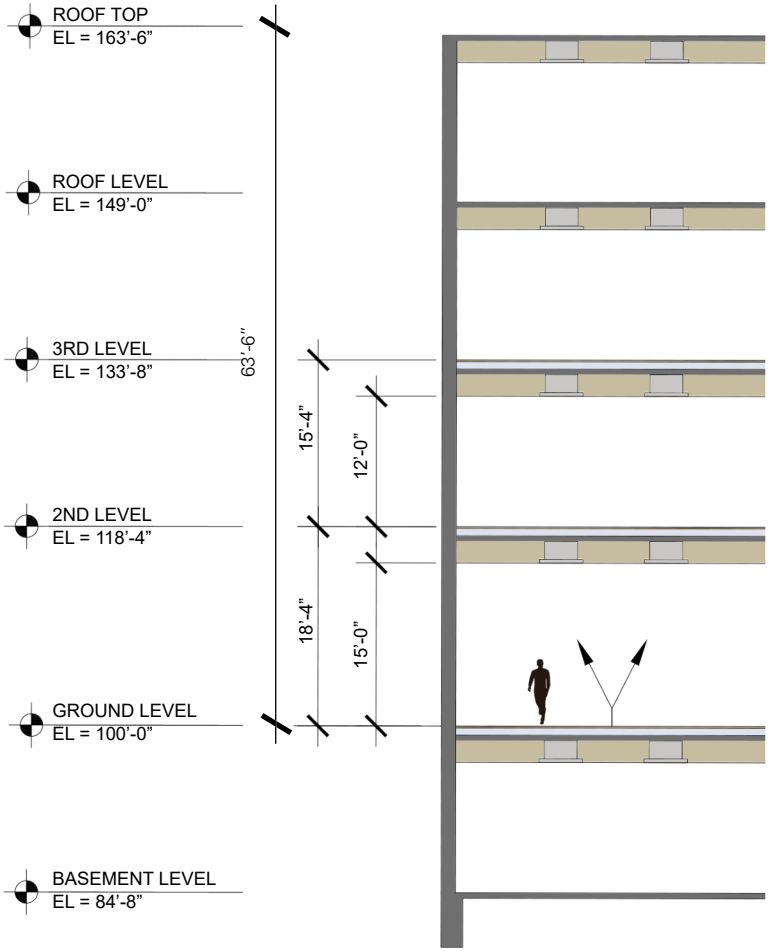
Flexible collaboration spaces at Santa Monica Discover Building, HED



Feature stair at Northern Trust Workplace, HED

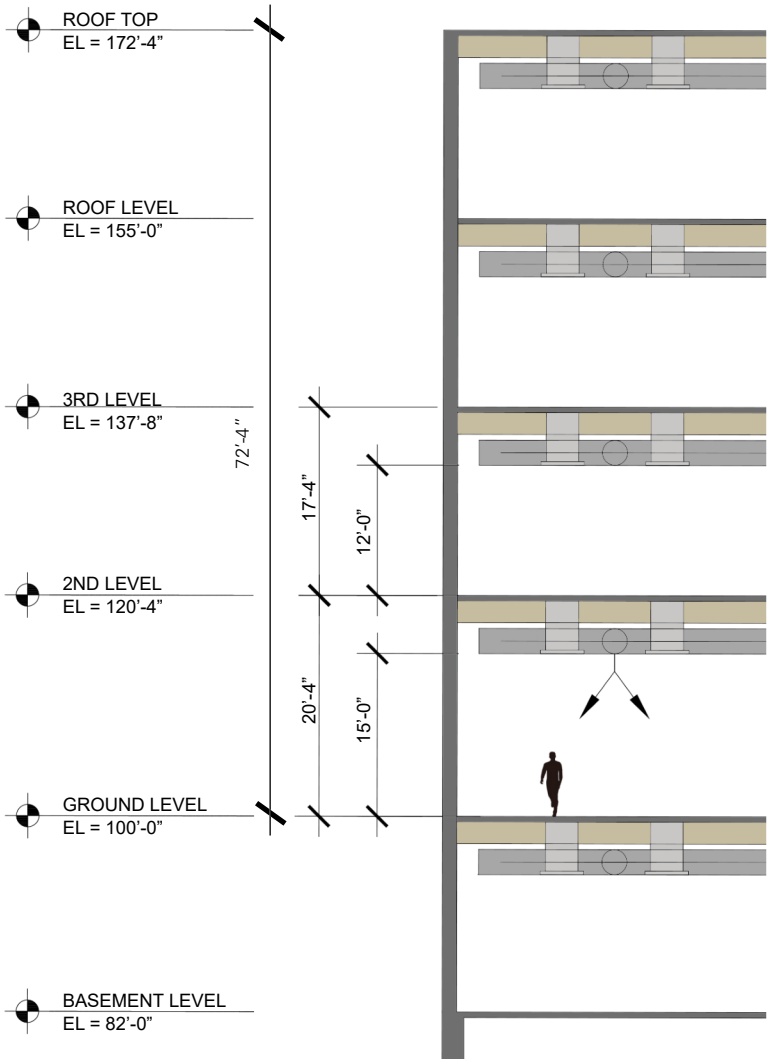
Building Sections

Understanding that integration into the existing downtown context, currently largely low-rise buildings, will be important to the City, the below diagrams illustrate the assumed variance in overall building height based on mechanical system options. More detailed comparisons and descriptions are included in the HVAC Narrative.



UNDER-FLOOR AIR SYSTEM

BASELINE DESIGN



CONVENTIONAL SYSTEM

ALTERNATE

Open Atrium

Understanding the City's desire to have a building that is welcoming to not just staff, but the public, HED has included square footage for an open atrium to stretch from the basement all the way to the roof. This atrium will provide sightlines from the ground floor to various functions visitors may need to access as well as connection between departments. The atrium space will be designed in a way to be "locked down" after hours so that the reception/lobby can remain accessible during City events, including restrooms for public use and access to the roof for programming.



Conceptual rendering showing a 2 story atrium, per the programming phase it was discovered that a 4 story atrium may be possible, and will be studied in further phases.



Reference image of multi-story central atrium with connecting stair.

Monumental Stair

Early on in the programming phase, the team identified a desire to include a monumental stair in the design. A monumental stair is not just a mode of vertical transportation, but it also serves as a venue for performances and programming. We envision city hosted lectures, with public attendees sitting on the steps as an ampitheater of sorts, and children perched for library storytime. Patrons to the library might enjoy a cup of coffee from the deli and then sit with their beverage and book to read the first few chapters on the steps in the daylit atrium. The stair also connects all building levels, from basement to roof so that when the building transitions to full library, it will be possible to access all library floors from one central stair. During a workshop with Departmental leads, Celina staff expressed the importance of the building being inclusive to visitors, and related that to "ease of use". This central stair will allow the receptionist to easily direct visitors to various destinations within the building in a clear way.









IMAGES OF MONUMENTAL//SOCIAL STAIRS FOR REFERENCE

Materiality

Celina strongly desires the new building respect local roots and harmonize with the existing surroundings. By incorporating local materials, aesthetic cues, and design motifs, the facility will establish a strong sense of place and cultural identity. The architectural design will incorporate elements that reflect the town's heritage and character. Exterior surfaces are proposed to be brick and stone to elegantly blend with neighboring structures and maintain a sense of timelessness. The interior design will include wood elements for its timeless beauty and warmth. Celina's vision encompasses a welcoming atmosphere, and the exposed wood beams will radiate warmth. To diminish the building's scale, enclosed areas on the roof have been strategically positioned away from the edge, ensuring they are less conspicuous to onlookers from the street below.



PHOTO OF EXISTING CONTEXT



CONCEPTUAL EXTERIOR RENDERING



PHOTO OF EXISTING CONTEXT

Garage

The design of the parking garage will be complementary to the building design of the Government Center and will integrate with the historic Texas character of Celina's downtown.

Its exterior expression should include articulation (cement or brick), decorative elements, including metal screening components, and a pedestrian friendly ground level.



GARAGE EXAMPLE: ARTICULATION, ART SCREENING, RETAIL AT LOWER LEVEL



GARAGE EXAMPLE: ARTICULATION, SCREENING



GARAGE EXAMPLE: ARTICULATION, BRICKWORK, SCREENING

Public Art

Public art will be included in the project, in both interior and exterior spaces. The exact locations for art, as well as artist selection and development of the art pieces will be coordinated during the next design phases.

The examples below are illustrative of the range of possibilities for public art and will be further explored as the project develops.



Migrations; installation at San Jose Public Library by Mel Chin



Papercut art at Hayward Public Library by Lisa Long



Artwork by Jacob Hashimoto

Demountable Walls

Demountable walls are not currently in the pricing but will be studied as an alternate option to standard stick built construction for floors 2 and 3 during the schematic design phase.

Pros of demountable walls:

- More easily reconfigured (when office space transitions to library)

- Depreciation benefits/fully depreciable in 7 years

- Financing available through the furniture dealer

- May increase discounting on overall furniture order by increasing the volume/total scope for furniture

Cons of demountable walls:

- Adds cost. Assume $490-880 per linear foot installed. Cost is dependent on height/acoustics/amount of glazing/other factors.

- Height limitations. Most wall systems cannot go higher than 10', requiring a drywall soffit by the GC to recieve the top of the wall. There is a system that provides it's own lid/ceiling to avoid the header but it is very expensive ($1,100/linear foot).



Everwall system by Steelcase



Everwall system by Steelcase

Library Narrative

"As I perch upon these grandiose stairs, my eyes fixate on the majestic beauty of this mass timber sanctuary, and a literary haven unfolds before me. With a book in hand, and a warm cup of coffee beside me, I am comforted by the aroma of freshly baked blueberry scones from the adjacent deli.Through glass doors, a pocket park reveals itself, a verdant oasis nestled betwixt these architectural marvels. The pages of my book become the vessel through which I embark on adventures, while the sights, scents, and flavors embrace me like an old friend returning home."

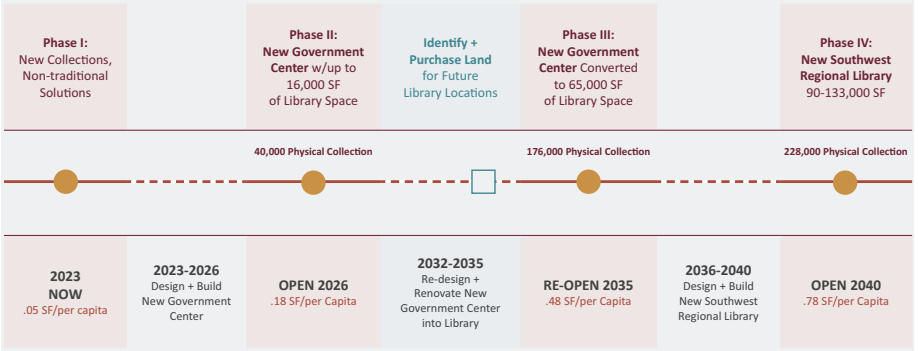
- Future visitor to Celina City Library, Adult section

"With wide eyes and a heart full of wonder, I sit in my tiny chair, lost in the magical world of words. As I trace each line with my tiny fingers, the story of The Little Engine That Could unfolds before me, painting vivid pictures in my imagination. My little brother giggles and builds castles with wooden blocks nearby, adding to the joyous atmosphere. In this cozy corner of the library, I discover the power of perseverance, the belief that even the smallest of engines can conquer great challenges. As I eagerly await community storytime to begin, I know that within these pages, a world of endless possibilities awaits, and my love for reading is born"

- Future visitor to Celina City Library Children's section

Introduction

The following space program is developed from The Celina Public Library Master Plan as approved by the Library Board in August of 2023 and adopted in September 2023. The Library Master Plan incorporates the City's core values as well as the



For additional information on The Celina Public Library Master Plan please reference: Library Master Plan | Celina, TX - Life Connected (celina-tx.gov)

supports the City's strategic goals. In addition, well over 1,000 community members provided invaluable input into forming a Library Master Plan that reflects the needs and desires for library service through 2040. This Library Space program is a reflection and continuing development of the Master Plan as phase two of the recommendations put forth:

Description

The new government center offers the opportunity for the library to expand from 2,400 square feet to 15,000-20,000 square feet (SF) of dedicated library space along with the potential for shared spaces and amenities by being integrated into a larger government center building (shared lobby, restrooms, break room, and some meeting spaces) resulting in an efficient use of space to maximize space for collections and public use.

The vision for the new Celina Public Library is that this area will serve the community through 2035 when the entire building will be converted into a public library. Where possible, private office spaces currently planned for City departments will be converted into enclosed meeting and study rooms for library use. As such, care should be taken to ensure that permanent fixtures (structural grid, elevators, restrooms, stairs, mechanical, electrical, and

IDF/MDF rooms) are located in ways that support an open and visually controlled floor plate when the space is converted. In addition, potential shared spaces like meeting and conference rooms that are used by city departments during the day, can be converted to meeting/study spaces for the public in the evenings and weekends.

The goals and criteria for success as identified by the Library and City during the master plan that apply to the space program include:

- Excellence: Dream big!
- Community: Continue to engage as much of the community as possible.
- Integrity: Make the right choices as stewards of the community's resources.
- Service: Provide a library that has something for everyone in the community!
- Identify a "cool factor" that could be used as a unique attractions.
- Design a destination library that maximizes the downtown square and interaction with the community.

In addition to viewing the library as a place to get information, the community desires the library to be a central hub, a gathering space to meet neighbors and future friends – to support a life connected!

Project Summary

Collection Spaces

The library staff carefully determined size of the collection for the new library based on state standards for an enhanced collection of 1.95 items per capita. This includes 70% physical collection and 30% digital. Phase 1 of The Celina Public Library Master Plan addressed re-balancing the physical to digital collection to meet the communities needs and is in progress now.

Library Seating

Library seating is in short supply at the existing Library. The community meetings and survey support the notion that additional "people" space is required for a successful community library. A variety of seating types was deemed important: spaces for families to sit together, individual study spaces, rooms for groups, technology friendly/supportive seating and larger library computer tables. The program supports a goal of 3 seats per 1000 population. While this is lower than the State of Texas standard of 7-10 seats per 1000 population, it reflects the need within the Celina Government Center to compress the library space in order to accommodate the overall program needs of Phase 1.

Unique Features

The library will be located on the main floor and lower/basement levels. The Children's library will be located on the lower floor with access by two public and one staff elevator as well as a social/programming stair that lands at the entry to the children's space. This will allow the children to be as excited as they want to be to participate in library activities without disturbing more traditional/quiet library uses. In addition, the lower floor will include a dedicated story time room with mobile wall, study room, children's collections and family seating. Family restrooms and a comfort room will be located in the library proper and children's staff located adjacent to the children's spaces.

The main library floor will include adult and teen seating and collection, three study rooms, and a quiet reading room. A large multi-purpose room is located outside the secure area for

potential use outside of library hours, as well as two shared multi-purpose rooms on the roof deck.

Library Technology

The Celina Public Library will be designed to be a dynamic facility throughout its useable lifetime, with the opportunity to adapt to community needs as they emerge naturally over time. Since technology is in a state of constant change, library technology will be designed or chosen that has the highest potential for flexibility, adaptability and scalability over time – intended to meet the current, emerging and future needs of both library patrons and library staff.

Technology design includes a powerful WiFi system for current and future use of mobile technology; improved Audio/Visual systems throughout the library; better self-service options for those who wish it; technology that helps extend the hours of the library; and automated technology assistance for patrons to improve experiences for patrons and staff alike including the use of Radio Frequency Identification - RFID - for materials and Automated Materials Handling and other technologies that allow staff to spend less time on repetitive tasks and more time directly serving patrons.

Please reference the technology report for additional information.

Outdoor Amenities

Based on community input, the new library is planned to expand the library services from being held within the walls to incorporating spaces for library functions on the site. Site amenities include:

- Covered roof deck with seating
- Green space with seating between the library and the new parking garage and between the library and existing council chamber
- Access to the historic square
- Bike racks
- Convenient parking spaces in the new parking garage.

Staff work areas

Staff spaces in the existing library are crowded, inefficient, and non functional. The new staff workrooms will include adequate space for library staff to perform their duties in an efficient, organized, and functional manner to best serve the community.



EXISTING WORK AREA

Building Space Needs Program

This building program is the result of a careful space needs assessment based on information and data gathered The Celina Public Library Master Plan.

The library staff provided extensive data including current and forecasted collection information (from which the shelving space allocation was derived), program and event attendance over the previous year (from which meeting, study and event spaces were planned) and a detailed evaluation of staff workflow and the most efficient methods for completing tasks.

As a result of the total input from the library staff, city departments and the community, the consultants recommend a division of space based on the planned approximately 17,500 SF required.

Library Space Allocation

Following is a chart summarizing facility space requirements including each area in the proposed library showing square footage, size and type of materials collections, furniture and equipment and number of seats for staff and public:

Building Program Summary CELINA PUBLIC LIBRARY	Quantity	Square Feet	Total Square Feet		Government Center Space	Library Space	Volumes per Single Face Sections	Total Volumes Housed	% in Circulation	Collection Total Capacity	Reader Seats	Tech Seats	Meeting Seats
A. Lobby -Government Center					**2,660 SF**	**136 SF**	0.78%						
1. Vestibule with community information	2	200	400				Shared with city hall spaces						
Large Digital Display													
2. Pre-function Space	1	400	400										
3. Public Restrooms and drinking fountain	2	400	800										
Unisex ADA Restroom	1	130	130										
4. Café Tutoring/Gathering (#7)	1	800	800										
Seating													
Locker holds/returns													
5. Business Area				130									
Copy/Print/Scan	1	40	40										
Color Printer	1	10	10										
Layout Table	1	40	40										
Print Management Computer	1	30	30										
Change Machine	1	10	10										
6. Friends Area				136									
Sale Area	3	12	36										
Processing/Storage Area/Table with Chair	1	100	100				in basement with staff						
B. Gathering Spaces					**1,080 SF**	**3,765 SF**	21.46%						
1. Multi-purpose Room A (Divisible)	60	900	900	1,345			shared 50/50 with city hall spaces						60
Multi-purpose Room B (Divisible)	60	900	900				shared 50/50 with city hall spaces						60
Warming Kitchen	1	80	80				ref, icemaker, mic						
Portable Stage	1	60	60										
Table/Chair /Stage storage A	1	180	180										
Table/Chair /Stage storage B	1	180	180										
Laptop Storage Cabinets	2	20	40										
Maker Lab Supply Storage	1	85	85										
2. Dedicated Children's Story/Arts&Crafts Room (#2)	60	30	1,800	1,960									
Youth Service Storage	1	80	80										
Puppet Stage/Storage	1	80	80										
3. STE(A)M/Low Tech Maker Space - Available for all ages (#6)							located in community building						0
4. Maker Space - High Tech							located in community building						0
5. Small Group Study/Homework/Homeschool Rooms (#3)				460									
4 People	2	110	220										8
6 People	2	120	240										12
C. Browsing and Technology					**0 SF**	**767 SF**	4.37%						
1. New Books - new books (currently 3 months) stack 'em high and watch 'em fly				137									
100 New Books/Media - Adult Fic/NF 66" high	1	20	20				**100**	**100**	**5.00%**	**105**			
100 New Books - J/Children's 48" high	1	20	19				**108**	**100**	**5.00%**	**105**			
100 New Books-YA	1	20	19				**108**	**100**	**5.00%**	**105**			
2. Holds	4	20	80				**60**	**240**	**0.00%**	**240**			
3. Technology Commons				350									

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Library Space Allocation

Building Program Summary CELINA PUBLIC LIBRARY			Quantity	Square Feet	Total Square Feet	Government Center Space	Library Space	Volumes per Single Face Sections	Total Volumes Housed	% in Circulation	Collection Total Capacity	Reader Seats	Tech Seats	Meeting Seats
		Library PC	6	40	240								6	
		Printers	2	20	40									
		PAC	2	15	30									
		Tech/Laptop Vending	1	40	40									
4.	Seating				280									
		Lounge Chairs	4	40	160							4		
		Benches	2	40	80							2		
5.	Display	Mobile units	2	20	40									
D.	**Circulation/Main Info Service Desk**					**0 SF**	**360 SF**	2.05%						
1.	Service Desk - height adjustable, mobile													
		Queuing Area	1	100	100									
		Staff Stations	2	60	120									
		Money Handling	1	20	20									
		Library of Things	1	40	40									
		Self Checks - optimal location	2	40	80									
E.	**Adult Services**					**0 SF**	**3,783 SF**	21.57%						
1.	Reference/IT Help Desk - moveable				270									
		Queuing Area	1	100	100									
		Staff Stations	1	80	80									
		Self Service Reservation for Rooms	0	30	0									
		PAC	2	15	30									
	Genius Bar		1	60	60									
2.	Collections				1,284									
	Non Fiction													
2309		Non-fiction/Reference 5 shelves high - 66"	15	12.5	185			**156**	**2,309**	**4.00%**	**2,401**			
481		Biography 5 shelves high - 66"	3	12.5	39			**156**	**481**	**1.25%**	**487**			
	Fiction													
6470		Fiction 5 shelves high - 66"	67	12.5	842			**96**	**6,470**	**8.00%**	**6,988**			
863		Large Print - 5 shelves high	9	12.5	117			**92**	**863**	**2.50%**	**885**			
		Paperbacks - 5 shelves high - 66"	1	12.5	13			**96**	**96**	**3.00%**	**99**			
		Comic/Graphic Novels Fiction - 5 shelves 66" high	1	12.5	13			**96**	**96**	**11.00%**	**107**			
	World Languages - All ages													
100		Non-fiction/Reference 5 shelves high - 66"	1	12.5	8			**156**	**100**	**0.25%**	**100**			
100		Fiction 5 shelves high - 66"	1	12.5	13			**96**	**100**	**0.25%**	**100**			
	Mixed Media - Adult and Youth													
200		Audio books 10 shelves - 66" high	1	15	15			**450**	**450**	**0.00%**	**450**			
1200		DVD 10 shelves - 66" high	3	15	40			**450**	**1,200**	**6.00%**	**1,272**			
3.	Comfortable Seating Space (#9)				1,760									
		Lounge Seating	10	40	400							**10**		
		Seating in shelving areas	3	40	120							**3**		
		Collaboration Seating	1	120	120							**4**		
		"Zen Zone" Seating	4	40	160							**4**		

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Library Space Allocation

Building Program Summary CELINA PUBLIC LIBRARY	Quantity	Square Feet	Total Square Feet		Government Center Space	Library Space	Volumes per Single Face Sections	Total Volumes Housed	% in Circulation	Collection Total Capacity	Reader Seats	Tech Seats	Meeting Seats
Tables for 2	6	80	480								12		
Tables for 4	6	80	480								24		
4. Quiet Reading/Community Living Room				389									
20 Magazines- 66" high (Mag Boxes)	1	13	17				15	20	1.00%	20			
5 Newspapers - 66" high (Mag Boxes)	1	13	13				15	15	0.00%	15			
Tables for one	3	80	240								3		
Lounge Seating	3	40	120								3		
5. Family Restroom	1	80	80										
F. Youth Services					**0 SF**	**3,589 SF**	20.46%						
1. Youth Service Desk - mobile				295									
Queuing Area	1	100	100										
Staff Stations	1	80	80										
Display	1	20	20										
Board Game Check out													
Self Check Stand alone units	1	40	40										
PAC	1	15	15										
2. Art Gallery	1	40	40										
Wall Space with art rail													
3. Tots Area (Pre-school) Collection				826									
5035 Picture Book - 3 shelves high - 48"	28	12.5	350				180	5,035	15.02%	5,791			
4978 Easy Reader - 3 shelves high - 48"	37	12	442				135	4,978	13.77%	5,663			
477 Easy Board Book (bins)	2	17	34				240	477	37.00%	653			
Stem Kits	0	15	0				9	0	10.00%	0			
Lounge Seating	6	40	240								6		
Maker Carts (#6)	1	80	80										
4. Family Reading				800									
Interactive Learning (#4)	1	300	300										
Family Reading Seats	6	40	240								12		
Reading Niches (#8)	4	40	160								8		
Stroller Parking	1	100	100										
5. Juvenile Collection				408									
1690 J Non Fiction - 5 shelves high - 66"	11	12	127				160	1,690	16.00%	1,960			
1476 J Fiction - 5 shelves high - 66"	9	12	111				160	1,476	41.00%	2,081			
230 J Award Winners - 5 shelves high - 66"	1	12	17				160	230	2.50%	236			
944 J Biography - 5 shelves high - 66"	4	12	44				255	944	6.00%	1,001			
1000 J Graphic Novels - 5 shelves high - 66"	7	12.5	86				145	1,000	0.00%	1,000			
201 J World Language Non Fiction - 5 shelves high - 66"	1	12	15				160	201	0.00%	201			
106 J World Language Fiction - 5 shelves high - 66"	1	12	8				160	106	0.00%	106			
6. Media				30									
400 Audio 10 shelves - 66" high	1	15	13				450	400	2.00%	408			
500 DVD 10 shelves - 66" high	1	15	17				450	500	7.00%	535			
7. Group Study/Tutoring/Seating													

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Library Space Allocation

Building Program Summary CELINA PUBLIC LIBRARY	Quantity	Square Feet	Total Square Feet		Government Center Space	Library Space	Volumes per Single Face Sections	Total Volumes Housed	% in Circulation	Collection Total Capacity	Reader Seats	Tech Seats	Meeting Seats
Lounge Seating	4	40	160	480							4		
Tables for 4	4	80	320								16		
8. Technology				270									
Ipads/AWE	2	40	80									2	
Youth Stations	4	40	160									2	
Tech Vending	1	30	30										
9. Dedicated Story/Activity Room - see gathering spaces													
10. Family Restroom	1	80	80										
11. Comfort Room	1	80	80										
G. Teen Services - not necessarily its own room					**0 SF**	**1,314 SF**	7.49%						
1. Collections Located outside the defined teen area				894									
4843 YA Fiction - 5 shelves high - 66"	50	12.5	631				**96**	**4,843**	**3.00%**	**4,988**			
2000 Graphic Novels/Manga - 5 shelves high - 66"	21	12.5	260				**96**	**2,000**	**20.00%**	**2,400**			
100 Audiobook 10 shelves - 66" high	0	12.5	3				**450**	**100**	**9.00%**	**109**			
2. Seating				420									
Gaming Space on mobile carts (#1)	1	100	100									4	
Flexible Lounge Seating	4	40	160								4		
Tables for 2 BYOD/tutoring (#3)	2	80	160								8		
H. Staff Workroom					**0 SF**	**3,088 SF**	14.67%						
1. Director of Library Services Office-LS	1	150	150	1,797									
2. Assistant Director Office FY24	1	120	120										
Library Supervisor (Circ) Office-JK	1	120	120										
3. Youth Services Librarian WS-MR	1	80	80	961									
4. Huddle Room	1	120	120										
5. Future Librarians													
FY25 Adult Services Librarian	1	80	80										
FY28 Youth Services Manager	1	80	80										
Circulation Services Manager	1	80	80										
Technical Services	1	80	80										
FY27 Marketing Coordinator (Social Media/UX)	1	80	80										
Programming Manager	1	80	80										
6. Intern -(shared)-2	1	48	48										
7. FT Library Assistant (shared by 2 in future) -adult	2	48	96				book binding, catagloging, touch down						
7. FT Library Assistant (shared by 2 in future) -youth	2	48	96				book binding, catagloging, touch down						
Layout Table	1	60	60										
Layout Table	1	60	60										
8. PT Library Clerk (shared by 2 in future) - 2	1	48	48				on the floor most of the time						
9. Graphics Area													
Multi-function Printer	1	40	40										
Plotter/Poster Printer	1	80	80										
Storage/Cabinets/Work layout	1	80	80										
10. Cart Space near each workstation - youth	3	15	45										

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Library Space Allocation

Building Program Summary		Square	Total				Volumes per	Total		Collection			
CELINA PUBLIC LIBRARY	Quantity	Feet	Square Feet	Government Center Space	Library Space		Single Face Sections	Volumes Housed	% in Circulation	Total Capacity	Reader Seats	Tech Seats	Meeting Seats
Cart Space near each workstation - adult	4	15	60										
11. File Cabinets for secure storage	1	20	20				four high file						
12. 6' long Counter with Sink - circ	1	60	60										
6' long Counter with Sink - youth	1	60	60										
13. Space for DW, W/D	1	100	100										
14. Printer/Paper rolls/Posters	1	80	80										
15. 90" Wall shelving - circ	5	12	60										
90" Wall shelving - youth	5	20	100										
16. Shared Staff/Public Conference Room	12	30	360	450			locate for share with public - subtract 180 from total						
Credenza	1	30	30										
Kitchenette	1	60	60										
17. Returns													
Interior Book Return	1	80	80				Fire rated?						
Exterior Book Return	0	100	0				necessary for staff efficiency						
Service Window	0	100	0				necessary for staff efficiency						
90" Wall shelving for curbside holds	0	12	0										
AMHU - 3 bins	1	160	160				plan to expand for future						
Cart Sorting - 9 standard size carts	9	15	135										
I. Library Staff Support				**253 SF**	**740 SF**		4.22%						
1. Storage:				380									
Central Supply Storage	1	120	120										
Youth Storage: Program, Craft and Reading Club supplies	1	120	120										
Adult Services Storage	1	80	80										
Circulation Storage	1	80	80										
2. Staff Lounge							Shared with building						
Kitchen	1	0	0										
Seating at 4 top tables	2	0	0										
Soft Seating	2	0	0										
Vending	2	0	0										
Lockers	20	5	100				For staff with shared workstations + volunteers/interns						
3. Delivery/Receiving area													
Height adjustable tables	2	50	100				Shared with building						
Work counter with cabinets for packing supplies	1	60	60										
Shelving	4	12	48										
Recycle Bins	3	15	45										
4. Staff Entry - separate from delivery													
5. Gender Nuetral Staff Restrooms	1	80	80	240									
Gender Nuetral Staff Restrooms - Youth	1	80	80	160									
6. Quiet/Wellness/Lacation Room	1	80	80				Include power, sink, ref - share with public?						
J. Building Suppport - in Government Center Program				**1,930 SF**	**0 SF**		0.00%						
1. Janitor Closet	1	80	80										
2. Janitor Storage	1	80	80										

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Library Space Allocation

Building Program Summary CELINA PUBLIC LIBRARY		Quantity	Square Feet	Total Square Feet	Government Center Space	Library Space	Volumes per Single Face Sections	Total Volumes Housed	% in Circulation	Collection Total Capacity	Reader Seats	Tech Seats	Meeting Seats
3.	Maintenance/Attic Storage	1	110	110									
4.	Mechanical	1	240	240									
5.	MDF/IDF Room	2	150	300									
5.	Electrical	1	100	100									
6.	Generator - to be determined												
7.	Service/Staff elevator	1	120	120									
8	Public elevator	1	100	100									
9.	Elevator Machine room - plan for machineless	0	80	0									
10.	Exit Stairs	2	200	400									
11.	Monumental Stairs	2	200	400									
	TOTAL ASSIGNABLE SQUARE FEET				5,923 SF	17,543 SF		36,720	40,612		127	14	140
	Gross Square Footage (80%)				7,108 SF	21,051 SF		total collection on the shelf	total collection		reader seats	tech seats	meeting seats
K.	**Outdoor Spaces - Library/Shared**				4,700 SF								
1.	Roof Deck	1	2000	2,000			shared for outdoor library programs						
2.	Amphitheater			0									
3.	2nd and 3rd floor Reading Deck/Staff Break space	2	800	1,600			like Austin's reading patio						
4.	Family Reading Patio	1	900	900			with garage door like JJG Mckinney Library						
5.	Program Storage	1	200	200									
	Outdoor Assignable Square Feet				4,700 SF								

SHARED SPACES

LOWER FLOOR SPACES

(#1) INDICATES RANKING BY COMMUNITY

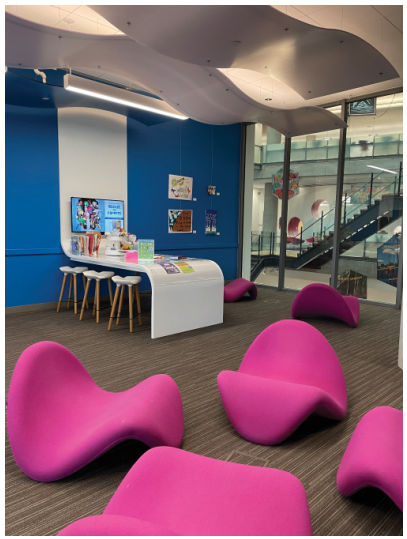
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Library Look & Feel

The below images were included in the Library Masterplan process and are representative of some of the qualities desired in the new Celina Library space. Exact configuration, materials, and details will be developed in subsequent design phases.













General Design Considerations

Acoustics

21st Century Libraries are not quiet spaces however; certain strategies should be employed to help control the sound. The following should be considered to address noise issues:

- Ceiling tiles should be high NRC of .9 or greater.
- Consider reducing the amount of hard flooring and utilize carpet or other soft flooring.
- Include landscaping the ceiling to buffer noise in louder areas like the service desks and teen area.
- Include quiet rooms like small group and individual study spaces, shared huddle spaces and quiet reading rooms. Ensure their walls extend to structure and glass is acoustical.
- Restrooms walls should extend to the structure and have two layers of staggered gypsum board on the restroom wall side.
- Acoustical wall panels will be utilized where required to reduce sound reverberation.

Flooring

Library – Heavy duty commercial grade carpet tile to withstand roller traffice. Base (wood, ceramic tile, luxury vinyl tile without deep grooves) or rubber base throughout

Staff – Carpet Tile

Walls

Quiet and Group Study Rooms- Special acoustical wall treatment. Also consider writable glass marker board. Ensure walls are constructed with two layers of gypsum board that extend to the bottom of structure or include high performance ceiling tiles such as Kinetics ACT tile.

Minimum Level 4 "smooth" drywall finish at all locations unless wall covering is utilized that requires Level 5.

Storage Rooms and book return areas – fiber reinforced panels (FRP) to 4' (one standard panel height). 1 hour rated in exterior book return rooms.

Bumper Rails – wood bumper rails at study rooms at chair back height. Heavy duty type along back of house corridors with high book cart traffic.

Corner Guards – on any gypsum board exposed corner. Should extend from the floor to a minimum of 4'.

All Other Areas - Painted drywall (Benjamin Moore Scuff X or similar) in lower traffic areas. Consider durable, low maintenance wall covering in high traffic areas. Include perforations in vinyl wall covering at all outside wall conditions.

Main Collection Area, Meeting Room, Lobby - Provide picture hanging track (5'6" high) on all walls not covered by single faced shelving.

All vinyl wall covering located on exterior walls must be perforated to prevent mold and mildew.

Ceiling

Generally provide high performance acoustical tile with a minimum of 12' high ceiling clear in public areas. Use 2x2 tiles with antimicrobial treatment where ceiling tile is required but make attempts to be more creative in the ceiling landscaping and acoustical treatment.

- Service Desks- Special acoustical treatment in the ceiling to minimize ambient noise.

Lighting

All lighting must avoid glare on table/counter surfaces, and on terminal screens. Consider daylight and nighttime lighting variations. Indirect lighting is preferred as long as footcandle levels are maintained at the minimum listed below. Consider ceiling levels as well as table levels.

LED lamps/fixtures—these should be incorporated in a color rendering index (CRI) to match natural light. Incandescent lighting should not be used.

Provide a minimum footcandle (fc):

- Stack areas: 50 fc vertical
- Reading Area: 50 fc horizontal
- Private office: 50 fc horizontal, 5 fc vertical
- Open office: 30 fc horizontal, 5 fc vertical
- Video Conferencing: 50 fc horizontal, 30 fc vertical

LED surge protection should be included.

The Celina Public Library must meet Texas Energy code requirements including daylighting.

Ideally lighting fixtures in public areas should be of a type and arrangement that the requested light level can be achieved regardless of the arrangement of shelving or seating, however if certain areas are judged to have a fairly certain long term use, then a more specific lighting solution may be used. Lighting should be zoned in public areas to permit lights to be turned off in banks.

The selection of lighting fixtures, tubes and bulbs should be made with a view to low continuing cost and ease of maintenance (locally available lamps). Fixtures should be placed so that they can be easily serviced without special equipment. The number and types of fixtures should be minimized. Ease of re-tubing is a major consideration in fixture selection.

Emergency and security (night) lighting systems should be separate from the general lighting pattern and switched separately. Security (night) lights should not be located in closed areas with projection screens. Night lighting should illuminate the building during closed hours and provide for safe staff egress after hours.

Doors

For easy, safe transport of loaded book trucks and audiovisual equipment on carts, as well as for A.D.A. requirements, all interior doors should be installed without threshold. Doors to staff areas and book returns should be 42" wide to accommodate book trucks and include security/automatic openers.

Doors to the library shall be sliding automatic doors. Consider mobile "mall walls" (see image below for this type of product in its open condition) at the entrance to the main floor library and children's library to increase ease or use.

Include a mobile wall at the story time, from the main floor multi-purpose room to the green space, and from the roof deck multi-



Mall Door at Seguin Library, note the stack of glass door panels at left side

purpose rooms to the deck- with a "man door".

Coordinate POE hardware with City.

Energy Efficiency: Electrical and Mechanical

Electric outlets shall be installed regularly along all walls for library technology, housekeeping and library users who bring their own devices.

Floor outlets should be recessed floor outlets with 8 ports for electrical or data use – similar to Legrand Wiremold Evolution Floor boxes. Covers should be steel and flush with inserts for floor finishes.

The copy machine location should have a 120 volt outlet with a 30 ampere dedicated circuit.

Provide separate dedicated circuits under the checkout desk for the library's RFID book security system, cash register and other equipment and at the front doors. Provide infrastructure only to support RFID, equipment to be provided by Owner. Coordinate with RFID provider.

Staff Work Area- 120 volt strip outlets at 12" intervals are to be installed the full length of all counters. Outlets are to be excluded within one foot on either side of sinks.

All wall outlets in public areas and study spaces should include USB ports.

Power should be provided near ALL library tables and seating.

Clocks - Provide clocks with battery back up in locations as directed by librarian staff.

Safety and Security/Visual supervision

An RFID book security system is currently planned that allows self-check out automatic book check in and an automatic book sorting system (AMH) with conveyors and a minimum of 3 bins.

Security cameras will be used by the library for both interior and exterior locations.

The library should be designed for visual control from the service desk on each floor. However, in keeping with current library trends, library staff should be roaming the floor plan to assist patrons.





Austin Public Library

Food Service

Catering Kitchen

The 4th floor/roof level of the Celina Government Center will feature an approximately 1,300 s.f. catering kitchen which will provide food and beverage service for group meetings, conferences and banquet events hosted in the meeting rooms and outdoor event space on that level.

Operations & Maintenance

The catering kitchen will need to be equipped to handle group events of various sizes and service types. These will likely range from buffet self-service style luncheons for smaller groups with tens of attendees, to larger full-service banquet events with hundreds in attendance. The largest anticipated event with full service will likely drive the design.

Since at large banquet events everyone usually eats at the same time, the greatest challenge is ensuring everyone gets their food hot and fresh within about a 10 minute window. While the kitchen prep and cookline functions will be similar to a typical full service restaurant, there must be additional space allocated for holding, staging and plating prepared foods.

The soiled dish area will need to be larger than a typical restaurant scullery or additional staging area for carts of soiled dishware should be provided because of the large volume of dirty dishes being collected and returned to the kitchen simultaneously as banquet attendees finish their meals.

Consideration should be given to the types of seating arrangements the event spaces can accommodate, and the types of furnishings necessary to do so. Storage for folding/stacking tables and chairs adequate to accommodate the largest anticipated event should be provided on the same level near the meeting spaces. This would likely include hundreds of folding or stacking chairs, and tens of tables. Eight or ten top round tables are fairly typical for banquet events, but there would likely be a need for rectangular tables for smaller events and/or to be utilized for buffet service at more casual events. An alternative would be to partner with an event rental company who could provide and set up furnishings and possibly dishware for events. However, with only a small service elevator and the event space on the roof, proper plan ahead would be crucial and extra time for setup would likely be needed.

Grease traps will provided as needed based on code requirements and final equipment configuration of each space.

Materials/Products

The Catering Kitchen will be pure function, and since it will likely not be visible to event attendees, the focus should be on cleanliness, durability and ease of maintenance.

Flooring

Quarry tile or epoxy in the food prep and service areas. Polished/stained concrete, tile, or perhaps VCT flooring in the storage and staging areas.

Walls

In food preparation areas walls should be FRP at a minimum, but stainless steel and/or tile might be more appropriate for long term durability. We recommend concrete curbs to min. 6" above finish floor in walls wet areas to prevent deterioration of wall framing over time.

Ceilings

In food prep area a vinyl faced ceiling tile in suspended 2'x2' or 2'x4' grid will be the minimum required to meet health code.

Critical Components

Refrigeration

The catering kitchen will require a walk-in cooler, and probably a walk-in freezer as well. However, if frozen items are limited, then reach-in freezers may be adequate. Cold storage for salads, desserts, etc. will need to be provided in the staging/plating area for serving.

Cooking equipment

For flexibility, we would recommend planning for an approximately 18'-20' cookline including at least one flat top griddle, multiple fryers, one or more 6-burner range with oven, a stock pot range, and two salamanders. Expo line would need to accommodate loading bulk food trays into warming/holding cabinets from which food would be pulled for plating when it's time to serve and deliver to tables.

Ventilation

The cooking equipment listed above will necessitate an exhaust system with fire rated duct work and make up air. Depending on arrangement of kitchen, this could be limited to one large hood, or multiple hoods may be necessary.

Mop Sink

Required by health department for cleaning.

3 compartment sink

Required by health department for cleaning. Must accommodate largest cooking vessel utilized. We would also recommend a high temp or chemical sanitizing ware washing machine to accommodate the large volume of dishware generated at a banquet event.

Hand sink(s)

Required in food prep areas, typically 1 within about 15'- 20' of all preparation areas.

Storage

The back of house area will need to accommodate storage of dry goods, cleaning products, service items, and as noted in narrative above, storage for tables and chairs as well as podiums, dance floors, raised platforms and similar event-related furnishings and equipment will be needed.

Waste Disposal

Much waste will be generated by large group events, and there should be a dedicated area to hold trash carts which will have to be hauled down the service elevator to the dumpsters. This area should be separately ventilated and it might be advisable to refrigerate it to minimize odors.



Deli

The new Celina Goverment Center will include an approximately 1,400 s.f. fast/casual counter service delicatessen on the ground floor. We expect this venue will serve largely as a grab and go breakfast and lunch venue primarily for building occupants. However, there will likely be some customers coming from neighboring properties, particularly City Hall.

There is potential to integrate a retail component for sundry items, like candy, gum, snacks, cold and headache medicines, magazines, etc., but whether retail is included will likely depend on the vendor who will be responsible for operating the deli. If such convenience amenities are desired then we encourage the city to discuss those desires with the prospective tenant operators prior to finalizing any lease or concession agreements.

Operations & Maintenance

Likely the most important operational decision regarding the deli is whether foods will be prepared on site which will require grease exhaust ventilation. The deli could limit the menu to cold items like sandwiches and salads, or sell only pre-packaged items prepared at an off-site commissary which would eliminate the need for any grease exhaust from the first floor.

If the Deli is to offer bacon and egg breakfasts, hamburgers hot off the grill, etc. then a grease exhaust hood will be required. There is presently a shaft in the design located above/adjacent to the Deli space which should accommodate the necessary grease exhaust and make-up air duct work for a cookline hood. Our understanding is this shaft is also intended to accommodate the outside air for the first 3 floors, so will just need to ensure the shaft is designed large enough to accommodate all the ductwork, pipes, etc. that will be necessary.

Given the s size of the Deli, it might be best to devote the space to food prep, retail, and sales counter/queue with minimal or no seating in the Deli space proper. Seating can be provided in the atrium area, and in the outdoor amenity spaces adjacent to the Deli. To inform customers and encourage use of the outdoor seating area direct access should be provided from the Deli to the outdoor space.

Materials/Products

The Deli space will likely be designed as "warm, dark, white box," with final layout, millwork, lighting and finish selections to made by vendor as part of their tenant finish out. However, we recommend economical, durable, easy to clean and maintain finishes to create the best value and appearance over time.

Flooring

Quarry tile or epoxy in the food prep and service areas. Polished/ stained concrete, tile, or perhaps LVT flooring in the customer areas.

Walls

In food preparation areas, walls should be FRP (fiber-reinforced -plastic) at a minimum, but stainless steel and/or tile might be more appropriate, especially if visible to customers. Walls in customer areas which are not protected by refrigeration or retail fixtures should have a durable wainscot such as laminate, wood, or tile to at least 32" A.F.F., perhaps 48". Above 48" Painted drywall or wall covering should be sufficient. We recommend concrete curbs to min 6" above finish floor in walls wet areas to prevent deterioration of wall framing over time.

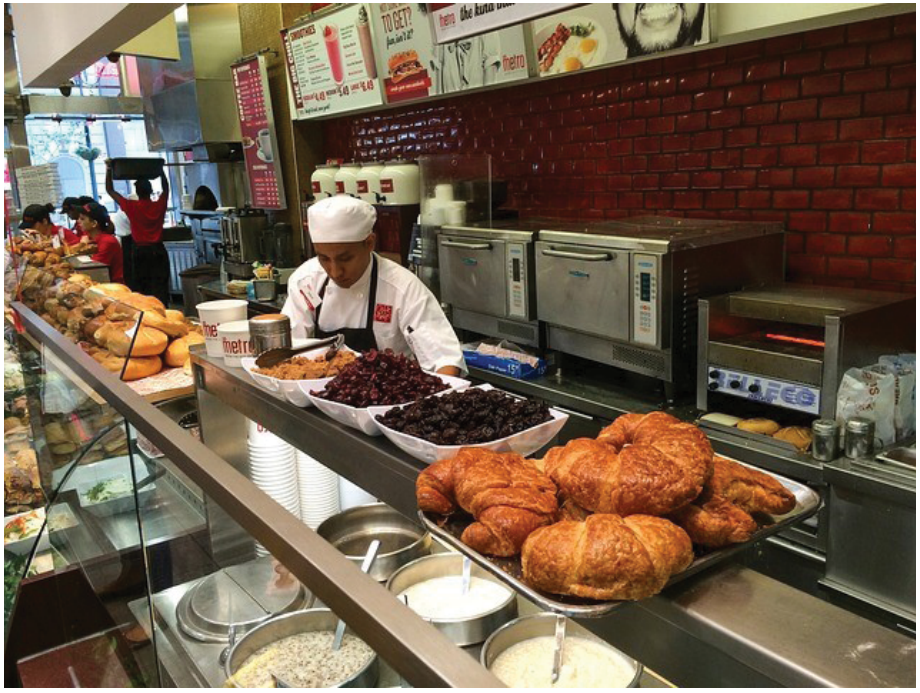
Ceilings

In food prep area a vinyl faced ceiling tile in suspended 2'x2' or 2'x4' grid will be the minimum required to meet health code. However, if visible to customers, an epoxy painted gyp board ceiling might be more desirable. In customer areas, ceilings

could be open to structure, or any finish material allowed by code and appropriate to the concept. We visualize some combination of open structure, gyp. bd. furr downs perhaps integrated above self-serve, reach-in refrigeration cases, and/or maybe some sort of decorative suspended "cloud" feature(s.)

Millwork

The customer sales/service counter should accommodate any necessary built-in equipment, and should be constructed of durable, easy to clean finishes. Counter tops should be stainless steel at minimum. Quartz would also be a good countertop option. Cabinets should be constructed of ¾" plywood with laminate interior and service side finishes. Customer side finish should be laminate or better as appropriate to the design concept.



Example deli counter (Photo: Pixabay)

Critical Components

Refrigeration

Deli will need to include customer area refrigerated cases for bottled beverages, prepackaged/prepared items requiring refrigeration. This might include a freezer case for ice cream treats and/or frozen items that can be warmed in a microwave either at the deli or in one's office break room.

Back of house refrigeration will also be needed for any food items prepared in the deli. Given the limited space, we would recommend limited to multi-door reach-in style refrigerators and/or freezers as appropriate to the menu.

Cooking equipment

Exact needs would be according to the operator's desired menu. However, a typical short order kitchen would include a flat top griddle and a fryer or two at the minimum, and most likely a 4 or 6-burner range with oven, and a refrigerated table for making sandwiches and/or salads.

Ventilation.

If the cooking equipment listed above is provided, then an exhaust system with fire rated duct work and make up air will be needed. If menu is limited to cold items or items prepared off site or in microwave only, then such ventilation would not be required.

Mop Sink

Required by health department for cleaning.

3 compartment sink

Required by health department for cleaning. Must accommodate largest cooking vessel utilized. We anticipate for this concept all service items will be disposable so need for ware washing should be limited to items uses in food and beverage preparation.

Hand sink(s)

Required in food prep areas, typically 1 within about 15'- 20' of all preparation areas.

Menu Board

This could be digital monitor, chalk board, printed graphic boards or any combination, but in a fast/casual venue such as this we strongly recommend a menu board over only paper and/or QR code/app menus

Queue

Space will need to be organized in such a way to allow patrons to order and make selections and perhaps step aside to wait on fresh food orders without creating congestion for customers who just want to buy a prepackaged sandwich and a soda and check out.

Storage

The back of house area will need to accommodate storage of disposable service items and dry goods used for food prep as well as any back stock of retail items.

Waste Disposal

The back of house area will generate waste in the prep process and should have an area to hold trash or be located close enough to dumpsters or common trash room to allow frequent disposal both at peak and off peak times.

POS System

The exact system will likely be determined by the operating vendor. Might consider a self-service checkout for grab and go items in addition to an attended POS for made to order. A staging area for call ahead or online orders would be advisable.



Potential cafe-style counter (Photo: pixabay)



Outdoor sidewalk seating example (Photo: pixabay)

Civil

Description

The following narrative describes anticipated Civil scope to be included in the Project.

It shall be noted that this narrative is based on the topo survey and SUE dated 05/31/2023. There may be additional changes or updates to the scope once the design has been completed.

Demolition Plan

- Relocation of existing water meter, fiber, telephone, +/- 700 LF of gas (consists of two separate gas lines), and +/-75 LF of electric lines
- Abandonment or removal of existing +/-315 LF of sanitary sewer, +/-150 LF of electric line, and +/-150 LF of communications line.
- Removal of existing paving, buildings, trees, and associated structures for proposed construction within project limits

Paving Plan

- Fire lane requirements for access to Government Center and parking garage to be developed during subsequent design phases per City requirements
- Access drives to be coordinated during subsequent design phases per City and TxDOT requirements
- Pedestrian Paving: (Ref Landscape)

Utility Plan

- Domestic and Fire services to proposed building and garage: Per City of Celina Standards
- Fire hydrant assemblies
- Connection to water main for services or relocation
- Connection to existing sewer stub provided for service of new building: To be confirmed with the City of Celina
- Sanitary service for proposed building: Per City of Celina standards
- Relocation of and connection to +/- 1300 LF gas line (consists of two separate gas lines): per City of Celina standards
- Installation of conduit for fiber/telephone service to proposed building
- Installation of conduit for electric service from existing overhead to proposed building

Storm Plan

- Inlets for fire lane/alley
- Roof drain connections for building and garage
- Parking garage drainage connections
- Connection to existing infrastructure
- Storm design: Per City of Celina standards
- Drainage design: Per City of Celina standards

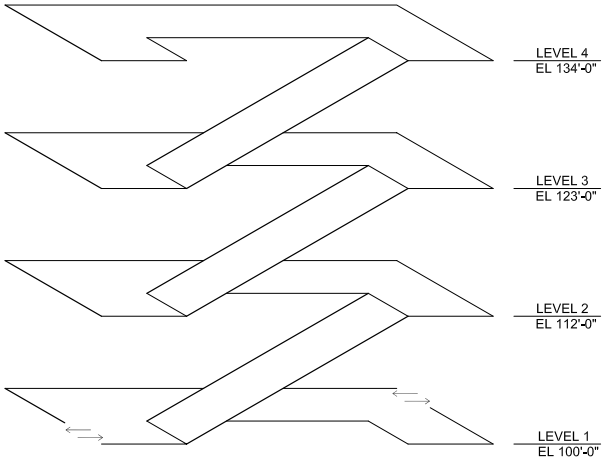
Grading Plan

Detailed grading to be provided outside of proposed buildings

- Pedestrian paving (Ref Landscape)
- Alley between garage & Gov't center

The below plans and diagrams illustrate an initial conceptual approach for the garage. Note that the exact configuration of entries and integration with the surrounding streets will be further developed and coordinated in future design phases. Additionally, other potential space requirements (such as generator sizing, event storage or expanded lobby amenities) may impact the total parking space capacity.

See Architectural narrative on p.29 for additional information.

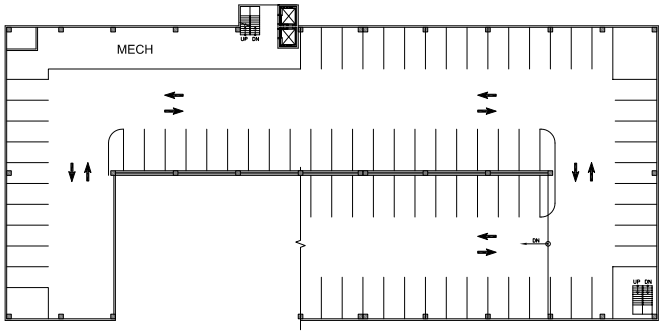


PARKING ISOMETRIC

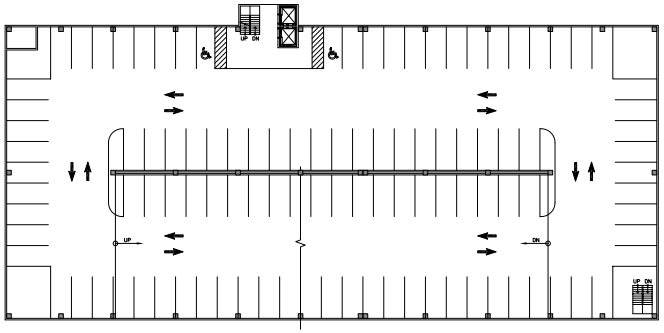
PARKING SPACE TABULATION CHART

LEVEL	STANDARD	COMPACT	ADA	VAN ADA	TOTAL	SQ. FT.
1	77	-	2	2	81	-
2	105	-	2	-	107	-
3	105	-	2	-	107	-
4	80	-	-	-	80	-
TOTAL	367	-	6	2	375	-

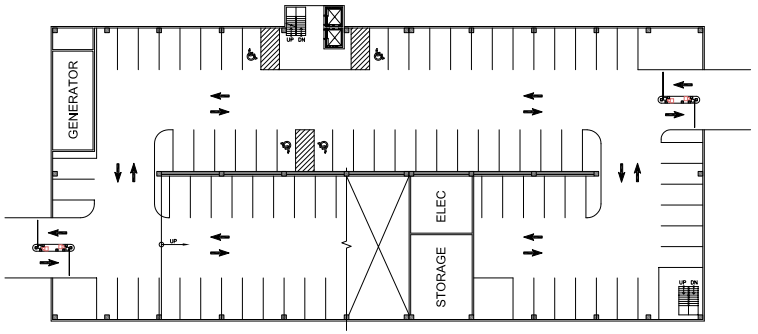
PARKING EFFICIENCY = XXX SF/CAR



LEVEL 4



LEVELS 2-3



LEVEL 1

Conceptual garage plans

Landscape Architecture

Description

The following narrative describes anticipated Landscape and site improvement scope to be included in the Project.

In the City of Celina, Life is Connected. The proposed Government Center looks to embody this quality in every facet. Through functional, thoughtful, and flexible design, this building will be the latest jewel in the thriving downtown area known as The Square. As the fastest growing City in North Texas, this addition aims to provide an iconic place that will serve as the cornerstone to not only the local government, but most importantly the community.

People are initially greeted with a lush streetscape as they enter the site. Large shade trees line the streets, framing the walkways and sheltering pedestrians from the Texas sun and moving vehicles. The Government Center building faces a spacious City Park complete with various recreational spaces open to the public. Informal areas of bistro tables and bench seating are sprinkled through the site for people to gather. The rich combination of hardscape, softscape and site furnishing aims to create a comfortable environment that evokes a sense of place and well-being. Connecting the community of friends, families, and neighbors together on this foundational level will revitalize the zone and infuse it with local charm that is characteristic of Celina.

Overall, the elements of this design are timeless. The use of local materials and conservative building and maintenance practices demonstrates the City's commitment to future generations. The functionality of the site in combination with the innovative sustainability components will cement the building's effortless sense of style. Regardless of if you are a first-time visitor, or a daily employee, people can experience the building equally in terms of easy navigation and people-centric areas that prioritize health and well-being. The rooftop deck is the best example of this. Relaxing and stimulating, the medley of fresh food and fresh air are sure to be a combination that delights. The repetition of planting and hardscape will bridge the upper and lower portions of the building, uniting them and accentuating the story of Celina. The story that life is better connected.

The streetscape will be integrated with the ongoing work on Colorado and Pecan, and is meant to be flexible to accommodate the pedestrian traffic at all times and during a multitude of events. Traditional design fitting within the context of downtown is anticipated to have a contemporary twist with materials that are not only durable but striking as well as complimentary of the architecture. The terrace is anticipated to be an area where people will gather for lunch, programmed events or even the quick phone call. The programming of the space is intended to accommodate larger groups while also providing smaller, more intimate areas for just a few people to comfortably meet. In order to accomplish this, a mixture of paving materials such as synthetic decking, pavers and areas of synthetic lawn would be complimented with built-in seating elements as well as movable furnishings allow the space to be more organic in nature and provide ultimate flexibility.

Materials/Products

Paving (On-Grade)

- Pedestrian Paving:
  - 15% Architectural Paver (Hanover/ Wausau)
  - 35% Standard concrete paver (Pavestone/ Street paver)
  - 50% Ground face/ integral color concrete
- Parking lot: Standard concrete
- Custom metal Firelane delineator insert in streets (TYP)

as opposed to standard painted striping. Assume standard spacing.

Paving (On-Structure)

- Pedestrian Paving:
  - 15% Architectural Paver (Hanover/ Wausau)
  - 35% Standard concrete paver (Pavestone/ Street paver)
  - 50% Ground face/ integral color concrete
- Pedestal System
  - Assume Bison pedestals for all loose pavers on-structure
  - Topping slab sloped to drain
- Synthetic Turf
  - ForeverLawn: Bermuda Blast, on concrete sub-slab with surface drainage

Plant Material

- Canopy Trees:
  - Front of Building: Minimum spec is 8"-10" caliper, 8' clear height, 18-22'HT x 12-16'SPR, Grade A, min 144sf planting area (see below for structural soil spec) at 36" depth w/ sub-drainage
  - Remaining site perimeter: Minimum spec is 3"-4" caliper, 6' clear height, 14-16'HT x 8-10'SPR, Grade A, min 144sf planting area (see below for structural soil spec) at 36" depth w/ sub-drainage
- Ornamental Trees: Minimum spec 3"-4" caliper, 6' clear height, 14-16'HT x 8-12' SPR, Grade A, min 100sf planting area (see below for structural soil spec) at 36" depth w/ sub-drainage
- Shrubs/ Grasses: 30% - 1gal, 40% - 3gal, 30% -5gal
- Groundcover: 60% - 1gal, 40% - 3gal material
- Sod: Complete and disease free, species as coordinated with the City

Landscape Drainage

- Brick-Slot drains in large paving areas
- Atrium drains in all planting areas
- Planting areas shall include manifold perf-pipe system
- Area drains in concrete to be anodized black brass drain covers

Soil

- Native Topsoil w/ proganics additive (TYP) full depth of planter areas
- Structural soil under paving: Silva Cell technology – Minimum 144sf of planting zone at canopy trees, anything outside of the typical planter to receive Silva Cell. Minimum depth at tree wells to be 36".
- Lightweight soil to be used in planters on the terrace

Mulch

- 50% Hardwood Mulch – 3" Depth (TYP)
- 50% Aggregate Mulch – 3" Depth (TYP)
  - (Cactus Canyon/ DFW Stone)

Irrigation

- Control System: Rain Bird ESP-LXIVM with IQ4 Central w/ cellular. Use Pro version for over 55 zones. Grounding

every 15 valves or 500ft. (Or City preferred equivalent.)

- Turf and Seed Areas (15' Maximum):
  - Hunter PROSPRAY PRS30-CV-R Series with U-Series/ HEVANs (4in Pop Height on turf, 12in Pop Height on taller seeded grasses)
  - Hunter PROSPRAY PRS40-CV-R with MP Rotator SR Series (4in pop-up height on turf, 12in pop-up height on taller seeded grasses)
- Shrub Areas
  - Netafim Techline TLHCVXR-RW Buried or On-Grade Under Mulch Applications .33gph
  - 12" emitter spacing, 12" row spacing
- Trees in Turf Areas
  - Netafim Techline TLHCVXR-RW .33gph. Dripline configured in concentric rings, with a minimum of 3 rings for up to 36-inch rootball diameter trees. Include at least 1 ring over rootball and 1 ring outside of rootball. This assumes trees in turf will have mulch and that dripline will be installed on-grade, under mulch. Trees in turf to be on their own zone.
- Trees in Planter Bed Areas
  - Netafim Techline TLHCVXR-RW .33gph. Dripline configured in concentric rings, with a minimum of 3 rings for up to 36-inch rootball diamters. Include at least 1 ring over rootball and 1 ring outside of rootball. Dripline to be installed on-grade, under mulch. Trees on separate zone from other plant material.
- Remote Control Valves: Rain Bird PESBIVM-R (1", 1.5", 2"). PR
- Drip Control Valve Assemblies: Rainbird IVM-V-XCZ-100-PRBR Drip Control Zone Kit
- Quick Coupler Valve: Rain Bird 44NP 1"
- Master Valves
  - Rain Bird PESBIVM-R (1"-2")
  - Rain Bird BPESIVM (3")
- Flow Sensor: FloMec QS Series Ultrasonic with IVM-SD sensor decoder
- All equipment models to include Purple Non-Potable Indicators as an assumption that non-potable irrigation may be available at a later date

Walls/ Edging

- Planter areas:
  - 30% flush planter @ grade
  - 40% 12" curb/ wall: Leuders veneer
  - 15% 18" Seat wall (Design Integrated skate-stops): Leuders Veneer
  - 15% 18" Seat wall with integrated bench (Design Integrated skate-stops): Bench 50% Engineered Wood & 50% powder coated aluminum

Utility/ Service Yard Screening

6' powder coated metal frame with metal/ engineered wood inserts

Site Furnishings

- Benches: Assume (3) benches every 150lf of sidewalk
  - 25% Leuders Stone Block (Sawn/ Honed all sides)
  - 10% Cut/ sanded cypress block

- 65% Standard bench Vestre/ Landscape Forms/ Forms & Surfaces

- Trash Receptacles: (Vestre/ Landscape Forms/ Forms & Surfaces)
- Ash Urns: Vestre/ Landscape Forms/ Forms & Surfaces
- Bike Racks: Vestre/ Landscape Forms/ Forms & Surfaces
- Planter Pots (On-Grade), 40 pots w/ automatic irrigation
  - 10% - 24" HT x 60" SPR (Form & Fiber)
  - 60% - 24" HT x 36" SPR (Form & Fiber)
  - 30% - 36" HT x 24" SPR (Form & Fiber)
- Planter Pots (On-Grade), 20 pots w/ automatic irrigation
  - 10% - 24" HT x 60" SPR (Form & Fiber)
  - 60% - 24" HT x 36" SPR (Form & Fiber)
  - 30% - 36" HT x 24" SPR (Form & Fiber)
- Hanging Baskets
  - Average size – 18"HT x 24" SPR
  - Assume (2) @ every Street Light w/ automatic irrigation
- Pet waste stations: Vestre/ Landscape Forms/ Forms & Surfaces
- Bollards: Vestre/ Landscape Forms/ Forms & Surfaces
- Handrails: All handrails to be 316 stainless with integrated lighting
- Audio: Integrated into planters/ benches/ amenities
- Café Seating/ Umbrellas: Vestre/ Landscape Forms/ Forms & Surfaces
- Wayfinding Marquis/ Kiosk: (Vestre/ Landscape Forms/ Forms & Surfaces)
- Tree Grates: Neenah Foundry 8712 – 60" Square, Powdercoated finish
- Detectable Warning: Neenah Foundry 4984, Powdercoated finish
- Water meter/ Manhole Covers: Custom Fields West Logo, Powdercoated finish
- Curb/ Drainage Inlets: Neenah Foundry, Powdercoated finish

Lighting/ Electrical

- Lit Bollards: (Bega Lighting/ Landscape Forms)
- Festoon Lights:
  - On amenity terrace (BK/ Bega Lighting)
  - Strung between building and parking garage
- Landscape Lighting
  - Tree Uplights (Bega Fixture) – (2 per tree)
  - Tree Moonlighting (Bega Fixture) – (3 per large canopy tree)
- Step Lighting (Bega Fixture)
- Linear LED lighting @ Walls/ Benches
  - Assume 20% of walls receive cove linear strip at base @ building side
- Convenience Outlets throughout for holiday/ event lighting
  - @ Poles/ Bollards/ Posts/ Planters/ Paving/ etc.

Art/ Decorative Elements

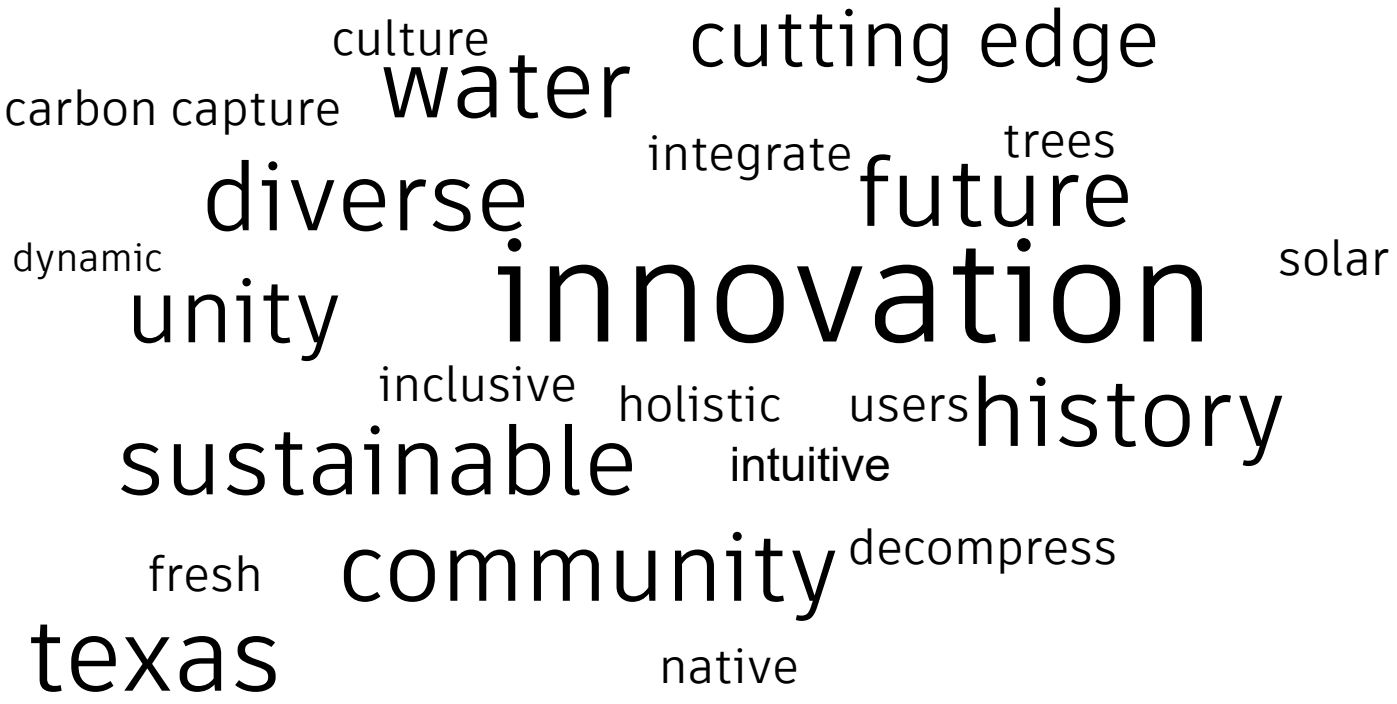
Allow budget for acquired/ custom art design of (1) Art element

Additional Assumptions:

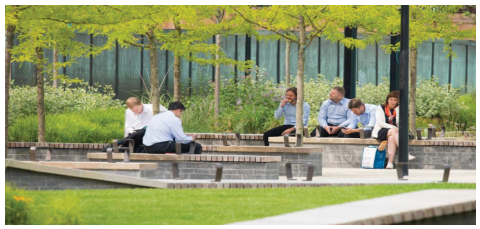
- All landscape lighting to be 3000K
- Lighting controls assumed to have remote capabilities
- All pavers to have polymeric sand swept joints
- All control/ expansion joints in concrete to be tooled joints
- Wayfinding signage/ elements have not been contemplated but assume they will be included and a budget set aside, etc



Austin Public Library Roof deck



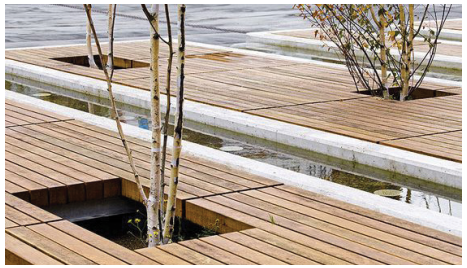
CONCEPT + INSPIRATION IMAGERY



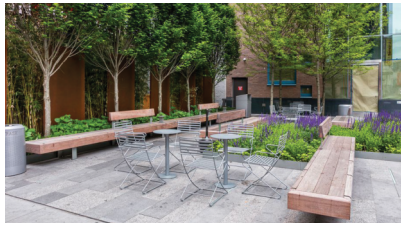















GOVERNMENT CENTER BUILDING | CELINA, TEXAS
JULY 24, 2023

PLANT PALETTE


BUR OAK


SHUMARD RED OAK

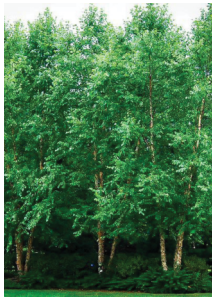

CHINKAPIN OAK


POND CYPRESS


CADDO SUGAR MAPLE


CEDAR ELM

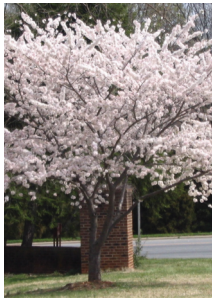

LIVE OAK

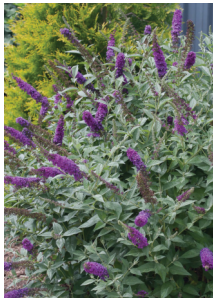

RIVER BIRCH


VITEX


EASTERN REDBUD


DESERT WILLOW


MEXICAN PLUM


BUTTERFLY BUSH

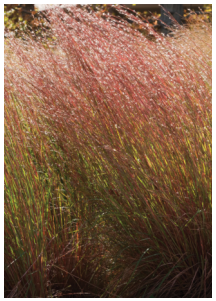

TEXAS SAGE


RUSSIAN SAGE


TURK'S CAP


SAND LOVEGRASS


SWITCHGRASS


LITTLE BLUESTEM


INDIAN GRASS


BLACK EYED SUSAN


PURPLE CONEFLOWER


INDIAN BLANKET

GOVERNMENT CENTER BUILDING | CELINA, TEXAS

JULY 24, 2023

Preliminary Site Diagram

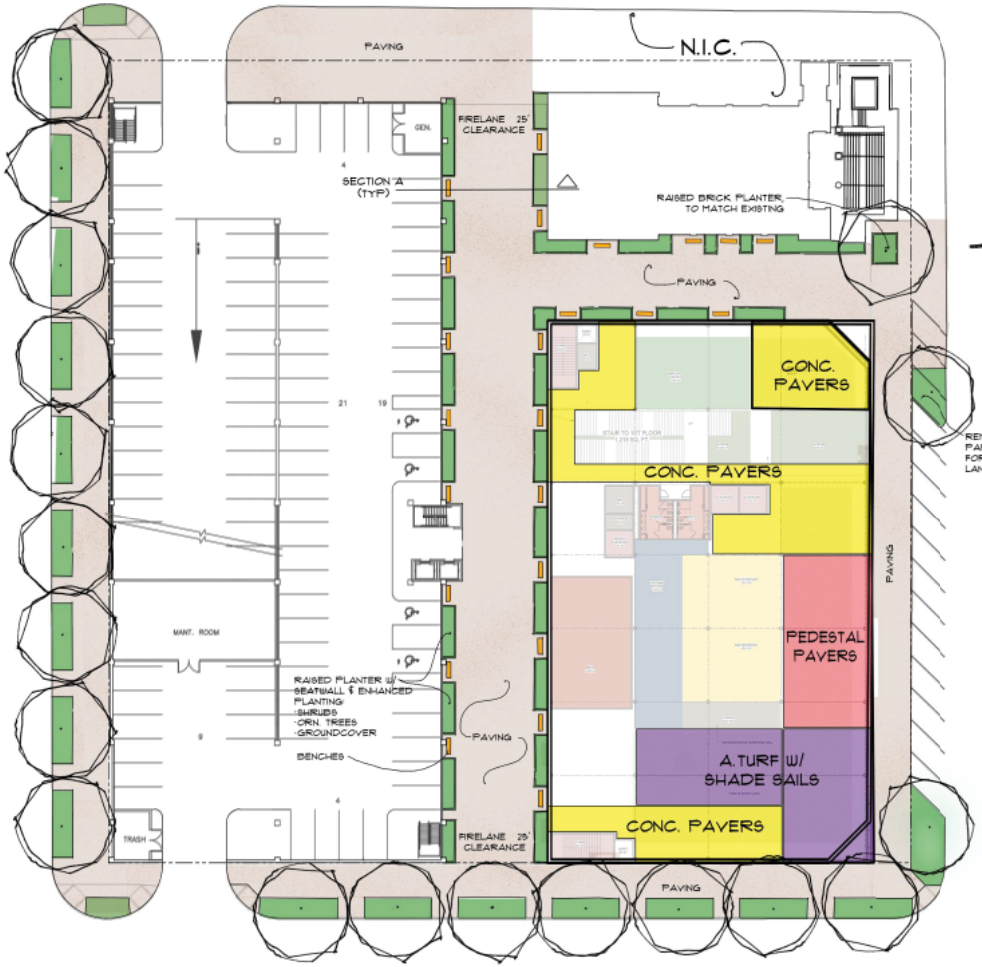
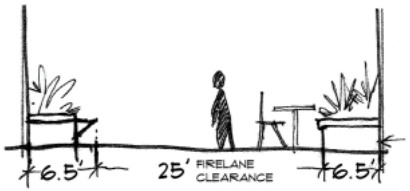
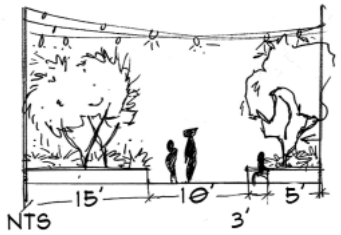


EXHIBIT A



COLORADO ST.
SECTION A: FIRELANE (NTS)



NTS

COLORADO ST.
SECTION B: NO FIRELANE (NTS)

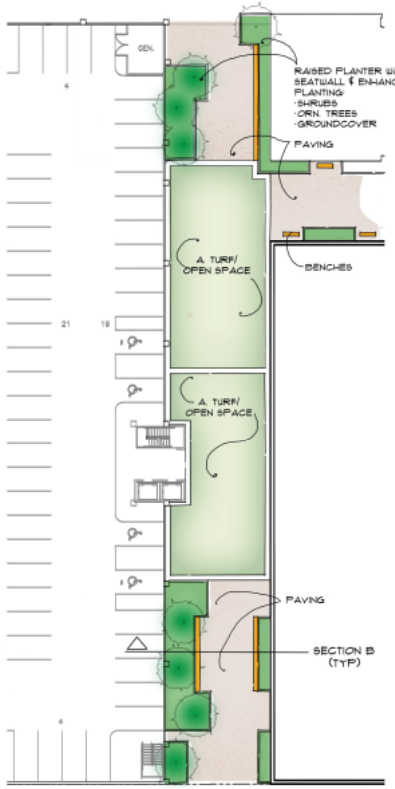
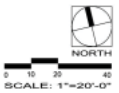


EXHIBIT B



Structural System

Description

The proposed project includes a five (5) level administrative office structure and a four (4) level parking garage structure. The office building includes one (1) level of below grade structure. The below grade level and first elevated level will serve as library space, the second and third elevated levels will serve as administrative office space, and the fourth elevated level roof deck will serve as restaurant, mechanical, and terrace space at initial occupancy. However, it is planned for all levels to house library functions in the future, so the entire building is designed to support book stacks on all floors. The proposed building structure grid will generally have 27.5-ft by 27.5-ft bays, with seven (7) bays along the plan north to south direction and four (4) bays along the plan east to west direction. The overall building plan dimensions are approximately 200'x120'.

The parking garage structure provides 375 parking spaces over four (4) 35,900 square-foot levels. The proposed grid will have two wide 62-ft bays with column spacings at 27-ft center-to-center for interior bays and 22.5-ft center-to-center for exterior bays. The overall parking garage plan dimensions are approximately 300'x125'. Refer to the Civil Narrative for preliminary garage plans.

Materials/Products

Government Center Building

- Building Type: Cast-in-place concrete ordinary moment frame
- Foundations: 4,000 psi concrete
    - Note – all foundation sizes are assumed pending forthcoming geotechnical engineering report
    - 60" diameter drilled piers with pile caps at each column/pilaster
    - 36" drilled piers along perimeter basement walls at 30-ft on center maximum spacing
    - Piers to be 80' deep (from grade); final depth and diameters to be confirmed based on final geotech report.
    - 12" thick 150 PCY GR60 reinforced concrete basement walls around perimeter
    - 36"x36" concrete pilasters in basement level below each perimeter timber column
    - Basement perimeter to have foundation drain encased in free-draining stone and wrapped in filter fabric connected to storm system
    - Assume 12" thick concrete basement perimeter wall.
- Below grade slab-on-grade: 3,000 psi concrete
    - 6" thick mild reinforced concrete
    - Saw-cut control joints at 15-ft on center maximum spacing
    - 10-mil vapor barrier beneath occupied/conditioned areas
    - Subgrade prepared per the forthcoming geotechnical report
    - 12" thickened slab edge around perimeter
    - Isolation joints at all columns/pilasters
- Elevated structure: Post-tensioned skip joist ordinary moment frame
    - 5000 psi concrete
    - 30"x30" concrete columns, spacing as indicated on preliminary blocking plans (27'-6" column spacing)
    - 14"w x 21"d joists and 48"w x 21"d girders and lateral beams.
    - 5" slab

- Provide allowance for additional Mass Timber framing around the atrium and monumental stairs. Additional framing may be integrated into the concrete frame as a hybrid system, or may be standalone gravity system connected laterally to the concrete frame.

- Roof top programming
  - Note – This scope includes structure for rooftop enclosed spaces, such as MEP rooms, Catering Kitchen, and Multipurpose Rooms
  - W24 steel columns and beams.
    - Max beam spacing = 15'-0".
    - Max Column Spacing = 30'-0"
  - (27'-6" column spacing preffered for library)
  - 3 inch, 18 gauge galvanized metal roof deck
  - Provide allowance for additional concrete framing below to support steel structure

Parking Structure

- Building Type: Cast-In-Place Post-Tensioned Concrete
- Foundations: 4,000 psi concrete
  - Note – all foundation sizes are assumed pending forthcoming geotechnical engineering report
  - 42" diameter drilled piers with pile caps at each column
- Slab-on-grade: 3,000 psi concrete
  - 6" thick mild reinforced concrete
  - Saw-cut control joints at 15-ft on center maximum spacing
  - Subgrade prepared per the forthcoming geotechnical report
  - 16"w x 36"d grade beam along slab edges
  - Isolation joints at all columns
- Elevated structure: 5,000 psi concrete
  - 30"x30" columns with 400 pcy GR60 reinforcement
  - 8.5" post-tensioned slab with 5.0 psf GR60 reinforcement and effective force of 20 k/ft for 270ksi post-tensioning tendons
  - 20"w x 32" d girders with 7.5 psf GR60 reinforcement and effective force of 750 kips for 270ksi post-tensioning tendons
  - 28"w x 34"d transfer girder with 10 psf GR60 reinforcement and effective force of 1000 kips for 270ksi post-tensioning tendons at each end bay
- Cast-in-place 8" thick barrier walls around the perimeter on every level, supporting laid brick for the façade.
- Expansion joint and double column line, oriented in the in the building's short direction, at the midpoint of the building.
- Cast-in-place stairs.
- Heavy duty deck coating over occupied/conditioned spaces.

MISCELLANEOUS MATERIALS

Rebar: ASTM A615, Grade 60 typical. ASTM A706 Grade 60 if welding required. Welded Wire Fabric may be used in slab on grade and topping slab construction, ASTM A185.

CMU: 8-inch single-wythe 1,500 psi CMU walls reinforced with #5 at 16" on center. Reinforced cells grouted with 3,000 psi grout conforming to ASTM C476. Type S mortar conforming to ASTM C270.

Structural Steel: miscellaneous structural backup steel as required for architectural façade support system. Provide the following allowance for structural steel material, detailing, fabrication, and

erection:

- Amenity areas, canopies, monumental stair – 25 PSF
- Operable partition wall and elevator guiderail support – 50 PLF
- Façade support – 10 PSF

Structural steelW-shapes shall conform to ASTM A-992. Structural steel channels, angles, and others shall conform to ASTM A-36. Structural steel cold-formed hollow tubes shall conform to ASTM A-500, Grade B. Structural bolts, nuts, and washers shall conform to ASTM A-325. Structural welds shall be E70XX and comply with AWS D1 documents for welding procedure specifications, tolerances, appearances, and quality of welds.

Elevator Support: Provide structural members required by the elevator, including spreader beam, hoist beam, guiderail support columns, lifeline frame, counterweight guides, pit ladder and sump grate. Fabrications to be hot-dip galvanized.

Performance

Expected loads are summarized below per the International Building Code, 2021 Edition with City of Celina Amendments.

STRUCTURE DEAD LOADS

- Office – Self-weight of concrete columns, beams, and girders
- Office – Self-weight of concrete basement walls and topping slabs
- Parking – Self-weight of concrete slab, girders, and columns

SUPERIMPOSED DEAD LOADS

- Exterior Cladding – Assume 75 psf for stone and/or brick façade assembly
- Office – 20 psf for walls, stairs, finishes, and MEP
- Office – Roof 20 psf + localized increases for items such as trees or large planters
- Office- Roof 35 psf for pedestal pavers
- Parking – 5 psf for MEP

FLOOR AND ROOF LIVE LOADS

- Office – Incubator/Restaurant – 100 psf
- Office – Library/Mechanical – 150 psf
- Office Roof – 20 psf
- Parking – 40 psf

SNOW LOADS

- Ground snow load – 5 psf

WIND LOADS

- ASCE 7-16, Basic Wind Speed: 105 mph
- Occupancy Category: II
- Exposure Category: C

- Building Enclosure: Enclosed

SIESMIC LOADS

- Ss = 0.13, S1 = 0.06
- Seismic Site Class: Assume D pending forthcoming geotechnical engineering report
- Occupancy Category: II
- Seismic Design Category: B

SERVICEABILITY

The structural members will be designed for strength and the following gravity load serviceability parameters:

- Live Load deflection: L/360
- Dead + Live Load (long-term) deflection: L/240

The design of mass timber panels for typical floor applications may be controlled by limiting the floor vibrations perceived by occupants to acceptable levels. Acceptable vibration limits will be based on recommendations provided in The U.S. Edition of the CLT Handbook.

Alternates

A precast concrete frame may be considered for alternate selection for the parking garage's structural framing system. The structure would consist of the same slab on grade, foundations, and expansion joint noted in the base building frame description above, with the additional of pier-caps under precast shear walls and lite walls. The frame above foundations will consist of precast columns with corbels around the building perimeter, four (4) precast shear walls oriented in the building's short direction, and two (2) precast lite walls with corbels along the interior space between bays oriented in the building's long direction. Precast double tees will span the long direction with a 3" topping slab on the double tees to provide the structural diaphragm for the lateral force resisting system.

Pros/Cons

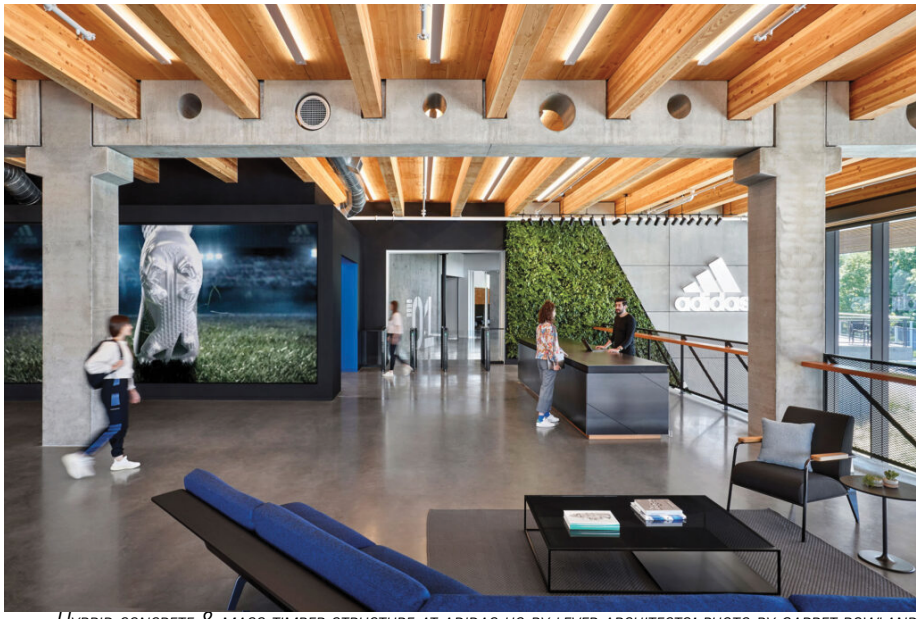
PRECAST CONCRETE GARAGE

PROS

- Reduced formwork and shoring cost
- Typically shorter erection time

CONS

- Increased transportation cost for material delivery
- More lead time required for material fabrication
- Increased long-term maintenance



Hybrid concrete & mass timber structure at adidas HQ by Lever Architects; photo by Garret Rowland

Heating, Ventilating & Air Conditioning (HVAC)

The work shall comply with the following codes and standards:

- BUILDING CODE - 2021 IBC WITH CITY OF CELINA AMENDMENTS
- MECHANICAL CODE - 2021 IMC WITH CITY OF CELINA AMENDMENTS
- ENERGY CODE – 2021 IECC WITH CITY OF CELINA AMENDMENTS
- ASHRAE STANDARD 55-2010 - THERMAL ENVIRONMENTAL CONDITIONS FOR HUMAN OCCUPANCY
- ASHRAE STANDARD 62.1-2010 - VENTILATION FOR ACCEPTABLE INDOOR AIR QUALITY
- 2020 ICC-500

SCOPE

DBR proposes the following HVAC systems be considered. The proposed systems will provide adequate zoning and flexibility for a variety of spaces and considers the project budget, maintenance costs and utility costs.

DESIGN CONDITIONS:

Occupied Space:

1. Summer: 73°F
2. Winter: 70°F

Non-Occupied Equipment Rooms:

1. Maximum: 85°F
2. Minimum: 60°F

Outdoor Conditions:

1. Summer: 98.7°F DB, 75.0°F WB
2. Winter: 20.9°F DB

Lighting:

1. Office Areas: 1.0 Watts/SF of Full Floor Usable Area (100% Assigned to Space Loads)
2. Main Floor Public Lobby: 2.0 Watts/SF (100% to Space)
3. See Library Narrative for library lighting requirements.

Receptacles/Equipment:

Office and Common Areas: 2.0 Watts/SF of Tenant Full Floor Usable Area; plan all panels to support future transition to full library use.

Occupancy:

1. 1 Person/200 SF in Office spaces
2. 1 Person/20 SF in Conference rooms
3. 1 Person/100 SF in Library spaces
4. 1 Person/50 SF in Kitchens
5. 1 Person/65 SF in Retail areas
6. 1 Person/15 SF in Dining rooms

Air Load Loss Factors:

SYSTEMS	COOLING (%)	HEATING (%)
Duct Heat Gain	---	---
Duct Leakage	5	5

Contingency	5	5
Heating System		
"Warm-Up" Factor	---	5

Outside Air Quantity:

Based on ASHRAE Standard, 62.1-2010, Ventilation Rate Procedure:

SPACE TYPE	PEOPLE RATE	AREA RATE
Offices	5 CFM/PERSON	0.06 CFM/SF
Conference Room	5 CFM/PERSON	0.06 CFM/SF
Libraries	5 CFM/PERSON	0.12 CFM/SF
Kitchens	7.5CFM/PERSON	0.12 CFM/SF
Equipment Rooms	N/A	0.06 CFM/SF
Retail	7.5 CFM/PERSON	0.12 CFM/SF
Corridors	N/A	0.06CFM/SF
Dining Rooms	7.5 CFM/PERSON	0.18CFM/SF

- Outside air shall be filtered utilizing MERV 13 efficiency filters.
- Outside air to the office levels is mixed with return air and cooled to 55°.

Minimum Air Volume/SF:

0.65 CFM/SF in the occupiable tenant space.

Minimum Ventilation Requirements: The minimum ventilation requirements will be provided with mechanical ventilation subject to 2021 IMC.

Occupancy: Occupancy for the project will be determined by the occupant densities listed in ASHRAE 62.1-2022 for the most applicable categories unless otherwise directed by the Owner.

Temperature Setbacks: During unoccupied hours the Building Management System (BMS) will allow the building to drift to setback temperatures of 82°F summer (adj.) and 65°F winter (adj). If any building temperature sensor exceeds the summer setback temperature or drops below the winter setback temperature, the HVAC system will operate in occupied mode until the space is satisfied.

Energy Efficiency: The building will be constructed subject to compliance with the 2021 International Energy Conservation Code for minimum energy efficiency compliance.

Chilled water supply: The chilled water system will be supplied by an air-cooled chiller located on the gar-age roof level and designed for a 14° ΔT. Chilled water shall be routed to the building below grade and enter at the basement level to be distributed to the building air towers and fan coil units. Pumps shall be 100% redundant.

HVAC SYSTEMS – OVERVIEW:

The building will be conditioned with chilled water for cooling and electric heat for heating. All outside air will be pretreated. Energy recovery will be used to recovery energy from the general building exhaust and relief. Outside air shall be provided by DOAS units at the roof level with energy recovery.

HVAC SYSTEMS – OFFICE SPACE:

Variable air volume underfloor-air handling units with variable frequency drives (VFD) for load control. Fan powered perimeter electric trench heaters will be utilized. Air towers and air devices by Air Fixture or approved substitute.

HVAC SYSTEMS – LOBBY/COMMON SPACES:

Variable air volume underfloor-air handling units with variable frequency drives (VFD) for load control. Fan powered perimeter electric trench heaters will be utilized. Air towers and air devices by Air Fixture or approved substitute.

HVAC SYSTEMS – RETAIL TENANTS:

Chilled water fan coil units with electric heat shall be provided for the retail spaces.

HVAC SYSTEMS – SHELL SPACES:

Basement storage areas are to be provided with heating and cooling systems consistent with the rest of the building as described below.

AIR HANDLING SYSTEMS:

Base Bid System, Underfloor Air Distribution (UFAD), is considered to be at worst cost neutral when compared to traditional overhead installation when factoring in total cost. The cost includes the cost of the raised access floor and is largely offset by the elimination of ductwork, labor, ceilings, and reduced floor to floor height on the building. UFAD offers greater flexibility in the future, greater indoor air quality, and greater infection control in a pandemic type situation with the the airflow design.

The office tower/library shall be provided with underfloor-air handling units installed at each level (3 per level). The unit shall have a mixing section, filter bank with side access filters, chilled water coil, supply fan, and return air by-pass. A two-way modulating chilled water valves shall be provided at each cooling coil section. Variable Frequency Drives (VFDs) installed shall be provided with each air handling unit to modulate the speed of the supply air fan.

Casing panels shall be 2" double-wall construction with thermal break. Thermal break shall be between interior and exterior liner of the panel assembly, and between the panel and casing framework. Casing will be provided with minimum thermal resistance (R-value) of 13 hr-ft2-°F/BTU. Exposed insulation is not acceptable. Casing panel insulation shall either be constructed with injected polyurethane foam or 4" Fiberglass. All exterior and interior casing panels (roof, wall, access door) shall be made of galvanized steel. Panel assembly shall meet UL standard 1995 for fire safety. Panel insulation shall comply with the requirements of NFPA 90A. Insulation system provided shall be resistant to mold growth in accordance with a standardized test method such as UL 181 or ASTM C 1338. Solid lined double-walled panels insulated with injected foam shall be hermetically sealed at each corner and around their entire perimeter to eliminate airflow through the panel and to eliminate microbial growth potential within the casing wall.

Unit shall conform to ASHRAE Standard 111 Class 6 for casing leakage no more than 1% of design airflow at 1.25 times design static pressure up to a maximum of +2 inches w.g. in positive pressure sections and-2 inches w.g. in negative pressure sections down to a minimum of 50 CFM measurable leakage or 5,000 de-sign CFM.

Units shall be provided with filter segments consisting of filters and frames as scheduled. Class 2 or Class 1 filter media shall be provided per U.L. 900 and as required by local codes.

Coils shall be provided with performance certified in accordance with AHRI Standard 410 for coil capacity and pressure drop, wherever applicable. Coils circuits shall be designed such that the fluid velocity is within the range of certified rating conditions at design flow. Cooling coils shall be provided with a maximum face velocity as scheduled but shall not exceed 475 FPM. Face velocity calculations shall be based on the finned area of the coil. Coils shall be built in their own full perimeter frame. Tube sheets on each end shall have fully drawn collars to support and

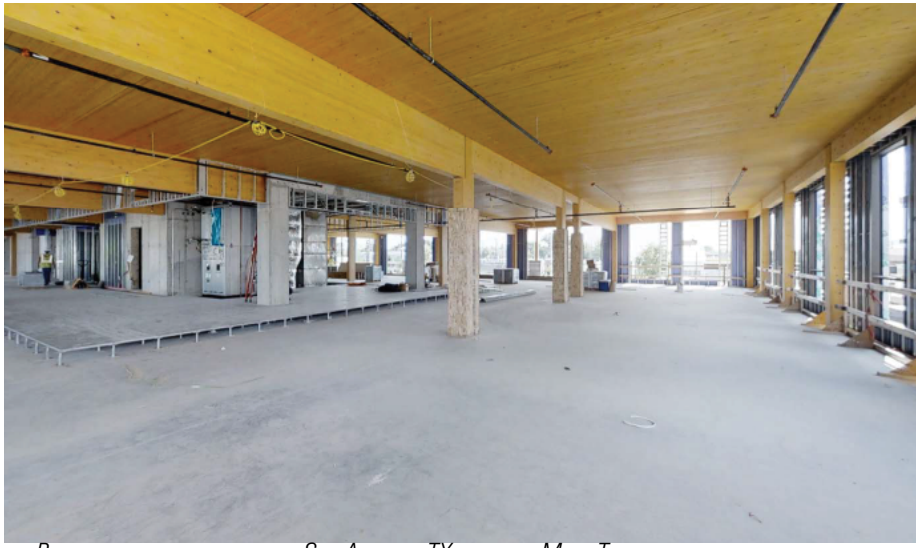
protect tubes. Horizontal coil casing and support members shall al-low moisture to drain. Casing and support members shall not block finned area. Individual coils shall be re-movable. Water and glycol coils shall be operable at 325 psig working pressure and up to 250 deg F. Factory test water and glycol coils with 325 psig compressed air under water. Water coils shall conform to Sub-section 12.3, "Water-Containing Parts," of UL-207, "Standard for Safety: Refrigerant – Containing Components and Accessories, Nonelectrical." Water, glycol and DX coils shall be provided with a tube OD of 1/2" or 5/8". Mechanically expand tubes shall form fin bond and provide burnished, work-hardened interior surface. Water, glycol and steam coil headers shall be made of seamless copper or brass tubing. Pipe connections shall be steel or red brass. Header connections (tubes and piping connections) shall be silver-brazed or TIG welded. Continuous aluminum or copper fins shall be provided for coils with die-formed fins. Fins shall have fully drawn collars to accurately space fins and protect tubes. Fins shall be 0.008" thick.

Alternate system traditional overhead ductwork with centralized chilled water air handling units, vav boxes (electric reheat) for zone control, and either ceilings to hide the overhead ductwork or exposed and painted spiral ductwork. This option is estimated to be cost neutral or slightly higher when all impacted costs are weighed.

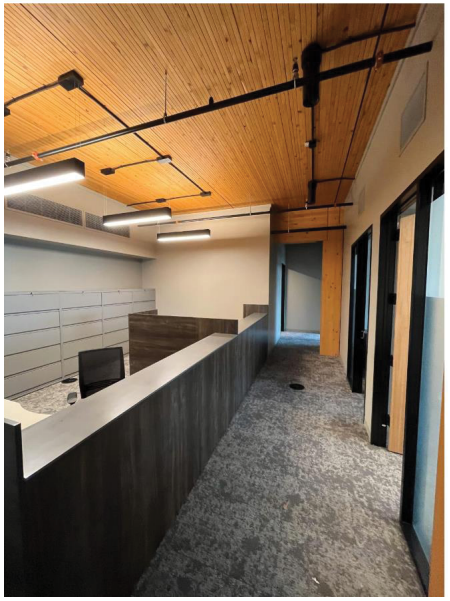
VARIABLE FREQUENCY DRIVES (VFDS)

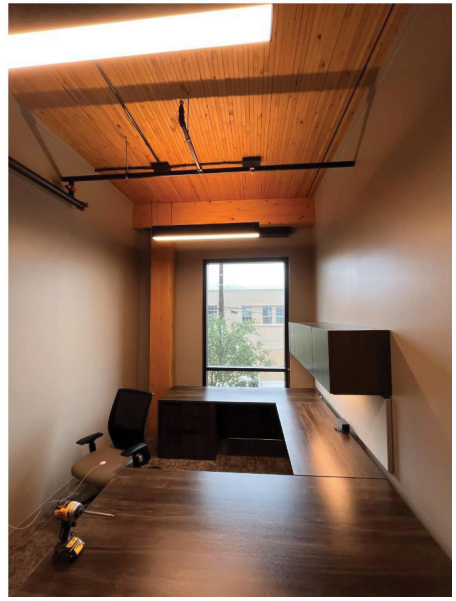
Individually mounted, combination disconnect and adjustable VFDs shall be provided for each supply air fans in the air handling units. A manual electric bypass shall be integral to each VFD. VFD shall incorpo-rate solid state or thermal overloads, drive protection, and speed protection. VFDs shall be enclosures in NEMA 1 enclosures.

CHILLED WATER PIPING



Project under construction in San Antonia, TX, showing Mass Timber structure with underfloor air distribution.





Finished spaces after buildout with mass timber & underfloor air distribution.

All chilled water piping and condensate piping shall be mechanical polypropylene. Piping system includes pipe, fitting, joining methods, and specialty items. Chilled water piping shall be mechanical fiber pipe SDR 7.4 / 11/ 17.6 and condensate piping shall be mechanical fiber pipe SDR 11 / 17.6.

Valves:

- Ball, gate, globe, check and butterfly valves will conform to MSS standards.
- Ball, butterfly and gate valves shall be used for shut-off.
- Butterfly valves will be used for balancing in piping larger than 2-in.

Piping Specialties:

- Air vents, expansion loops, strainers and unions will be in compliance with ASTM and ASME standards.
- Install air vents at all high points of circulating water systems.
- Install strainers upstream of control valves.
- Install unions at all pieces of equipment.

Meters and Gauges:

- Provide water meters, pressure gauges, and thermometers for control and monitoring at each piece of equipment.
- All gauges shall be liquid filled.

DUCT SYSTEMS

All supply, return, relief, outdoor air and exhaust ductwork, return air boots and transfer ducts shall be constructed of galvanized steel.

All ductwork construction shall be based on SMACNA Duct Construction Standards. All medium pressure type supply ductwork shall be constructed to 10" standards and shall be sealed per SMACNA Class A requirements. Low pressure ductwork shall be constructed to 2" standards and shall be sealed per SMACNA Class B requirements.

Fiberglass blanket insulation with a minimum R-value of 6.0 (installed) shall be applied to the exterior of all supply ductwork.

Duct liner shall be applied to the interior of the return air ductwork extending from each mechanical room and to the interiors of all return air boots and transfer ducts to reduce sound transmission.

Low pressure flexible ductwork shall provide connection between metal ductwork and ceiling mounted air devices. Flexible duct insulation shall have a minimum R-value of 3.5. Flexible duct runs shall be limited to 5 feet in length.

Duct Friction Loss Sizing Criteria:

- Low Pressure Duct: 0.08 inches W.G. / 100 equivalent feet of duct.
- Medium Pressure Duct: 0.15 inches W.G. / 100 equivalent feet of duct or 2000 fpm whichever is less restrictive.
- Transfer Duct: 0.05 inches W.G. / 100 equivalent feet of duct or 500 fpm whichever is less restrictive.

FIRE AND COMBINATION FIRE AND SMOKE DAMPERS

Fire dampers and combination fire and smoke dampers shall be provided where required by code.

INSULATION

Insulation types shall comply with ASTM and UL standards, meeting UL flame spread and smoke developed ratings.

Externally insulate concealed ductwork with foil backed fiberglass insulation.

Internally line ductwork exposed to public view and concealed ductwork where specifically noted on plans for sound attenuating

purposes in sound-sensitive spaces. Internally lined ductwork shall be closed-cell type. Fiberglass lining will not be utilized.

Provide aluminum jacket on piping that is insulated and exposed to the outdoors.

Piping Insulation:

- Chilled Water Pipes: Mechanical fiber pipe SDR 7.4 / 11 / 17.6
- Insulate all valves and piping accessories.

Ductwork Insulation:

- Supply Air Ducts: 1-1/2" thick fiberglass blanket insulation or 1-in. fiberglass duct lin-er, as required.
- Outside Air Ducts: 2" thick fiberglass blanket insulation.

All exposed supply ductwork installed in finished spaces shall be double-wall internally insulated. Internal insulation shall be fiberglass.

Fiberglass blanket (1 lb. Density) used on all concealed ductwork in unfinished spaces minimum 12'-0" above floor.

Rigid insulation (3 lb. Density) on ductwork below the 12'-0" level in unfinished spaces and in mechanical equipment rooms.

Flexible duct should only be used in branch duct applications for connection to air devices. Flex duct shall be no more than 6-feet in length and shall possess no more than one 90-degree bend in its run to the air device. Branch ductwork must maintain a minimum of three duct diameters vertical drop to diffusers to pro-vide a laminar flow at the diffuser.

Volume dampers and equalizing grids will not be integral with air devices. Dampers will be located at the take-off of the trunk or main, and at least 10 lineal-feet of lined ductwork and one 90-degree lined elbow will occur between dampers and air devices.

AIR DISTRIBUTION DEVICES

Supply Air Devices:

Elan Prestige Wireless Diffuser with sound boots by Air Fixture or equal. The diffuser shall be a thermostatically controlled fully wireless VAV Personal Comfort Diffuser. It shall have an 18 gauge (1.3mm) galvanized steel catch pan assembly, with all interior features pre-painted flat black. The nominal 8" and 10" (254mm) diameter cast aluminum grille shall produce 180-degree omni-directional mixing air flow with the ability to change the direction of airflow. A manually adjustable sliding damper shall allow occupants to limit maximum air flow. The wireless diffuser shall require no wired connectivity of any kind of function. Power shall be provided by an integrated high capaci-ty battery. It shall include a separate field installed concentrator that disperses a wireless signal to each diffuser in that zone – capable of up to 25 diffusers in one zone.

Return Air Devices:

Eggcrate return grilles (Price or equal) shall be installed for return air back to the air towers.

Louvered exhaust grille (Price or equal) shall be installed in all core restrooms. All exhaust grilles shall be constructed of aluminum and shall have a baked enamel finish.

EXHAUST SYSTEMS

General Exhaust System:Exhaust from core restrooms shall be exhausted to a roof mounted energy recovery unit. Roof mounted units shall be located a minimum of 10' from the edge of the roof.

Parking Garage Exhaust System: The parking garage is assumed to meet the requirements of an open air garage. The garage will be naturally ventilated. Should any level of the garage be deemed

enclosed, that level of the garage will be ventilated by centrifugal jet fans by Systemair or equal.

ATRIUM SMOKE CONTROL

The atrium element has multiple options for fire and smoke protection.

- Option 1 – Open atrium from basement through the roof level will require smoke control for the entire volume of the spaces and will be the most costly system. This requires larger ductwork (either exposed or within chases, larger exhaust fans, more complicated controls, etc...
- Option 2 – The atrium is provided with WON-Door type moveable barriers to reduce the volume of area requiring smoke control. This option maintains the open atrium but reduces ductwork and fan sizes. This option would also be less costly.
- Option 3 – The atrium is enclosed with glass and visibility is maintained but it is no longer open air. This will eliminate the smoke control and the glass will be protected with water wall sprinklers. This option will be the least expensive option by a large factor.



Won-Door

NOISE AND VIBRATION CONTROL

Acoustical and vibration treatment shall be provided to help control HVAC system noise. Vibration isolators and flexible connections shall be provided, as required, for all fans. Where walls between rooms do not go to structure, return grilles shall have acoustical boots. Return air openings through walls to structure shall have acoustical boots.

HANGERS, SUPPORTS, ANCHORS, AND SLEEVES

Provide hangers, supports, anchors, and guides to install piping in accordance with MSS standards.

CONTROLS

A direct digital control (DDC) system shall be provided for the building. The control system shall utilize the latest technology to manage energy efficiency and operation of the HVAC system. The control system shall be web-enabled. Access to the control system shall be passcode restricted. Upon accessing the control system, authorized personnel shall be able to monitor all control points, devices and equipment, create and edit operating schedules, and trend operation of equipment. All controls shall be micro-processor based.

All HVAC equipment will be controlled by an electronic microprocessor based Direct Digital Control (DDC) system. All schedule and setpoint modifications will be readily accomplished via an on-site or off-site computer terminal by means of a web-based control system interface.

HVAC system operation will be controlled based on time schedules entered into the DDC system and modified as required for special activities and holidays.

All HVAC equipment will be controlled and monitored by the

DDC system. Exhaust and relief fans will be interlocked with the operation of the air handling unit. Each terminal unit will have individual control and will be addressable from the control system front-end.

EMERGENCY GENERATOR PROVISIONS

The emergency generator is in a storm rated enclosure in the parking garage. Provide all radiator ducting and motor exhaust piping with associated louvers.

FIRE PUMP ROOM (EMERGENCY) VENTILATION

A unit heater will be provided in the fire pump room for freeze protection.

ROOFTOP CATERING KITCHEN AND MULTIPURPOSE ROOMS

Rooftop kitchen and multipurpose rooms shall be served by a chilled water air handling unit with gas heat in the mechanical room adjacent to the kitchen.

DOAS SYSTEM

A chilled water 100% outside air unit shall be provided with gas heat in the mechanical room adjacent to the kitchen. This system will serve pretreated outside air to the air towers, kitchen AHU, and chilled water FCU's.

TELECOM/DATA ROOMS

DX split systems shall serve the telecom/data rooms to maintain space ambient temperature and equipment warranties.

TEST AND BALANCE

Air and water balance shall be performed by an independent contractor that is NEBB certified.

Air Systems shall be balanced to within 10% of design values at individual terminal devices and within 5% of design vales at main ducts and air handling equipment.

Water Systems shall be balanced to within 5% of design values.

All ductwork used for the smoke control system shall be specifically tested for leakage less than 2.5% of the design value and tested in accordance with IBC section 909.

All supply air duct mains shall be leak tested per IECC.

Electrical Systems

SCOPE

This narrative gives a general overview of the proposed electrical materials, methods and systems for the construction the new Celina Government Center and Parking Garage. The electrical systems will be de-signed to provide adequate power, lighting and communication systems for the occupancy and use of the facility. The defined areas for the complete installation of electrical systems and equipment will be as follows, unless otherwise indicated:

- All electrical (power, lighting) work in the building including office core space, retail space, common space, and parking garage.
- Site work will include exterior site and façade lighting.
- Building utilities design included within this narrative will extend from the point of delivery from Oncor Electric to the building for incoming electrical service. This shall include coordination with Oncor Electric to obtain approved locations for utility equipment and conduit routing.
- The main electrical service shall enter the basement below grade.
- The main electrical room shall be located within the basement.
- Lighting systems will be LED to conserve energy and reduce maintenance.
- Exterior lighting will include the fixtures attached to the building, ground, or pole/structure to specifically illuminate the building, landscaping, and uncovered parking/ driveways. Accent lighting will be provided in areas requested by the owner and/or architect.

ELECTRICAL SERVICE

The building will be served by new underground Oncor Electric services. A new 480Y/277V pad mounted utility transformers will be installed on the property. Utility Transformer will be sized by Oncor Electric. Ser-vice capacity will be sized based on the following loads:

Use	*Load*
Lighting	0.64 W / Sq.Ft.
Receptacles/Workstations	5 W / Sq.Ft.
Cooling	KVA/ton @ 1,000 tons
Food Service power	40 W / Sq.Ft.
Elevator(s)	43 KVA / Elevator
Fans / Motors	2.5 W / Sq.Ft.

Estimated service equipment ampacities are as follows:

- SWBD 1 - 3000A, 480Y/277V

Switchboard busing will be aluminum or copper braced for 65,000 AIC. A fully rated horizontal bus will be provided for all sections. Branch overcurrent devices will be circuit breakers with full feature electronic trip. All components will be fully rated for the available AIC.

EMERGENCY POWER

Emergency power will be supplied by (4) paralleling fueled generators located on Level 1 in a generator room located in the parking garage. Automatic transfer switches shall be open transition type.

The entire building load for both the new Government Center and the Annex shall be on emergency power with automatic transfer switches.

Each of the (4) paralleling generators will be rated for 500 kW, 480Y/277 three phase, four wire.

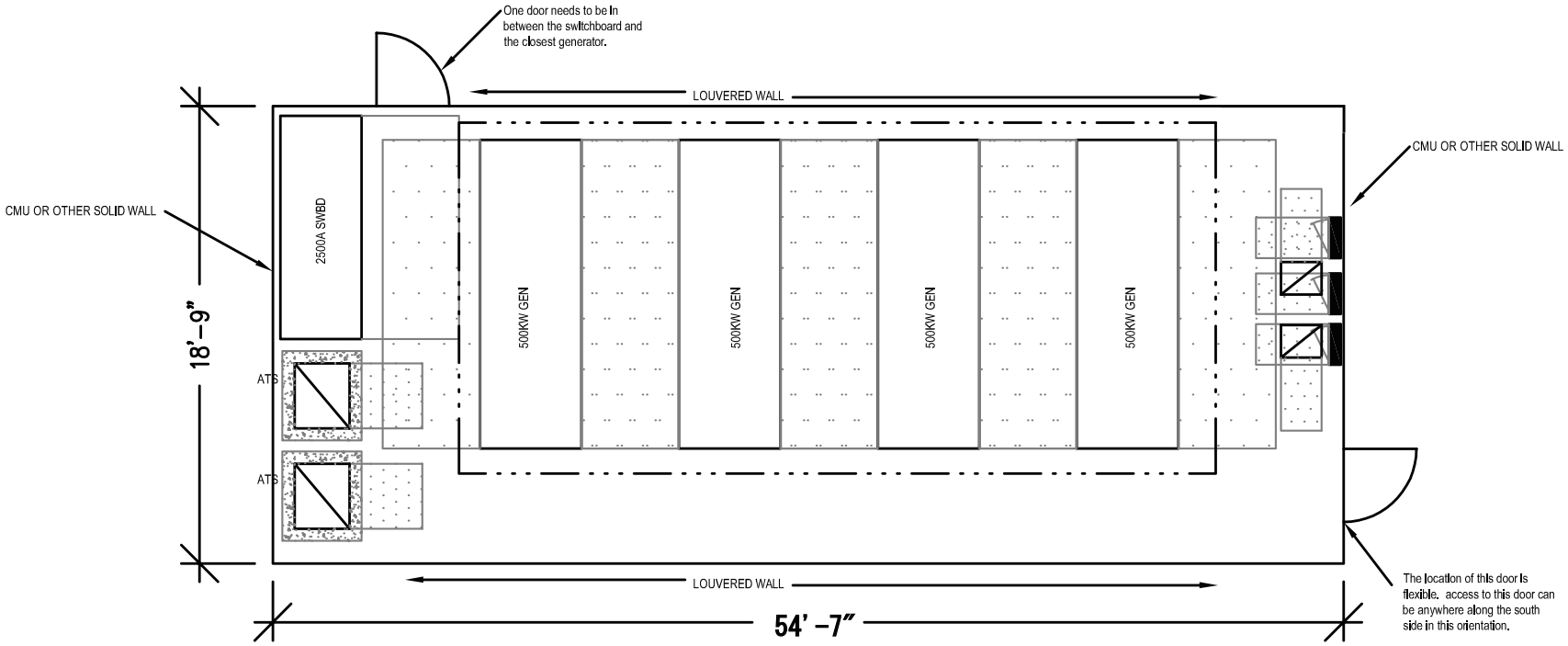
Note that the cost estimate includes deductive alternate pricing for a single 750 kW, 480Y/277 three phase, four wire generator in lieu of the four paralleling generators. In the single generator scenario the generator would only serve the new government center building and would only be used for the life safety loads, and a limited amount of optional standby loads.

POWER DISTRIBUTION EQUIPMENT

Large heating, air conditioning, and mechanical/plumbing equipment will be served at 480V, three-phase, 60 hertz. Lighting shall be served at 277V, single-phase, 60 hertz. General purpose receptacles, computer equipment, and decorative lighting shall be served at 120V, single-phase, 60 hertz. Motors of 3/4 horse-power and larger shall be served at 480V or 208V, three-phase, three-wire, 60 hertz. Motors less than 3/4 horsepower shall be served at 277V or 120V, single-phase, two-wire, 60 hertz.

Switchboards:

- Switchboards will be NEMA PB 2 deadfront distribution type construction.



PRELIMINARY GENERATOR LAYOUT

- Circuit breakers will be utilized as required to provide over-current protection, system coordination, and interrupt available short circuit current.
- Future provisions: All unused spaces provided will be fully equipped for future devices, including all appropriate connectors and mounting hardware.
- Electronic meters will be provided at all main switchboards. See "metering" section of this document for metered data. Main building meter and submeters for tenant spaces shall be provided.
- Current transformers and necessary contacts will be provided for interface with BMS.
- System shall be provided as fully rated system for withstand ratings specified.

Panelboards – General Requirements:

- Provide standard manufactured products. All components of panelboards shall be the product and assembly of the same manufacturer. All similar units of all panelboards to be of the same manufacturer.
- Panels shall be sized to accommodate future transition to full library use.
- Panels shall be dead front safety type.
- All new panelboards shall be completely factory assembled with molded case, bolt-on circuit breakers.
- Panels shall have have main breaker or main lugs, bus size, voltage, phase, top or bottom feed, and flush or surface mounting as applicable to design.
- Panels shall have non-reduced size copper bus bars and connection straps bolted together and rig-idly supported on molded insulators. Bus bar taps for panels with single pole branches shall be ar-ranged for sequence phasing of branch circuit devices.
- Insulated supports and a ground bar with sufficient terminals for grounding wires. All panelboards served by Harmonic Mitigating Transformers (HMT's) shall be provided with double-rated neutral to withstand harmonic content.
- Two section panelboards shall have a full size main bus in each section. The first section shall be furnished with sub-feed lugs on the line side for cable connections to the second section. Panel-board sections with tapped bus or crossover bus shall not be accepted.
- Panelboards shall be provided with metering integral to the panelboards or in separate enclosure near the panelboards as indicated in drawings. Refer to "Metering" section for additional information.

Distribution Panelboards:

- Distribution panelboards will be equal to Square D type "I-Line".
- Provide with copper bus
- Breakers will be thermal magnetic type, quick-make, quick-break, trip-indicating, ambient compensated, bolt-in type.
- Typed directories will be provided in each panelboard.
- Insulated Case Circuit Breakers will be provided where required to ensure coordination on the emergency system only.

Lighting and Appliance Panelboards:

- 480Y/277V panelboards will be equal to Square D type

"NF".

- 208Y/120V panelboards will be equal to Square D type "NQOD".
- Bolt-on, fixed trip, molded case, thermal magnetic trip circuit breaker protection devices rated to withstand the available fault current. Separate neutral and ground busses.
- Typed directories will be provided in each panelboard.
- Panels in tenant spaces will be provided with spare breakers to account for anticipated tenant us-age requirements.
- Branch panelboards will be surface or recessed mounted as conditions require.
- Safety Switches: Heavy duty, dead-front, NEMA Type 1, 3R or 4 as required, quick-make, quick-break, pad-lock feature, fusible or non-fusible will be provided as required with separate grounding bar.

Motor Starter Equipment:

- Where not furnished with equipment, combination motor starter/disconnects will be provided. All starters will be combination type with fused disconnect or circuit breaker capable of being pad-locked in the off position.
- All automatically controlled starters will have a local hand-off-auto switch to allow for individual testing of the motor. All starters will contain pilot lights to visually indicate operation.
- A disconnecting means will be installed within sight of motors and other equipment where specifically indicated.
- Motors provided by Mechanical, Plumbing, and Fire Suppression divisions shall be furnished with a starter or VFD by equipment manufacturer.
- The Central Building Automation and Energy Management System (BMS), specified in another division, will be utilized wherever possible to reduce the amount of electrical energy consumption.

Combination Motor Starters: Thermal magnetic molded case circuit breaker disconnect with externally operated, padlockable handle. NEMA 1, 3R or 4 enclosure will be provided as applicable. Starter will be in accordance with magnetic starters above.

Transformers (480V, three-phase, three-wire primary to 208Y/120V, three-phase, four-wire secondary):

- Dry type, ventilated, 200°C insulation system temperature class.
- Provide with copper windings.
- Harmonic Mitigating Transformers (HMTs) shall be provided at all locations serving predominantly electronic loads, including all typical lease floors. Phase offsets will be staggered between different floors to maximize energy savings and power quality.
- 150 degree C temperature rise
- NEMA standard voltage taps.
- NEMA standard low level sound ratings.

Bus duct: Copper plug-in bus duct shall be routed up the building in stacked electrical rooms to feed power on each typical floor.

Surge Protective Devices (SPD): SPD's shall be provided on each switchboard. Distribution panelboard serving rooftop equipment, all panels connected to transformer secondaries, and all panels on the generator distribution shall be provided with secondary surge protection devices.

BASIC ELECTRICAL MATERIALS

Raceway Systems:

- A complete raceway system will be provided for all power conductors.
- Rigid metal conduit, rigid aluminum conduit, intermediate metal conduit and/or electrical metallic tubing will be used within the building. Rigid metal conduit or rigid aluminum conduit will be used where conduit is installed both exposed and in a location that is susceptible to damage. Do not use RAC outdoors, below grade, imbedded in concrete or other areas corrosive to RAC.
- Schedule 40 PVC conduit will be used where conduit is installed in soil or subjected to corrosive conditions.
- Flexible metal conduit will be used for connections to motors, transformers, miscellaneous vibrating/rotating equipment, and recessed light fixtures.
- Liquid-tight flexible metal conduit will be used for flexible connections to kitchen equipment and in wet or damp locations.
- Minimum conduit size will be 3/4".
- All exposed conduits installed in finished spaces will be painted to match surrounding areas.
- Empty conduit raceway systems will also be provided for any communication cables located in are-as with non-accessible ceilings or exposed structure as well as in-wall for all device locations.

Conductors:

- All branch circuit and feeder conductors will be copper.
- The minimum size conductors allowed for branch circuit wiring will be No. 12 AWG.
- The minimum size conductors allowed for control wiring will be No. 14 AWG.
- The minimum size conductors allowed for signal wiring will be No. 18 AWG.
- Conductor insulation type will be THHN/THWN-2.
- Neutral conductors will be full size throughout system as a minimum. Oversized neutral conductors will be provided in multi-circuit homeruns and in feeders with potential high harmonic currents.

Wiring devices:

- Switches will be 20 amp, 120-277 volt, a.c. only; toggle type, single pole, double pole, three-way or four-way; specification grade.
- Receptacles will be 20 amp 125 volt a.c. single or duplex type with wrap-around steel strap, automatic grounding feature, with nylon or lexan face; specification grade conforming to federal specifications. Receptacles for maintenance and special equipment will be provided as required by code.
- Receptacles will be provided in each space per program requirements.
- All receptacles in restrooms, janitor closets, and those serving counter tops with sinks will be GFCI type.
- All receptacles in exterior locations will be in-use extra duty weatherproof with weather-resistant GFCI type receptacles.
- Receptacles for general use will be 20A, heavy duty, grounding type.

- All receptacles shall be tamper-proof type.
- Mounting heights will be per ADA requirements.
- Receptacles on the emergency power system will be red.

Cover Plates:

- Flush mounted outlets will be provided with thermoplastic coverplates. Provide stainless steel in kitchen and coffee bar areas.
- Provide weatherproof-while-in-use covers for all exterior outlets.

GROUNDING

The electrical power distribution system will be provided with a "single-point ground system". The ground bus at the main service equipment will be connected to the water service, a concrete encased electrode, (3) deep driven ground rods in a triad configuration ,and building steel.

All transformers will have the neutral of the separately derived system bonded to an electrical grounding riser, building steel, the nearest metal water pipe, and the transformer case. An insulated ground conductor will run back to supply equipment in same raceway as the phase conductors.

Generators shall have the neutral of the separately derived system connected to the main ground bus.

An insulated equipment grounding conductor will be installed with feeders and branch circuits. Metal race-ways, boxes equipment, receptacles and light fixtures will be bonded to the equipment grounding system.

WIRING METHODS

Feeders will consist of conductors installed in raceways, feeder bus duct, or plug-in bus duct. Conduit fill will not exceed 40%.

LIGHTING – GENERAL REQUIREMENTS

General Requirements: Illumination levels for all spaces shall be as recommended by ASHRAE 90.1 or per IES standards of good practice. Illumination levels referenced are maintained levels measured at 30" AFF or at an actual work surface and represent an average level for the area.

Exterior Lighting: Landscape and area lighting shall be provided for all exterior walkways and public plaza.

Minimum code-required egress lighting and exit signs will be provided in core and shell spaces.

Lighting for all spaces shall be LED.

Egress Lighting: Egress lighting shall be provided as required to meet governing codes. Emergency egress lighting shall be connected to emergency panelboards fed from the emergency generators. Exterior emergency egress lighting shall be provided to 5 foot outside the entry/exit.

The lighting design will be based on the lighting criteria defined in the table below:

Room Description	*Light Level*	*Switching*	*Emergency?*
Lobby, Reception	15-20 fc	TC/LCP/ML	Y
Conference Rooms/Break-out	35 fc	ML/OS	Y
Meeting/Classrooms/Training	40 fc	ML/OS	Y
Restrooms	15 fc	OS/LCP	Y
Corridors	15-25 fc	TC/LCP/L	Y
Core and Shell Office	40 fc	OS/L	Y
Mech/Elecl Rooms	20-30 fc	OS/L	Y
Storage	15 fc	OS/L	N
Janitor's Closets	15 fc	OS/L	N
Stairs	15 fc	TC/LCP	Y

Building Entrance/Exit	10 fc	TC/LCP	Y
Parking Garage	20 fc	OS/LCP	Y
Parking Garage Entry	50	TC/LCP	Y
Elevator Threshold	20	LCP	Y

all other space types lighting criteria is to be provided by architect

TC	=	Time Clock
P	=	Photocell
O	=	Occupancy Sensor
ML	=	Multi-Level
L	=	Local, Single Level
LCP	=	Lighting Control Processor

See Library Narrative for specific library lighting requirements.

LIGHTING – LIGHTING CONTROLS

Lighting Control Processor (Crestron Compatible):

- A lighting control processor containing a segment manager, network switches, and network routers as required per manufacturer's requirements shall be provided for a networked lighting control system.
- Networked lighting control processors shall be provided as required on intermittent floors for connection to network bridges and shall be located in the main electrical room with an integral time-clock for scheduling functions for the entire system.
- Lighting control system will include the capability to provide an automatic sweep off of all lights con-trolled by the system at a programmed time each day, as required by energy code.
- Lighting control system shall have capabilities to interface with building Ethernet for access to controls from a remote PC, with IP address and password for purposes of programming, monitoring, di-agnostics and real-time control.
- Lighting control system shall interface with the fire alarm system to turn on or restore to 100% out-put all emergency lights, in the event that the fire alarm system is activated.

Time clocks: Integral timeclock shall be astronomic and programmable with 365 day/holiday scheduling and have 24 hour battery back-up. Time clocks will be utilized in areas permitted by the energy code.

Occupancy Sensors: Occupancy sensors will generally be utilized to provide automatic on-off or manual on-auto-off switching of lights in selected rooms or areas that would be appropriate for conserving energy when the room is not used continuously including the following typical areas:

- Public Restrooms
- Private/Open Offices
- Corridors
- Mechanical Rooms
- Telephone Rooms
- Janitor's Closets
- Other selected locations.

Photocell: Photocells will be provided in zones required to have daylight-responsive control functions, as defined by the applicable energy code. One exterior photocell will be used in conjunction with timeclock for exterior lighting control.

Dimming: Dimming will be provided in zones required to have daylight-responsive control functions. Dimming will also be provided in areas with specialty/accent lighting and other areas where dimming control is requested by the architect or owner. Lights shall dim continuously from full light output to 10 percent of full light output or lower.

LIGHTING – LIGHTING FIXTURES AND MATERIALS

Provide lighting fixtures; complete with, but not necessarily limited to, lamps, lamp holders, reflectors, ballast, starters and wiring.

LED Lamp Specifications:

- Provide lamps and color temperatures as indicated on the drawings for all light fixtures; or, if not Indicated, per the Architect and/or lighting designer. Lamps shall be by the same manufacturer for color consistency.
- Comply with ANSI C78.377 for white light LED color range; minimum CRI of 85, and 3500 K unless noted otherwise; LED binning specification tolerance to be within 3 macadam ellipses of rated values; all LEDs used for same fixture type throughout the project must originate from the same production bin; minimum average rated life of 20,000 hours for LED lamps and 50,000 hours for LED luminaires; Rohs compliant. LED lamp manufacturers: Bridgelux, Cree, Nichia, Osram, or Xicato.

LED Drivers:

Comply with NRTL requirements and ANSI C82.77; designed for type and quantity of lamps served; sound levels not exceeding Class A ambient noise levels; lamp current crest factor of 1.5 or less; 90-percent power factor or greater; line transient withstand ratings as defined in ANSI/IEEE C62.41, Category A.; total harmonic distortion less than 20 percent; shall tolerate sustained open circuit and short circuit output conditions without damage; shall not over-drive LEDs at a current or voltage above LED rated values; ROHS compliant; meets EN610000 requirements for input harmonics.

Emergency Lighting Fixtures:

- Under emergency lighting conditions, a minimum illumination of 1 foot-candle shall be maintained along the egress paths as required by code.
- Emergency lighting shall be powered via the new emergency generators.
- Emergency exit light fixtures shall be die cast aluminum with red letters, black housing and brushed aluminum face. Illumination shall be by low wattage, long life, and LED type lamps. Locations and quantities shall be driven by code-requirements.
- Provide UL 924 listed Automatic Load Control Relays (ALCRs) for control bypass of all life safety lighting.

METERING

Electronic meters will be provided at all main switchboards. The following metered data (at a minimum) will be provided at each switchboard:

- Phase Currents, Each Phase: Plus or minus 1 percent.
- Phase-to-Phase Voltages, Three Phase: Plus or minus 1 percent.
- Phase-to-Neutral Voltages, Three Phase: Plus or minus 1 percent.
- Kilowatts: Plus or minus 2 percent.
- Kilovars: Plus or minus 2 percent.

- Power Factor: Plus or minus 2 percent.
- Frequency: Plus or minus 0.5 percent.
- Accumulated Energy, Kilowatt Hours: Plus or minus 2 percent; accumulated values unaffected by power outages up to 72 hours.
- Kilowatt Demand: Plus or minus 2 percent; demand interval programmable from five to 60 minutes.

Electronic meters will be provided at certain panelboards and distribution panels as required to achieve building metering by load classification for Interior Lighting, Exterior Lighting, HVAC, Receptacle (plugload), and Miscellaneous. The following metered data (at a minimum) will be provided at panels as required:

- Kilowatts: Plus or minus 2 percent
- Kilovars: Plus or minus 2 percent
- Accumulated Energy, Kilowatt Hours: Plus or minus 2 percent; accumulated values unaffected by power outages up to 72 hours.
- Kilowatt Demand: Plus or minus 2 percent; demand interval programmable from five to 60 minutes.

Submetering shall be provided for all tenant spaces.

LIGHTNING PROTECTION

A lightning protection system shall be provided for the building. All conductors shall be copper. Copper downlead conductors shall be provided.

Plumbing Systems

Description

The work shall comply with the following codes and standards:

- BUILDING CODE - 2021 IBC WITH CITY OF CELINA AMENDMENTS
- PLUMBING CODE - 2021 IPC WITH CITY OF CELINA AMENDMENTS
- FUEL GAS CODE – 2021 IFGC WITH CITY OF CELINA AMENDMENTS

SCOPE

This Division covers the furnishing and installation of plumbing fixtures, water heaters, domestic water system, waste and vent system, natural gas systems, and storm drainage system, herein called "Plumbing", complete and ready for intended service.

The requirements of this section shall include submittals, coordination drawings, fire safing, and complete test and balance work.

DOMESTIC WATER SYSTEM

The domestic water service line shall be extended into the building from the water main downstream of the meter provided by the utility company.

Current static pressure or flow information has not been received at this time. It is anticipated that a pack-aged triplex variable speed domestic water booster pump will be required.

The domestic water system shall be sized for peak flow conditions.

The domestic water branch piping shall be sized to maintain a minimum pressure of 35 psig at the most re-mote flush valve.

Water velocity in the domestic water distribution piping shall not exceed 8 feet per second and provisions shall be made to arrest water hammering.

Pressure reducing valves and backflow preventers shall be provided where required per local authority. There will be risers that feed the higher floors with PRV's and the lower floors will be fed off city pressure.

There will be a main house meter for domestic water that feeds the building core and common spaces. Ten-ant spaces will be provided with isolation valves to tenant spaces. These tenant spaces will be submetered (cold and hot water) as part of the TI portion of the project.

All domestic water piping subject to freezing shall be heat traced.

These domestic water services shall be required in the following locations, but not limited to:

- All plumbing fixtures, as required.
- Domestic hot water heating systems, as required.
- Miscellaneous outlets (wall hydrant and hose-bibbs).
- Other equipment furnished by others under this contract.

DOMESTIC HOT WATER DISTRIBUTION

The domestic hot water system will be designed with 140 degree F hot water dedicated for domestic fixtures.

The circulated domestic hot water system shall be provided with a circulation pump, aquastat, time switch, and adjustable balancing valves located at the water heaters and recirculation distribution systems shall be insulated with 1-inch mineral fiber or elastomer type insulation.

The domestic hot water system shall serve the core restroom and common areas. Tenant spaces and restaurant domestic water heating systems shall be provided during TI.

The domestic hot water piping shall be sized to maintain 25 psig at the most hydraulically remote connections. Water velocity in the domestic hot water distribution piping shall not exceed 5 feet per second and provisions shall be made to arrest water hammering. System capacities for domestic hot water shall be based on fixture unit values with appropriate factors of actual equipment demands.

PLUMBING FIXTURES

General: All plumbing fixtures shall comply with the American with Disabilities Act (ADA) and Texas Accessibility Standards (TAS) requirements.

Water consumption:

Fixture	*Water Consumption*
Water Closet:	1.28 GPF
Urinal:	0.125 GPF
Lavatory:	0.5 GPM
Sinks:	2.0 GPM

Water closets: Wall mounted, siphon jet, hard-wired sensor operated, flush valve.

Urinals: Wall mounted, siphon jet, hard-wired sensor operated, flush valve and floor supported carrier.

Lavatories:

Wall hung: Vitreous china (with concealed arm support), hard-wired sensor operated faucet, grid drain, ADA insulation kit and floor mounted fixture support.

Counter mounted: Vitreous china, hard-wired sensor operated faucet, grid drain, ADA insulation kit.

Electric water coolers with bottle fillers will be provided for all public spaces.

Mop Sinks: Floor set, wrist blade handles, pail hooks.

Wall Hydrants: Recessed with locking cover. Wall hydrant shall be provided at the loading dock, near each entrance, at each patio and around the exterior perimeter at a maximum spacing of 150'.

Drinking Fountains: high-low type with integrated bottle filler

Faucets and fittings for domestic water for drinking and cooking shall be "lead free" meeting NSF Annex G or NSF 372.

Fixtures shall be provided with chromium plated brass trim and individual stop valves.

SANITARY WASTE AND VENT SYSTEMS

A separate waste and vent system shall be provided within the building for all sanitary fixtures and equipment. These services shall be required in any location where plumbing fixtures are present.

All new sanitary waste piping shall be located underfloor with vertical sanitary and vent stacks located in chases, as required. The design of the building sanitary system shall minimize the amount of under slab piping or floor penetrations where possible. Complete accessibility shall be available to all cleanouts in the drainage piping.

Sanitary waste piping 4" and larger shall be sloped of not less than 1/8" per foot, while sanitary 3" and small shall be sloped not less than 1/4" per foot.

Grease waste shall be provided for waste piping serving kitchen/deli spaces and routed to a 1500 gallon precast interceptor with

sample wall located between the garage and the government building.

Floor drains shall be equipped with trap primers or trap seals, as required, and where approved by the Authority Having Jurisdiction.

Sump pumps for traction elevators shall be permitted to discharge indirectly to the sanitary waste system, while sump pumps for hydraulic elevators shall discharge to an oil separator with integral oil storage tank, then discharge indirectly to the sanitary system.

A duplex sanitary lift station shall be provided in the basement level. The lift station shall be on emergency power.

STORM WATER SYSTEM

A separate storm drainage system shall be provided for all roof drains. All roof drainage will use a primary roof drain system that will drain by gravity to multiple storm main connections. The secondary overflow drains will route down to discharge above grade with perforated overflow connections.

The top level parking storm water will be collected within the parking garage prior to discharging to the storm system.

A gravity storm drainage system shall be provided for the facility. The system shall connect to each roof drain, area drain, and trench drain. The storm drainage system shall be sized based upon the local rainfall rates and an 1/8-inch per foot horizontal slope.

A sub-surface drainage system (if required) shall be designed by others. The connection between the sub-surface drainage system and the storm system along with any required interior lift station shall be provided within the plumbing drawings.

A duplex storm lift station shall be provided in the basement and shall serve storm piping and sub-surface drains to be tied into and lifted. The lift station shall be on emergency power.

Storm piping in enclosed areas shall be insulated on vertical piping, all horizontal runs and at the connection to the roof drain insulated with 1-inch thick fiberglass insulation with "all service jacket".

METERING

Provide water meters, gas meters, pressure gauges, and thermometers for control and monitoring of system performance. Main meters shall be provided for the building and submeters provided for tenant spaces. Tenant domestic water and gas shall be submetered.

BASIC MATERIALS

Piping:

- Waste/Vent Underground: DWV schedule 40 PVC.
- Waste/Vent Aboveground (and within building at basement level): Hubless Cast Iron soil Pipe. Hubless couplings NSF certified to comply with CISPI 310 on waste piping 3" and smaller and on all vent piping. Heavy duty couplings on soil and waste piping 4" and larger and joint restraints for piping 5" and larger.
- Storm Water Underground: DWV schedule 40 PVC.
- Storm Water Aboveground (and within building at basement level): Hubless Cast Iron soil Pipe. Heavy duty couplings on all storm piping and joint restraints for piping 5" and larger
- Indirect Waste: DWV Copper (3" or smaller)
- Domestic Water Underground: Cement-lined, ductile iron pipe (3" & larger) or Type "K" Copper (2" & smaller).
- Domestic Water Aboveground: Type "L" Hard Copper

Valves:

- Ball, gate, globe, check and butterfly valves will conform to MSS standards.
- Ball, butterfly, and gate valves will be used for shut off.
- Bronze or brass valves 2" & smaller for domestic water shall be "lead free" meeting NSF Annex G or NSF 372.
- Stainless steel constant flow cartridge type valves shall be used for balancing the hot water return system.

Piping Specialties:

- Expansion loops, strainers and unions will be in compliance with ASTM and ASME standards.
- Install expansion loops as needed.
- Install strainers upstream of control valves, backflow preventers, pumps, and PRV's.
- Install unions at all pieces of equipment.

Meters and Gauges:

- Provide water meters, pressure gauges, and thermometers for control and monitoring of system performance.

Hangers, Supports, Anchors, and Sleeves:

- Provide hangers, supports, anchors, and guides to install piping in accordance with MSS and Seismic standards.
- Provide 304 stainless steel rods, nuts, washers and pipe clamps for sway bracing, for piping under slab as detailed on the drawings. Connect rods with rebar tie wires to reinforcing bars in top layer of slab.
- Pipe clamps for sway bracing: B-Line Fig 4B or approved equal.
- Provide 304 stainless steel dual rods, nuts, washers, pre-engineered support struts and split two piece pipe clamps for supporting floor cleanouts, closet bends, sweeps on their back or wyes or wye combinations on their back under slab. Connect rods with rebar tie wires to reinforcing bars in top layer of slab.
- Support all sizes of underslab hubless horizontal cast iron piping every three feet and every other joint, unless over four feet, then support each joint. Provide support adjacent to joint, not to exceed 18". Provide support at each horizontal branch.
- Provide "Flex-tend" joints or equal at each plumbing system point of connection to the civil utility service line.

Electric Motors:

- Provide single and three phase motors in compliance with NEMA design B.
- Motors smaller than 3/4 hp: 120 / 1 / 60.
- Motors 3/4 hp and larger: 480 / 3 / 60.
- For motors 1 hp and above, provide "premium high efficiency" motors.

Identification

Valves:

- Plastic or brass tags attached with chain to each valve.
- Two typed valve lists will identify each valve by number first and by location on the second.
- The valve numbers will be preceded by a letter (P-Plumbing, H-Heating, etc.)

Piping:

- Identify piping systems with color-coded labels in accordance with ANSI A13.1.

Vibration Isolation:

Spring and/or neoprene isolators will be provided for all plumbing equipment with rotating parts, excluding packaged equipment with internal isolation.

- Provide flexible piping connections at all equipment with external isolation.
- All piping connected to externally isolated equipment will have spring isolated piping hangers for a minimum of 50 feet horizontal from the equipment served.
- Piping installed below or adjacent to noise sensitive areas shall be supported on spring and neoprene hangers or mounts as applicable.

Insulation:

- Insulation types will comply with ASTM and UL standards, meeting UL flame spread and smoke developed ratings.
- Thickness of insulation will comply with the energy code and the fire code.

Piping Insulation Schedule:

Service	*Materials*
Domestic Cold Water:	1" thick.
Domestic Hot Water:	Same as domestic cold water.
Recirculation Hot Water:	Same as domestic cold water.
Storm Water:	1" thick at all horizontal runs, including 2' above and be-low horizontal offsets (use no staples). 1" thick insula-tion for exposed vertical risers. 2" thick insulation for roof drain bodies.
Cold Indirect Drains:	Same as domestic cold water.

Bases and supports:

Concrete housekeeping pads will be provided for all floor mounted plumbing equipment. Housekeeping pads will be a minimum of 4" in height or higher as necessary for proper condensate trapping.

PUMPS

In-line Pumps: Internally isolated (acceptable for fractional HP applications)

Sump pumps, duplex, concrete basin, as required.

Elevator sump pumps, simplex, with basin poured integrally with elevator pit.

NATURAL GAS SYSTEM

The new gas service shall have a new gas meter (2-5 psig) serving the domestic waters, kitchen equipment, and HVAC equipment at the roof level. Gas pressure regulators shall be used at all gas fired equipment.

All gas piping shall be schedule 40 black steel. Piping larger than 2" shall have welded fittings. Threaded fittings and joints will be employed for piping 2" and smaller.

Fire Suppression System

Description

The work shall comply with the following Codes and Standards:

- BUILDING CODE – 2021 IBC WITH CITY OF CELINA AMENDMENTS
- FIRE CODE - 2021 INTERNATIONAL FIRE CODE WITH CITY OF CELINA AMENDMENTS
- LIFE SAFETY BUREAU (LSB) STANDARDS

Scope

This Division covers the furnishing and installation of fire protection systems.

The requirements of this section shall include submittals, coordination drawings, fire safety, and complete test and balance work.

FIRE SPRINKLER SYSTEM – OVERVIEW

The building shall be fully sprinklered with a fire sprinkler system designed and installed in accordance with NFPA 13 and the applicable building codes and amendments. The fire sprinkler and standpipe systems will be fed by a fire pump.

The fire sprinkler and standpipe system shall be a single, integrated system.

A fire hydrant flow test is not available at this time; flow test data will be required for the site to be within 12 months of permit submittal. Flow test data will be required prior to fire pump sizing determination.

FIRE SPRINKLER SYSTEM – FIRE PUMP

A fire pump is anticipated for this building. The size and fire pump type will be determined following a thorough engineering evaluation of fire hydrant flow test data and building requirements. The fire pump is anticipated to be a horizontal split case pump with electric driver. The pump shall be supplied with normal and emergency power services.

The fire pump is anticipated to be 750 GPM.

FIRE SPRINKLER – HAZARD CRITERIA

Sprinkler spacing and pipe sizing will be designed for Light Hazard occupancy (NFPA 13) and Hazard Cat-egory HC-1 (FM Global), 0.10 gpm/ft2 over the remote 1500 ft2 area in all common areas, office spaces, conference rooms, and other light hazard/HC-1 areas as outlined in NFPA 13 and FM Global. Dry systems or spaces with ceilings greater than 30 feet shall utilize larger remote areas as described in FM Global Data Sheet 2-0 Table 2. Pipe sizing shall be based on contractor provided hydraulic calculations.

Sprinkler spacing and pipe sizing will be designed for Ordinary Hazard Group 1 occupancy (NFPA 13) and Hazard Category HC-2 (FM Global), 0.20 gpm/ft2 over the remote 2500 ft2 area in all parking areas, utility rooms, mechanical, electrical and auxiliary storage areas, and other Ordinary Hazard Group 1/HC-2 areas as outlined in NFPA 13 and FM Global. Dry systems or spaces with ceilings greater than 30 feet shall utilize larger remote areas as described in FM Global Data Sheet 2-0 Table 2. Pipe sizing shall be based on contractor provided hydraulic calculations. Any shell/unfinished areas, and other ordinary hazard areas will be designed for Ordinary Hazard Group 2, 0.20 gpm/ft2 over the remote 1500 ft2 area with pipe sizing based on contractor provided hydraulic calculations.

All hazard criteria shall be verified with the insurer requirements for the property and any local AHJ requirements.

Atrium area shall be treated with wall washing sprinkler heads if enclosed with glass to eliminate smoke

FIRE SPRINKLER – FIRE STANDPIPE SYSTEM

The building will be provided with a combination fire standpipe system designed and installed in accordance with NFPA 14 and applicable building codes. Standpipes shall be automatic wet as required by the IBC.

Fire standpipes shall be provided in each exit stairway, with hose outlets provided in accordance with NFPA 14 and the applicable building codes.

The fire standpipe system will be fed by the fire pump.

The sprinkler system shall be provided with water-flow initiating device and test/drain assembly for each floor. A common drain shall be provided connecting each test/drain assembly.

Piping components are anticipated for system segments not to exceed pressures of 175 psi.

FIRE SPRINKLER – OTHER REQUIREMENTS

Fire department connections shall be coordinated with the authority having jurisdiction. Metal caps for the fire department connections are required.

Technology

Overview

The following narratives identify the general functional requirements for technology systems typically found in a project like the Government Center and the Library space contained within the building.

A program at this very early stage of a project is meant to be utilized as a way to communicate possibilities for the City to consider and to support the furthering of the design from Planning into Schematic Design.

Features, functions, and other design considerations such as compatibility with all stakeholder programs and use requirements will be vetted and included in later iterations of drawings and documentation is through the upcoming design phases.

Technology Design Principals

Technology systems for today's building projects should adhere to basic principles of prudent planning: flexibility, adaptability, scalability, supportability and so forth. In addition, these more unique principles should guide any design of the systems:

Enterprise Architecture

- Technology solutions should be designed from the perspective of an enterprise-wide architecture. With an approach offering scalable centralized management and support.

Ease of Operation

- Whenever possible, technology systems should require a minimal amount of training to operate effectively. A "universal" user interface for technology systems control is necessary. This facilitates user training, technical support, and long-term systems evolution.

Cost Effectiveness

- The solution will use resources effectively, efficiently, and strategically.

Adaptability

- The facility should enable the systems and spaces to adapt over time in response to changes in technologies. We refer to the short-term changes to the systems and spaces as "flexibility" and the long-term changes to the systems and spaces as "adaptability."

Scalability

- The solutions must meet the long-term needs of the library. Since technology integration is integral to the teaching and learning process, the long-term needs of both the staff and the library's patrons will be increasingly reliant on scalable solutions.

Full Infrastructure

- The project should strive to identify and plan for technology systems that meet the full functionality wishes of the users. If a full audiovisual system installation is not feasible it is recommended that the infrastructure to support the full program be included during construction.

Technology Budget

- A budget allowance for technology should be established early in the planning process and maintained throughout design. If necessary, the technology budget can be prioritized and adjusted immediately prior to detailed systems design.

Technology: Audiovisual

As the merging of AV and IT technologies continues to accelerate towards completion, there has been a fundamental shift in the way audiovisual systems are deployed within a project. This change in approach has led to a transition in the way audiovisual systems and the spaces that support audiovisual systems need to be designed and planned.

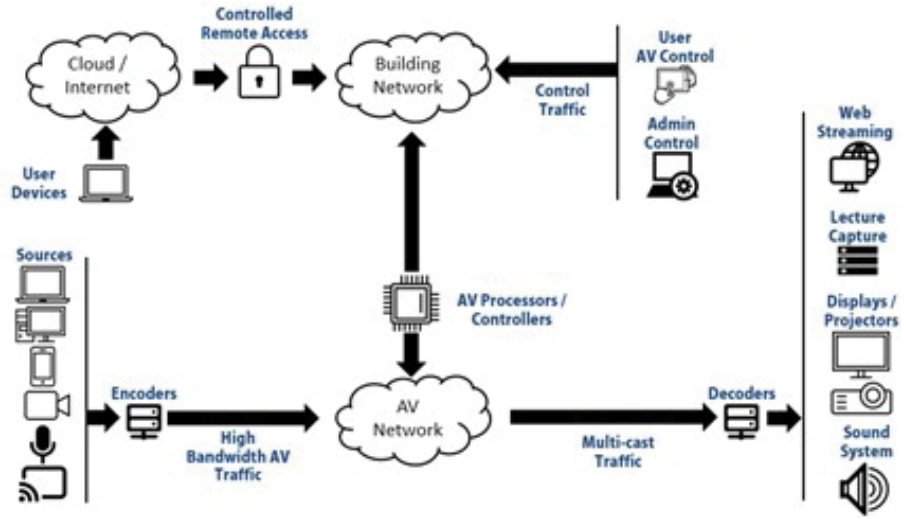
Traditionally, audiovisual technology has been designed and installed as stand-alone, space-centric systems. Interconnectivity from room to room and building to building, if incorporated, has been limited to room device control systems and building or campus-wide "Help Desk" style meta-control systems.

As more audiovisual devices have become digital in nature and been designed to reside on either a closed audiovisual network or even the broader enterprise network, locally installed audiovisual room systems have given way to centralized audiovisual systems that leave only the user devices located within the room while the engine of the audiovisual system is remotely located either in a single large audiovisual control room that services an entire building or several smaller interconnected audiovisual control and rack rooms that support small pods of similarly programmed spaces.

AV over IP

The audiovisual industry has moved away from the traditional HDBaseT transport of audio and video signal to an IP-Based system, instead of a variety of wire types and the need for multiple pieces of equipment located within the room, behind the connection point is a small encoder and decoder that connects to category cable (typically CAT6A). In this type of system, each source's audio/video signal is converted to an IP Ethernet network stream, which is then decoded at each display. Just like a typical network design, all encoders and decoders connect to Ethernet switches in centralized data rooms. A central controller switches the sources audio/video signals to displays by routing the desired encoder's IP address to the display's decoder IP address.

A major benefit to IP-based transport is its scalability. All processing and switching equipment are centralized and only

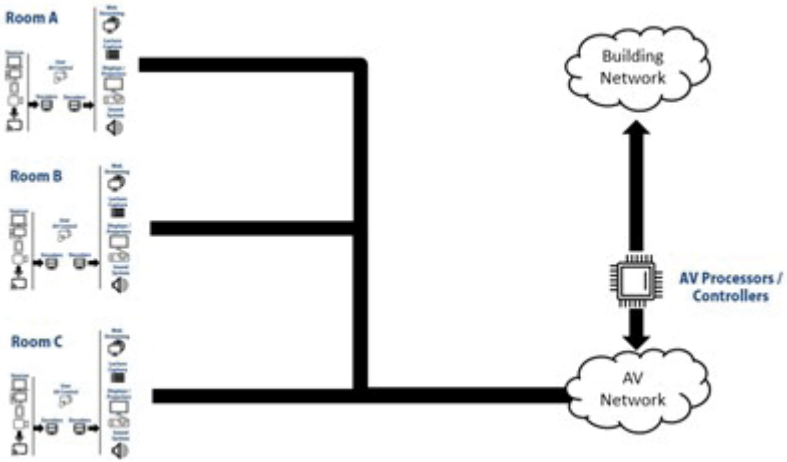


the encoders and decoders or a smaller amount of equipment are in the rooms. If an extra source is needed, you simply add another encoder and connect it to a switch on the network. Since networks are scalable by design, the system can grow along with changing needs in a way that is very familiar to your Information Technology team.

Another significant benefit to a centralized IP system is it natively allows routing of any source to any display on the entire network – not just routing of the sources and displays to which the individual switch is connected. This allows the ultimate flexibility within the building making it possible to have the source from any room to be seen on any connected display.

Future Proofing

As infrastructure components, particularly cabling pathway,



boxes, and rough-ins, are developed to offer great flexibility at a minimal investment, it is recommended that such elements be included in project designs regardless of whether associated technologies will be deployed for Day 1 or not. This enables increased opportunities to readily deploy technology upgrades/ expansions and other adaptations as the building ages.

Audiovisual Computing

With the nature of today's Bring Your Own Device (BYOD) environment as the primary presentation tool, it is important to address how these devices as well as traditional laptops or desktop computers will interface with the audiovisual systems. Additionally, some computing devices may be completely dedicated to the managing and running of the audiovisual systems as in the case of spaces that have an operator-assisted option like multi-purpose spaces.

At this preliminary stage, we envision some of the following audiovisual computing devices for the project:

- Wireless presentation systems
- Rich media appliances like gaming systems within the Library space
- BYOD Docking/Charging Stations and Peripherals
- Digital signage server(s) and players

Audiovisual Specific Hardware

At this stage of the project and given the rapid change of hardware makes and models within the audiovisual industry, reference to specific make and model audiovisual system hardware is not appropriate. However, we recommend the following be used to define the types and classifications of audiovisual technology hardware we anticipate will be utilized in the design of the project:

Video – This includes projectors, flat panel displays, system specific computer monitors, video cameras, video walls, interactive wayfinding displays, information kiosks and auxiliary audiovisual source devices.

Audio – This includes microphones (wired and wireless), ADA hearing assist systems, loudspeakers, and headphones.

Playback – This includes cable TV boxes, DVD players, mpeg or mp3 players, audiovisual technology specific computers and servers

Capture/Collaborate – This includes visualization capture; rich media capture hardware, software-based conferencing and collaboration systems, and hardware-based videoconference and telepresence systems

Control – This includes push button control panels and wired or wireless touch panels, room scheduling panels, and capture control systems.

Remote Help Desk

Each room-specific audiovisual system described will contain a control system with a standard user interface to facilitate ease of use. While this equipment is assigned to each room-specific system, all control system processors will be connected to the building LAN and thus will have Internet Protocol (IP) capabilities. The information carried by the LAN is low-bandwidth control command only and does not include high-bandwidth audio or video signals.

This capability will allow remote management by authorized support staff of some equipment and will even provide email notifications of required service or breaches of security. This approach will enable the use of mobile devices such as Android phones, tablets, iPhones, and iPads to provide alternative control possibilities. Additionally, all push-button and touch panel control functions for each system should be replicated on HTML-based web pages.

Television and Content Streaming

Increasingly, buildings are foregoing traditional TV signals distributed via either coax cable for systems based on Internet Protocol (IPTV). Channel selection of the IPTV streams can occur from any remote control interface in the facility where system contains the IPTV source. Of course, this might be limited to only certain rooms or areas.

In addition to TV viewing, the IPTV system can serve as building-wide audiovisual distribution. Using portable encoders, events in one room can be streamed to another. For this reason, each audiovisual enabled room should have its own decoder for viewing streams whether they are TV programs or locally captured content.

The headend equipment for an IPTV system is typically located within the main telecom room. This equipment is required for receiving and demodulating TV signals coming either from a local cable provider or from a satellite dish on the roof.

To enable the storage, scheduling, archiving, and serving of digital materials and intellectual property management, several different levels of accessible servers or robust and manageable cloud storage should be planned.

Audiovisual Support Staff

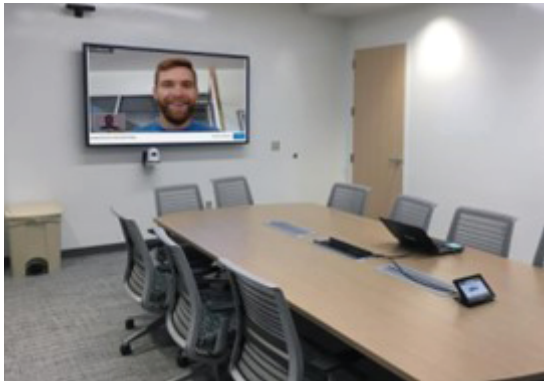
Some of the audiovisual technologies that will be implemented are expected to be a departure from what has been previously installed in other City buildings. To meet the needs of the various departments and variety of end users, the City should evaluate the audiovisual technology support environment. This should include the present technology staffing organization, service agreements for support from outside vendors, skill sets and availability of the staff, expectations of the users and so on. Through this review, the City will then be able to determine appropriate staffing needs and support contracts that may need to be implemented as phases of this project come online

Technology: Government Center Audiovisual

Meeting/Conference Rooms

Meeting/Conference Rooms will provide seating for 4-30+ for staff and others to conduct meetings and participate in enhanced web-conference calls.

The display system will typically consist of one or two room size appropriate flat panel display mounted to the wall. A conferencing camera for web-based video conferencing will be mounted near the display to support platforms such as Teams, Zoom, or other soft conferencing programs. The sound system will support program audio through a distributed ceiling speaker system, and audio conferencing will be supported by microphones integrated into the space. Small spaces may use a camera/mic integrated sound bar mounted to the flat panel display. All conference rooms



should support wireless presentation through an appliance.

Large rooms may be equipped with a dedicated room computer to support staff advanced conferencing requirements and connectivity to allow for conferencing through a BYOD (Bring Your Own Device). While public users may connect portable laptops either with an HDMI connection or wirelessly through a wireless presentation hub.

A small wall mounted, or tabletop touch panel will serve as the interface for controlling the audiovisual system and initiating web conferencing. Some tabletop touch panels may be part of a flip lid system that includes cable connection and power. A room scheduling panel outside the spaces could be accommodated if desired.

Multipurpose Rooms

The multipurpose meeting spaces could provide two combinable rooms for various meetings and events, This space will need to be flexible and adaptable to meet the needs and future requirements of the building and will require sufficient infrastructure via floor boxes and wall mounted connections for a variety of set up options.

If the rooms are divisible they will be equipped with movable partitions to allow expansion of the space to accommodate larger events when necessary. The audiovisual and lighting systems for this space should adjust and adapt automatically based on the room configuration and status of the removable partitions.

Each room should be equipped with an audiovisual system supporting sound reinforcement and video presentations or light music programmatic events with independently with discrete video and audio sources. The spaces could use either a projector/electronic screen or direct view LED wall depending on architecture and budget. These screens will be able to show the same image or two different images if the rooms are combinable

Because this room could be used by the public and rented for after-hours events, the user interface for the audiovisual system should be very simple and intuitive. In-room functionality should be as simple as system on/off controls, volume adjustment, and source selection. More advanced controls will be accessible by staff only through a locked control interface page.

Source device options should be kept minimal to ease operation with hardwired video connections in each room as well as



wireless presentation connection. If desired, broadcast television could be allocated to each room. A complement of wired and wireless microphones could support multiple presenters or panel discussions. Program source and presentation audio should be

planned to use architecturally integrated speakers either adjacent to the visual displays or screens. These spaces should also be equipped with installed hearing-assist systems. Room schedule could be either via a similar schedule panel like the Meeting/ Conference Rooms or have dedicated digital signage.

Collaboration Systems

Several spaces could be used for ad-hoc collaboration and huddle spaces. These systems could be either a wall mounted flat panel display with simple direct connection or flat panel on a mobile cart for ultimate flexibility to turn any space into a small meeting space.

Audio could be provided by the display's built-in speakers. Control



of the display will be simple either by a remote or if installed on a wall through a small wall mounted keypad.

Upper Roof Deck: Outdoor Movie Wall

The Upper Roof Deck will provide a tranquil outdoor space that could also serve as an outdoor event space. Multiple locations for power can provide for the use of a portable self-powered speaker system with integrated small mixer to connect microphones and other audio sources that are part of the building portable equipment pool. Infrastructure can be designed to support showing movies on a wall with a projection surface painted on it with power and connections for a portable projection system and speakers.

Digital Signage

If the City has an established standard for digital signage that is effective, that approach should be followed with this building as well. This will require close coordination as design progresses.

Public displays may display information such as:

- Digital Bulletin Board: informational digital signage for listing news and events within the library and community
- Entertainment: broadcast television in lounges, break rooms or lobbies
- Directory / Interactive way-finding
- Display Wall: digital storytelling and displaying creative content.



- Room scheduling displays.
- Emergency Alert messaging

Digital signage may be capable of displaying broadcast television, computer graphics, digital video, and any associated program audio. Content most likely will come from a web-centric system which is user-friendly and allows the option for City-generated content creation, but may also include custom elements requiring additional, specialized development.

Each display can be individually assignable, so programming can be displayed on any or all the displays independently. Grouping the displays into zones that will share the same content can save on hardware costs and may serve the function well.

The form of these displays can fall into any of the following categories:

- Non-interactive displays of various sizes
- Interactive touch screen displays with easy cleaning and sanitization methods

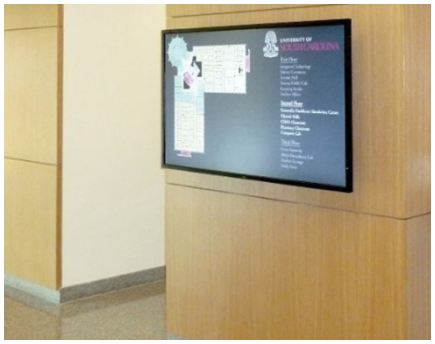
The key to any of the display types is having the resources to create, maintain, update, and deploy content. Therefore, staff will need to be deeply involved in the selection of display types, hardware, and software for content deployment.

Technology: Library Audiovisual

Shared Lobby/Showcase Display

Vestibules and lobbies provide an inviting entrance to the Government Center and Library. Typically, a centrally located flat panel display is mounted to greet visitors and highlight Library programs, indicate featured activities and events, and provide general Library and Government Center information.

The display can be touch-enabled to provide interactive wayfinding and to answer visitor information. Interactivity functions can be





planned in a manner that allows easy cleaning and sanitizing. Source device inputs for the display will be a digital signage player and small form factor computer.

Showcase displays like a large video wall or direct view LED can bring a large impact to a central lobby, provide wayfinding, serve as a presentation space for events like an author signing, movie night, and provide an opportunity for community partners to integrate programming with the library.

Source device inputs for the display will be a digital signage player and small form factor computer. Simplified control for the system will be available to staff via the web based digital signage interface.

Multipurpose Rooms

Library multi-purpose spaces will provide the same functionality as the Government Center spaces. Refer to the Government Center section for functional description.

Children's Story/Arts and Craft Room

The Children's Storytime/Arts and Craft Room will be a highly flexible space that can serve as a youth maker space, story time

area, multi-generational activities, and light performance for music and movies. Some events will require presentation capabilities while others will not. As such, the audiovisual system should be able to "go away" when not needed.

The audiovisual system should consist of a ceiling mounted projector with an electronic ceiling mounted projection screen for when large groups are present, or the program dictates the need. A location to allow either a portable lectern with a computer, a simple laptop, or other portable source equipment to be connected is provided. The sound system can support program audio and voice only is typically installed with the option of more robust audio for either a small musical performance or a



movie provided. Provisions either installed or portable to be able to capture and stream story time or other family focused events should be planned

A small, wall mounted touch panel serves as the interface for controlling the audiovisual system and lighting. A room schedule panel or dedicated digital signage directly outside the space can show occupancy and event information. When hearing assistance is required, a portable ADA 2010 compliant system can be utilized.

Additionally, when a Comfort Room, is programmatically connected with this space, a small flat panel screen and ceiling mounted speaker attached to a local volume control could be installed to allow a parent or guardian to retire to this location and still be able to view/hear the event in the Storytime/Activity space.

Small Group Study/Homeschool Rooms

These are always among the most popular spaces in a library. Several rooms are provided for private or group study and collaboration, for one or two people, and larger rooms for groups of four to six people.

The rooms are equipped with a wall mounted flat screen display and a connectivity plate for connection of laptops and other peripherals.



Audio can be provided by the display's built-in speakers or a small sound bar with camera/mic for web conferencing. Control of the display can be as simple as connecting to play or a wall mounted keypad/small touch panel. A room schedule panel can show occupancy and availability

Conference Rooms

Library Conference spaces will provide the same functionality as the Government Center. Refer to the Government Center section for functional description.

Digital Signage

Library Digital Signage will provide the same functionality as the Government Center. Refer to the Government Center section for functional description.

Technology: Information Technology

Modern communication has evolved to encompass all aspects of our lives from voice to video. Information Technology's prime objective is to facilitate communication and collaboration, and the transfer of information. The communication infrastructure envisioned for the Celina City Hall project will include:

- Incoming Services
- Pathways and Telecom Rooms
- Structured Cabling
- Wireless Network (Wi-Fi)
- Network Electronics
- Telephonic Equipment

We will coordinate with the appropriate City entities as required throughout the upcoming design phases of the project to confirm Information Technology (IT) requirements and coordinate with any City standards or integrated systems.

Incoming Services

Incoming network services, also known as Outside Plant (OSP), is planned to be supplied by the Library current service provider's fiber. This fiber, typically 24-strand Single mode fiber, is installed from an outside broad band fiber pull-box to the building's entrance facility that is typically located within or adjacent to the Main Telecom Room. Outside Plant conduit infrastructure from the building to nearest pull box will need to be coordinated with the City and the project's civil engineer.

Telephone and any Broadcast Television services will also terminate either within the entrance facility or in the building's Main Telecom Room.

Pathways and Telecom Rooms

Information Technology requires dedicated rooms on each floor to house equipment racks, network switches, optical fiber terminations, copper cabling patch panels, and so on. These spaces may also contain certain Audiovisual equipment if an AV over IP topology is employed (See Audiovisual section of this report for information on AV over IP).

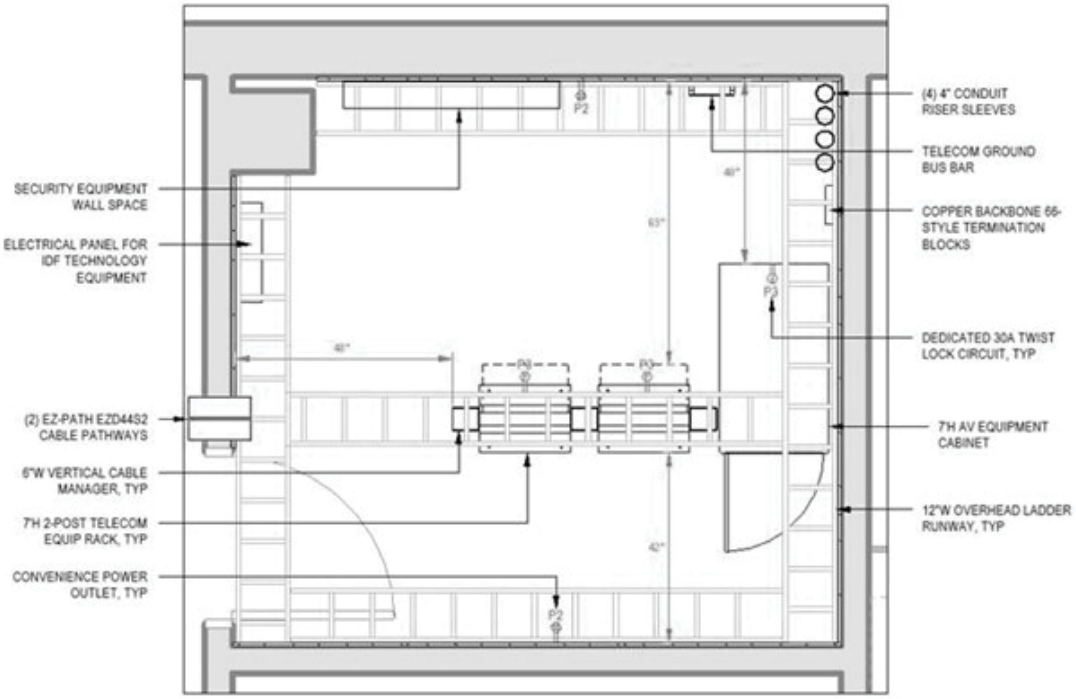
These spaces are either known as Equipment Room (ER) and Telecommunications Rooms (TR) or Main Distribution Frame (MDF) rooms and Intermediate Distribution Frame (IDF) rooms. For purposes of this report, MDF and IDF will be used.

MDF & IDFs provide for the organized and logical distribution of low voltage communications signals within a building and are specifically designed to be flexible and scalable. These spaces provide value over an extended period of time as a distinct asset to the building and have an anticipated life cycle of up to 25 years. All Telecom dedicated spaces will be designed following ANSI/TIA/EIA and BICSI standards along with recommendations and standards from the City.

Primary Components

- Connection to existing City network within MDF
- Fiber and copper connections between MDF and each IDF





room.

- Floor mounted equipment racks equipped with both vertical and horizontal wire management.
- Floor mounted AV cabinet (where required) to house Audiovisual Systems equipment if installed within telecom rooms.
- Overhead racking system for management of flexible connection cabling and providing additional structural support for the racks, cabinets, and systems.
- Patch panels for all horizontal cabling
- Adequate floor space and growth potential
- Independent telecommunications grounding system
- Dedicated power circuits supported by UPS units typically owner furnished.
- Dedicated HVAC cooling system 24/7; maintain ambient temperature at 68-77 degrees F.
- Stacked Telcom rooms centrally located within floor plan such that horizontal network cabling distances do not exceed 290’ to any location within the facility.
- MDF Room: Typically, a minimum 20’ x 20’, outswing door
- IDF Room: Typically, a minimum 10’x15’, outswing door
- Audiovisual equipment could be co-located within Telecom spaces as part of the overall AV over IP system. This will require a dedicated AV cabinet within these spaces

Structured Cabling

Wired building network systems are known as structured

cabling systems. Structured cabling systems originate in the Telecom Rooms and extend throughout the building from ER to TR (backbone) and from TR to the end users (horizontal). The backbone cabling system between Telecom Rooms consists of fiber and copper cables and connects each TR via home-run cables to a Main TR within the building. The horizontal cabling system will consist of twisted pair Category 6A cables and is visible to the end user in the form of wall faceplates. All horizontal cabling routes to the Telecom Rooms should be through cable baskets located in corridors and other approved support systems as required.

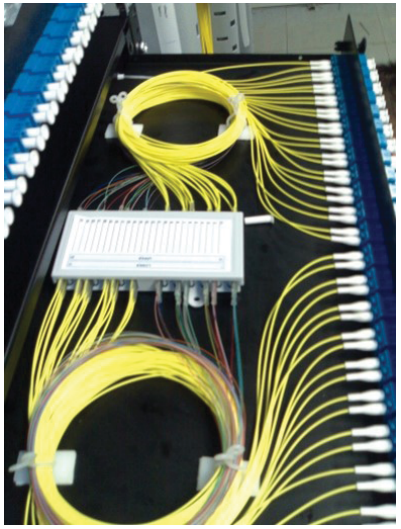
The wired building network system uses a common cable that supports all communications needs for various independent systems such as computer networks, voice system, surveillance, video, and building automation system. These diverse systems run on the same cable infrastructure, which offers ultimate flexibility; the same cabling supports all network requirements indifferent of the system.

Backbone Cable

The City of CelinaPublic Library building will be configured with the Main Telecom Room being connected to all other TRs via fiber and copper cables. All fiber cabling is terminated in rack mounted housings to provide complete flexibility for cross-connecting of various networks and equipment and to provide redundancy. All copper cabling terminates at the rack on patch panels. This methodology permits cross-connection for devices requiring analog phone lines (like fax machines) by using simple patch cords instead of specialized tools. Copper tie-lines from rack patch panels to wall-mounted 110 blocks may also be incorporated into the backbone.

The backbone at the public library will consist of the following:

- 4-strand single mode (SM) fiber capable of supporting 100 Gbps.



- 25-pair Category 3 copper cable

Horizontal Cable

It is recommended that horizontal cabling should be a minimum of CAT6A dependent on the current industry standards to support expanding Power over Ethernet (POE) capabilities. All areas of the building will follow similar design standards regarding the number of cables per workspace as established by the City along with industry codes, standards, and best practices. This aspect of the horizontal cabling design should be reviewed later in the building design phase.

Horizontal cabling is planned to:

- Utilize CAT6A cabling at a minimum including all cabling, patch panels, patch cables, termination modules, and wiring blocks.
- Utilize CAT6A cabling for all wireless access points following the current recommendations.
- Terminate on rack-mounted patch panels regardless of the

application using the cable – email, phone call, fax, video, etc.

- Utilize the same cable regardless of the device using the cable – computer, telephone, surveillance camera, etc.

Outlet Configurations

Preliminary definitions for the recommended work area outlet configurations are as follows:

The "Data-Only" or "Voice-Only" Outlet consists of one (1) Category 6(A) cable. This outlet type will be used less frequently than a "Dual" Outlet and will support such specialty applications as stand-alone wall-mounted telephones, video projectors, flat panel displays, and surveillance cameras. These outlet types are typically characterized by specialty mounting heights and locations.

An example of "Voice-Only" outlet would include a wall telephone location.

- The "Dual" Outlet consists of two (2) Category 6(A) cables on a single-gang faceplate.
- The "Triple" Outlet consists of three (3) Category 6(A) cables on a single-gang faceplate.
- The "Quad" Outlet consists of four (4) Category 6(A) cables on a single-gang faceplate.
- The "High Density" Outlet consists of six (6) or more Category 6(A) cables on a single-gang or dual-gang faceplate.
- A "Furniture Feed" consists of one (1) 4" square wall box to provide a pathway from the wall to the furniture system's raceway.
- "Specialty" Outlet variants will be adapted as needed for unique uses and locations not covered by the above-listed configurations.
- Wireless Access Points (WAP) cabling will be provided with a "Dual" Category 6(A) outlet: one cable for console port connection and the other for the network uplink.

Patch Cable Assemblies

Effective patch "flow" is an integral part of the Structured Cabling System design to be planned according to the specific rack and wire management layouts.

Patch cable assemblies will be provided and warranted as a part of the Structured Cabling System based upon a quantity twice that of the installed and available horizontal cabling channels plus an additional 5% to provide for varying needs at both cable ends.

Patch cables will be color-coded according to the City standards.

Patch cables will be provided as part of the Structured Cabling package and installed by the Contractor at direction of City IT staff.



Wireless Network (Wi-Fi)

Wireless technologies have been embedded into modern society. Some wireless technologies are used every day such as radios, cellular phones, smart phones, tablet PCs and laptop computers. As such a very robust and dense Wi-Fi network is being planned.

Today's public spaces must accommodate a wide range of user needs and expectations to foster free flowing access to various formats of information. Many public spaces struggle with a desire to support the ever-evolving BYOD (Bring Your Own Device) environment that is now expected by patrons and staff.

A building-wide wireless network will be designed into the

City Hall and Library to augment the traditional wired network. Wireless coverage will be provided throughout all interior areas, and for exterior building adjacencies and commons public areas.



Within interior spaces, access points are located below finished ceilings and will be activated as needed to provide full building-wide coverage. The wireless infrastructure design will be based on the latest IEEE-802.11 standard (802.11ax) and will be able adapt to 802.11be.

Power over Ethernet (PoE) technology is deployed to simplify installation and increase system flexibility by centrally locating all power requirements for wireless access points. This design methodology greatly increases the availability of network bandwidth by adding the capability of connecting to the network via multiple frequencies and channels. The ultimate goal of the wireless system design is to allow for wireless coverage for the entire facility, including adjacent exterior areas, utilizing high density and dynamic load balancing wireless network standards.

Typically, procurement of all wireless network equipment is by Owner and installed by either the low voltage cabling installer or by the Owner. Wireless network design and criteria for final locations of wireless access data outlets is also normally by the owner via coordination of a vendor heat map. Data outlets for wireless access points are typically provisioned with 20' service loop to allow for flexibility during final commissioning and testing.

Network Electronics

The data network systems provide transport and communications for a multitude of applications. Ideally, there should be a single, common data network system for all applications as opposed to individual data network systems that are single application based. A common data network allows for cost savings of equipment and supporting infrastructure (space, power, cooling, etc.) while also providing better utilization of network equipment. By using network protocols such as virtual local area networks (VLANs), applications such as voice can share a common network switch with applications such as email or video surveillance yet still ensure proper quality of service (QoS).

The structured cabling systems described in the previous section make up the passive components of the data network systems. The active data network electronics will include the following:

- All switches will support Power over Ethernet (PoE) for all ports supporting the latest PoE standards.
- All switches will be based on 1RU Cisco Catalyst models
- Common network switches across all departments and applications utilizing VLANs for QoS and security

Typical procurement and installation of all network electronics and associated equipment is by City.

Telephonic Equipment

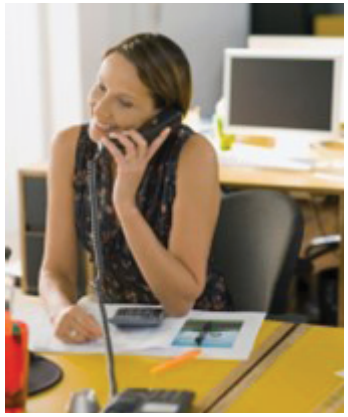
The City Hall project should deploy the latest Voice over Internet Protocol (VoIP) technology type telephony system. VoIP systems utilize the same cabling and switching equipment as the data network and offers the following advantages:

Reduced Operational Costs

- Common cabling – data and voice networks use the same type of cable.
- Flexibility – every network cable can be voice, data, or both.

- Portability – phone number moves with the phone, not the location.
- Handset not always required – phones can be software on a computer.
- Unified Communications – users can access email from the phone and voicemail from the computer.

Typical procurement and installation of the VoIP system server, telephone handsets, and associated VoIP equipment should be by the City.



Some devices and equipment may require traditional telephone connectivity, often referred to as "Plain Old Telephone Service" or POTS. These systems will be supplied with the same CAT6A cabling as the rest of the network infrastructure with simple break-out cables allowing connectivity to a standard RJ-11 (phone) connector. Equipment that often requires this type of legacy connection are credit card/POS systems and fax machines.

Technology: Design Team Considerations

The following is a discussion of several facility-related factors that impact the effectiveness of the technology systems in the building. Coordination with the appropriate designers and any City standards for each area will occur as the project progresses.

Acoustics

Briefly, particular care must be taken to acoustically isolate adjacent spaces, and to establish appropriate listening and working environments. Proper acoustic design may be required which could impact room geometry, finishes, and furnishings.

To that end, the following aspects of acoustic design should be addressed:

- Internal Room Acoustics – selecting the proper interior architectural materials to provide the suitable reverberation time for each space.
- Sound Isolation – determining the proper construction methodologies for the walls, ceiling, and floors of acoustically critical spaces.
- Mechanical Noise and Vibration Control – controlling unwanted sound and air turbulence that is generated by the building's mechanical systems

Lighting: Natural and Artificial

Numerous studies have shown that day-lighting increases productivity and is preferred by employees and virtually all users of the facility. Unfortunately, uncontrolled natural light can degrade or possibly ruin the contrast ratio of projected images and cause misleading or unflattering colorimetry effects for video cameras. While this creates some challenges for the audiovisual system and lighting designers, the benefits of daylighting far outweigh the disadvantages.

Window treatments may be required for any spaces that use a screen to display video projector images, particularly those that allow natural light into the room. Although true "black out" shades are often not required, the degree of opacity must be

balanced with the performance of the projection systems and lighting systems. Control window treatments may be coupled with the audiovisual system.

The lighting system should also be coordinated with the audiovisual systems. Careful attention must be paid to the balance of natural and artificial light, color temperature, interaction with various displays, heat generation, and noise generated by dimmers and ballasts, operational costs and so on.

It is recommended that the use of specialized lighting fixtures be utilized in any spaces that may be used for video recording or videoconferencing to prevent the participants from appearing two-dimensional and flat. With the use of video cameras, this specialized lighting will provide the lumen levels and color temperature necessary to produce clear images of the presenter.

Technical Power

Due to the sensitive nature of electronic equipment that is being used, a clean source of power is required. Clean power requires that there be no equipment loads, such as those with transformers that generate electrical noise on the power lines shared with sensitive technologies. This would include, for example, air conditioning equipment, large motors that stop and start regularly, uninterruptible power supplies, air compressors, welding, or other heavy industrial equipment, or dimmed lighting loads; all of which create transients, harmonics, surges, and spikes.

To ensure power quality, dedicated "technical power" distribution panels should be provided. Where concentrations of sensitive electronic equipment occur, a dedicated technical power circuit may also be specified. All technical power circuits for equipment within a room should be on the same phase to ensure proper equipment timing within the system. For additional power quality, transient voltage surge suppression devices must be installed on the panels serving technical power circuits.

While the Electrical Engineer for the project is responsible for the design of the electrical systems, this work should be done in coordination with the technology designer.

Interface with Emergency Communications

Audiovisual components such as digital signage displays, paging loudspeakers, and even projectors can be interfaced with the building's emergency communications systems. If desired, this should only be considered as a supplement to required emergency communications systems designed by others and cannot be relied upon for life safety.

Additionally, a First Responder Digital Antenna System (DAS) should be considered during the project design.

Security

The safety and security of the inhabitants and assets of the City of Celina requires special consideration in light of the following key design issues:

- The building is a public facility and may include special events afterhours.
- The main building will have multiple entrance and/or exit points.
- Financial transactions may occur in several locations within the building.
- The building will include expensive and desirable items such as laptops, computers, projectors, and other audiovisual and technology equipment.

We will coordinate with the appropriate city and library entities as required throughout the upcoming design phases of the project to confirm the planned security systems coordinate with any City standards or integrated systems.

In general, building security systems are intended to control or monitor pedestrian flow throughout the building based on certain flexible criteria. Themes such as individual pass card holder permissions and time of day access control are key to the design. Access system and cards will be per City standard.

Video Surveillance devices in the form of networked security cameras will augment the access control system by linking door events with video footage. To complete the design, devices such as duress alarms, door sensors, and motion detectors will provide duress and intrusion alarm monitoring for the facility.



Crime Prevention Through Environmental Design (CEPTD)

The design team will be utilizing an approach to security that provides for both real and "perceived" boundaries, as well as a "full scope" security approach which includes the concepts of CPTED.

CPTED is defined as a multidisciplinary approach to deterring criminal behavior through environmental design. CPTED strategies rely on the ability to influence offender decisions that precede criminal acts by affecting the built, social, and administrative environment. The basic CPTED strategies are Natural Surveillance, Natural Access Control, and Natural Territorial Enforcement.

Natural Surveillance

Natural Surveillance is the design principle, which calls for creating an environment where the occupant has an enhanced ability to observe the surrounding environment and the potential offender will have a heightened perception of their increased risk of being

observed. The design principles involved include creating good sight lines and minimizing visual obstacles so that from a given location the occupant has a high degree of visual control. People will always feel safer when they can easily see and be seen.

From the perspective of Natural Surveillance, these items are ideal in that they offer no real hiding places. They provide a level of deterrence but little to no visual obstruction, which raises the probability of detection for the potential intruder.

Proper lighting will also create an effective deterrent to crime, because good lighting (no areas of glare from lights and no dark areas) discourages criminal activity, improves visibility, and reduces fear. Visibility in design can also be enhanced by including windows that look directly out on public sidewalks and parking.

Sidewalks, plazas, and other pedestrian areas should be evenly lit by pole mounted lighting, providing no shadowed hiding places for a would-be criminal to use to their advantage. Sufficient lighting levels will also enhance the capture and storage of evidentiary quality video, enabling recognition of perpetrators in covered areas. Steadily increasing lighting levels as, one approaches the building will improve the sense of safety and the video quality at the appropriate locations. Additionally, the observable presence of video surveillance cameras will in and of itself have some deterrent capability, as potential offenders are less likely to act if they know they will be observed and recorded.





Natural Access Control

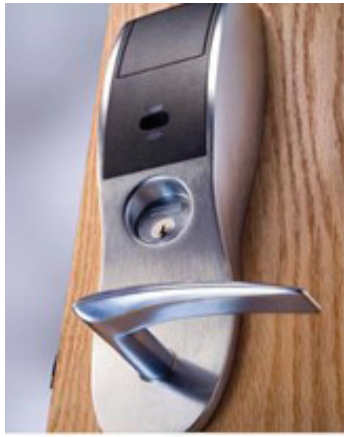
Natural Access Control limits the opportunity for crime by clearly differentiating between public and private spaces. Location and design of entrances and exits, which tend to guide people in the appropriate direction, will provide Natural Access Control. Natural Access Control recommends that the facility have only one primary, clearly identifiable entry point, or at a minimum utilize the architectural design to route people to a central security location before they have access to stairwells and elevators.

Natural Territorial Reinforcement

Natural Territorial Reinforcement utilizes architectural design to increase the sense of ownership, which increases the likelihood that intruders will be challenged and reported. It creates an environment where strangers or intruders stand out and are more easily identified.

Access Control System

An Access Control system will provide card access for designated non-public entry points of the building or departmental perimeters or at any other space deemed a priority by the City of Celina and project stakeholders. Ideally, traditional keys would be only utilized and issued to staff for their individual offices, storage rooms, and other unique spaces that are under their control.



The Library portion of the building should incorporate the City standard for the Security Management / Access Control system unless directed otherwise during the subsequent design phases. It is anticipated the Library access control system will likely communicate with a centralized City server. The Library security and access system will then be connected to the building LAN/ WAN infrastructure and communicate over a City configured Security VLAN.

The typical security door configuration will include provisions for a reader, interface to the electric locks, door position switches, and request to exit components. In addition, each door configuration will include a pull box located above the door on the secure side for the interconnection of the various door control and signaling components. Multi-technology card readers will be incorporated to allow for use with existing standard 125kHZ cards, more secure 13.56MHz smart cards, and compatibility with mobile (virtual) credentials. Card readers may incorporate keypads for dual authentication utilizing card + PIN. The potential use of biometric identification access devices for the Library is yet to be determined and will be reviewed based on City standards.

Operation of the system will be such that time of day features may be utilized. Some doors may be unlocked by the system during regular business hours or for special events while others remain as pass card access only. Doors may go into an alarm state when opened immediately, such as in an emergency exit, or when a perimeter door is held open for an extended period of time.

In general, the access control system will seal off the building perimeter and restrict access to certain spaces at certain times. There may be a need to control access to elevators and stairwells based on occupants' requirements and work schedules. Additional features of the system include holiday schedules, visitor credentialing, access groups, and database segmentation to name a few.

The access control system and the video surveillance system will either be a single unified platform or a fully integrated solution. This will allow for timestamp management of video records tied to security system alarms and entry/exit access events.

Video Surveillance System

A system of fully integrated digital security cameras will monitor exterior building adjacencies, interior public areas, entry/exit points, commons areas, high traffic and transition areas, and other critical spaces as deemed necessary by the City and project stakeholders.

The Library portion of the building should incorporate the City standard for the Video Surveillance System unless directed otherwise during the subsequent design phases.

The networked IP security cameras will communicate to the video surveillance system via the Library LAN infrastructure. Each camera will require a Category network cable, installed to the nearest IDF room.

Security camera types will be standardized on high definition IP PoE type cameras. The cameras may also implement technologies such as megapixel, 180 or 360-degree multi-sensor panoramic view, pan-tilt-zoom (PTZ), and integration of video motion or analytics alarms. Camera housings will be primarily domes with other housings provided based on environment, architectural goals, or space limitations. The camera products and manufacturers shall be consistent with City security standards. The video system and IP cameras may incorporate motion sensing software to activate recording only when certain conditions are met such as human movement. Analytic software is also available to trigger alarms and for people counting.

The video surveillance system cameras and devices will likely communicate with centralized City video management system server and recording devices. The video system will also likely be connected to the building LAN/WAN infrastructure and communicate over a City configured Security VLAN.

The video surveillance system will be integrated with the access control, intrusion detection, and emergency call station systems. This will provide optimal situational awareness for security operators with respect to incident response, to provide more effective safety and security within and around the Library and can, if desired, could allow the City of Anna Police Department to have the ability to remotely access and view security cameras from the Library.

Security camera locations and detailed surveillance system design will be further developed in subsequent design phases.



Asset Protection

The Library portion of the building will require Radio Frequency Identification Devices (RFID) Book Security Gates at main entry/ exit locations. The Security Gates should be furnished by the City and installed by the general contractor. Necessary power and data infrastructure will be provided by the project to support the City supplied RFID gate equipment. It is understood the City and project stakeholders desire a more aesthetically appealing solution than traditional book security gates. The preference would be to evaluate new technology and integrate the RFID equipment into the adjacent walls if possible.

The RFID alarm system may be employed to tag and protect other building assets such as computers, flat panel displays, projectors, etc. These devices communicate wirelessly with the equipment placed at the exit points. Like the book system, when the RFID tag passes through the RFID gate system, an alarm will be triggered.

There may be additional areas within the City Hall building where a similar type of asset control system may be desirable. These areas will be identified during the subsequent design phases.

3

Process

a. Overview of Activities
b. Workshop Summaries
c. Employee Survey
d. Departmental Questionnaire Excerpts
e. Departmental Program Summary Data

Overview of Activites

At project commencement, HED was provided the following documents from Celina:

1. Excel document containing required number of offices and workstations for each department, as well as overall desired conference rooms
2. Existing floorplans of current departments

HED reviewed these documents, and then reviewed the departmental projected needs with each department head. HED also released a questionaire to each department head for them to fill out as it pertains to how their team(s) function as well as what does and does not work well in their current facilities. Once the department leads completed the questionaires, HED met with each one on one. HED also released a survey that went to every Celina employee for their feedback. HED used the information from the validated excel document, along with the completed questionaires and findings from the one on one meetings to create a draft program of required spaces.

On May 25, 2023, HED toured the existing Celina workspaces and hosted two in-person workshops. The first workshop included city leadership and covered a review of the draft spatial requirements and priortization of spatial needs, an activity to explore how Celina is percieved today and then define the vision of the future building as a beacon for and representation of the City, and an activity to set the aesthetic tone/look & feel direction for the project.

The departmental leaders/managers were invited to the second workshop which consisted of a review of the employee survey, a discussion about what "Life Connected" means as it releates to how they work within City administrative spaces but also within Celina as a whole, a review and dicussion of the private office typical furniture layouts for the project, and an excercise to create a "heat map" of conferencing needs to inform the number and sizes of meeting rooms needed in the new building (see p. 119).

The following pages include content derived from the questionaires, survey, and in-person workshops.

Workshop Summaries

City Leadership- Workshop 1a
Workshop description:

HED provided a graphic poster with many descriptive words. Participants were encouraged to put red dots on how they believe Celina is percieved today (as represented by their current workspaces and public facilities) and green dots on how they want to be percieved in the future.



City Leadership- Workshop 1a
Workshop findings:

Leadership selected the following to describe how Celina city Government currently presents itself as manifested by its current office spaces and public facilities:

- *Boring, Band-aid, Formal, Local, Inclusive, Professional, Lowtech, Messy, Inclusive, Siloed, Stressful, and Youthful*

With the new building, leadership would like to exude the following characteristics:

- *Activated, Authentic, Classic, Collborative, Energizing, Engaging, Familiar, Homey, Innovative, Inviting, Local, Organized, Professional, Refreshing, Timeless, Social, and Transitional*



City Leadership- Workshop 1b
Workshop description:

HED provided many images of spaces of varying aesthetics. Participants were encouraged to put green dots on images they liked and red dots on images they disliked.



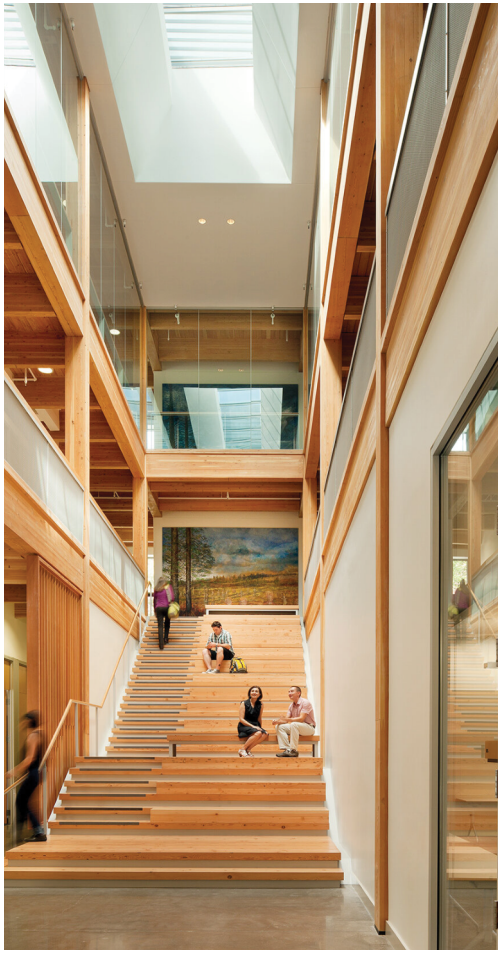


City Leadership- Workshop 1b
Workshop findings:

The imagery below is representative of the desired aesthetic direction for the new Celina City Government Building.











City Leadership- Workshop 1b
Workshop findings:

The imagery below is representative of the desired aesthetic direction for the new Celina City Government Building.











City Leadership- Workshop 1b
Workshop findings:

The imagery below is NOT representative of the desired aesthetic direction for the new Celina City Government Building.



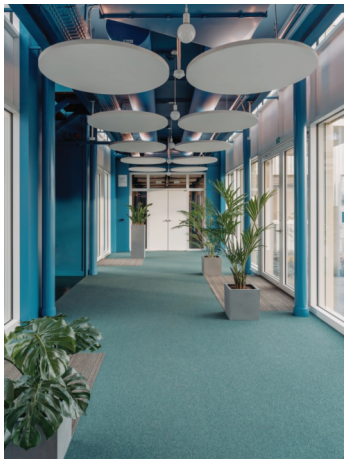


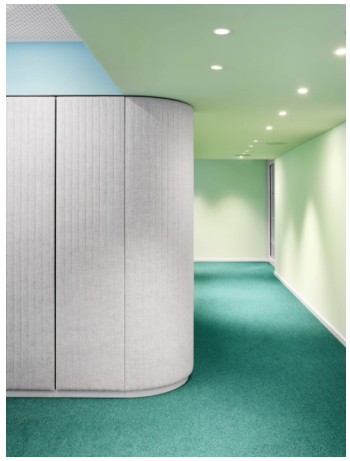




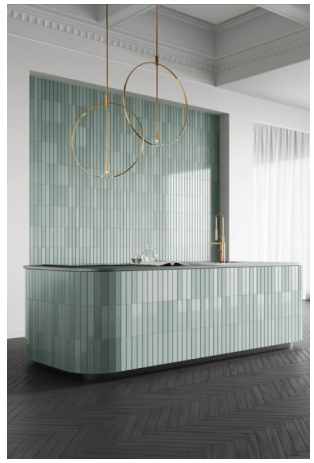












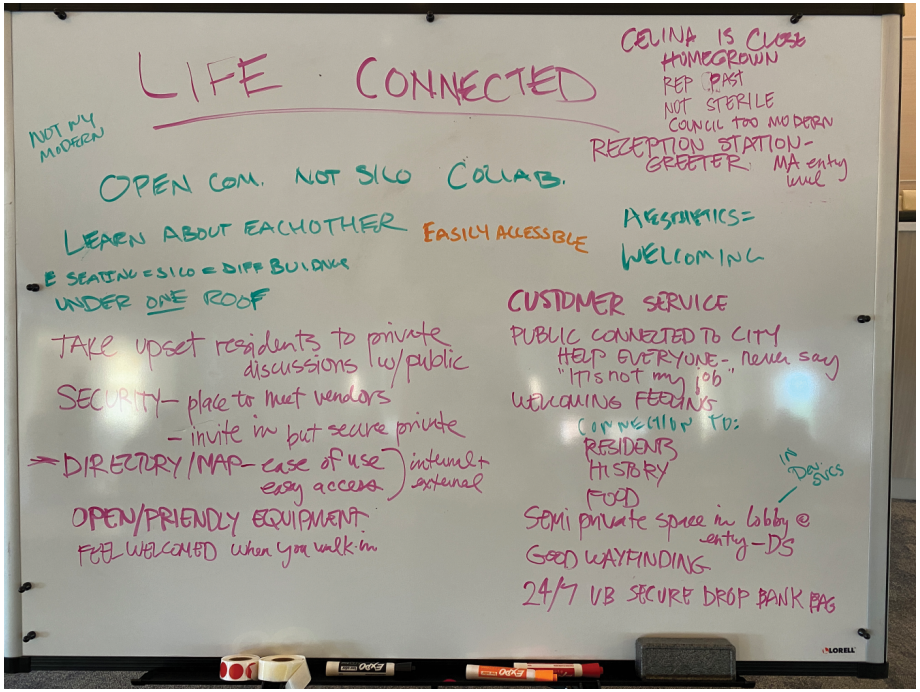
Departmental Leadership- Workshop 2a Workshop description:

Participants were invited to share their thoughts on the tag line, "Life Connected" and what it means to them and how it can influence how they work and interact with city residents.

Departmental Leadership- Workshop 2a Workshop findings:

Comments shared by staff are noted below:

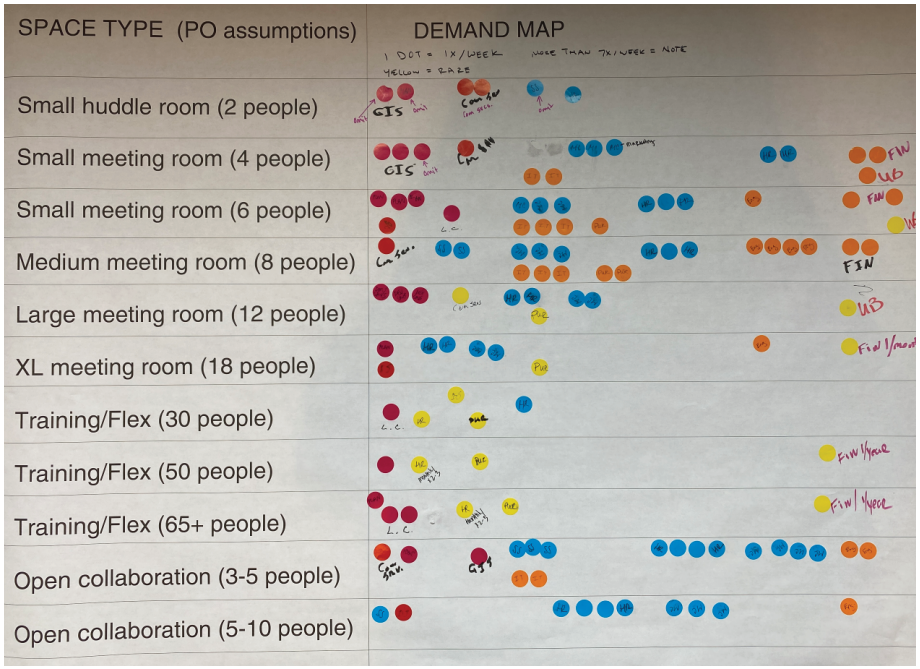
- Not NY Modern
- Open Collaboration, not Siloed
- Learn about Each other
- Under one roof
- Directory/map- ease of use/easy access internal and external
- Open/Friendly
- Feel welcomed when you walk in
- Celina is Close
- Homegrown
- Represent the Past
- Not sterlie
- Have a reception greeter
- Aesthetics = welcoming
- Customer service
- Public connected to the city
- Help everyone never say "It's not my job"
- Welcoming feeling
- Connection to: Residents, History, Food



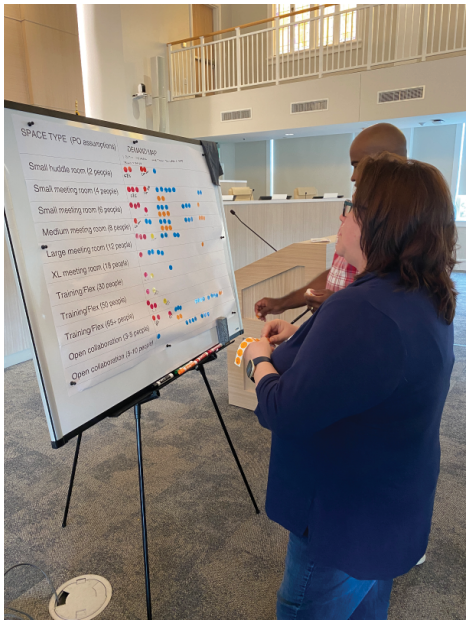


Departmental Leadership- Workshop 2b Workshop description:

Participants were asked to use stickers to record how often their team(s) are likley to use meeting spaces of varied sizes in order to help HED understand the need for differnt conferencing spaces.





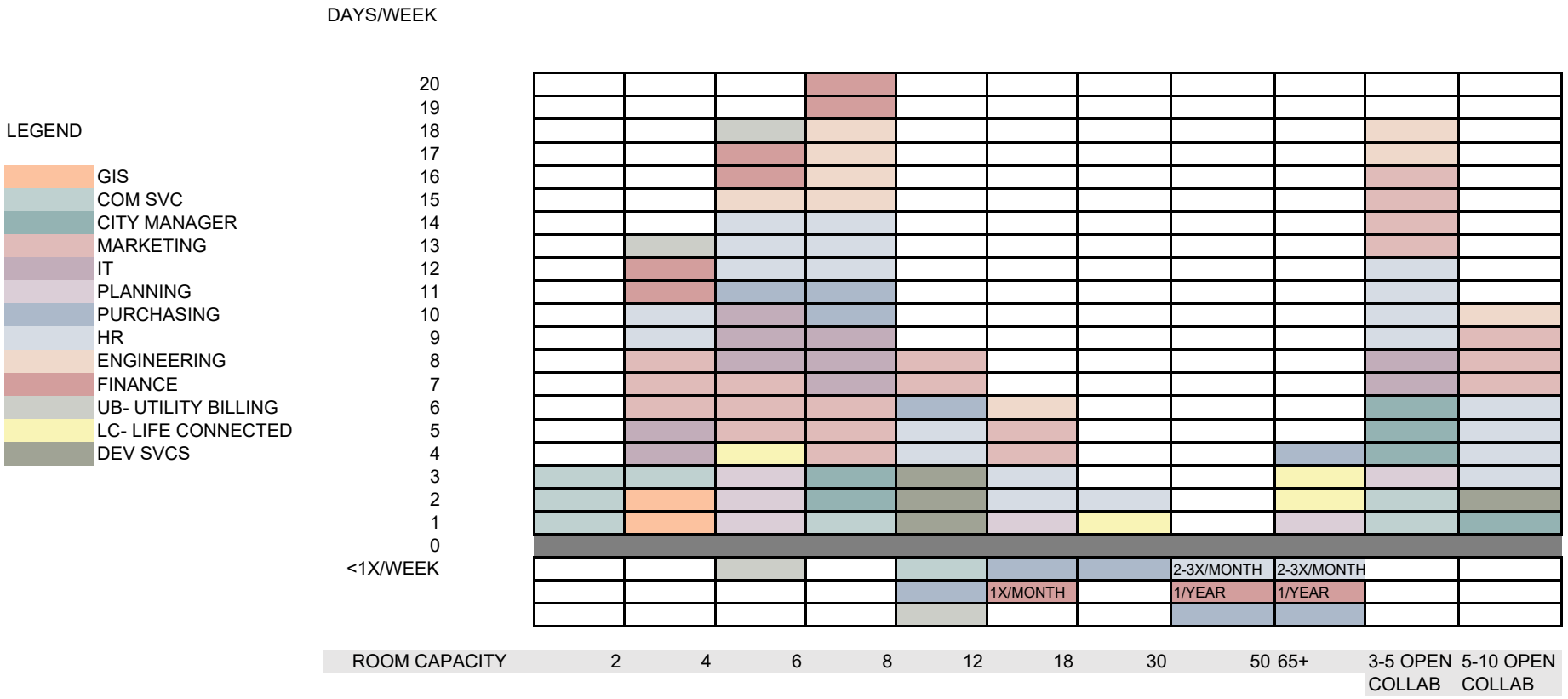




Departmental Leadership- Workshop 2b
Workshop findings:

In order to right-size the meeting spaces in the overall building, the design team surveyed each department to understand the typical sizes of meeting rooms needed and their frequency of use. This allowed the team to identify potential shared spaces, as well as each department's need for dedicated collaboration space, which was ultimately reflected in the blocking plans.

CONFERENCING MAP



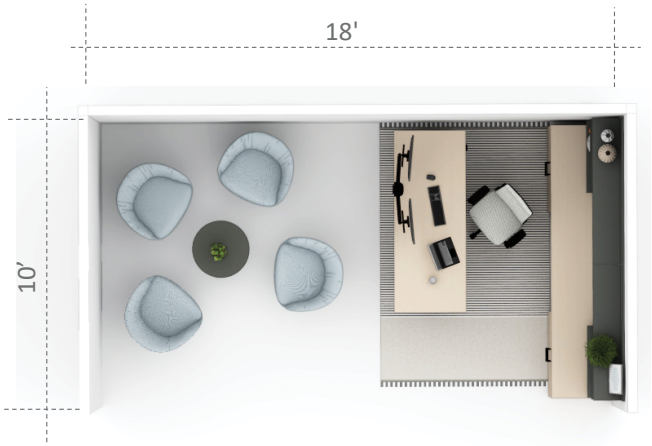
Departmental Leadership- Workshop 2c
Workshop description:

HED presented options for various private office layouts and solicited feedback. A lively discussion ensued!



Departmental Leadership- Workshop 2c
Workshop findings:

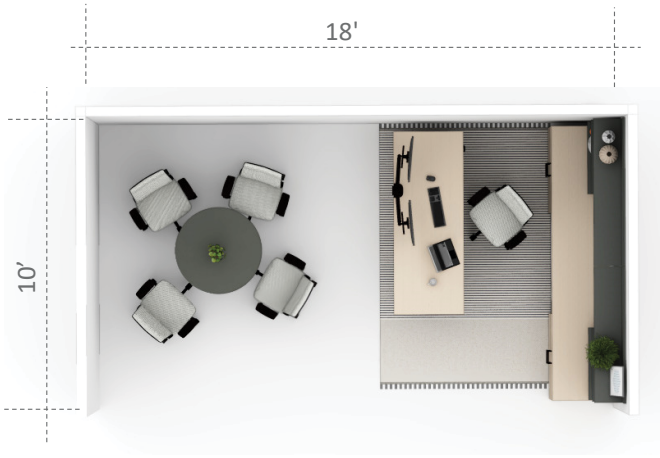
Executive office Option 1





Departmental Leadership- Workshop 2c
Workshop findings:

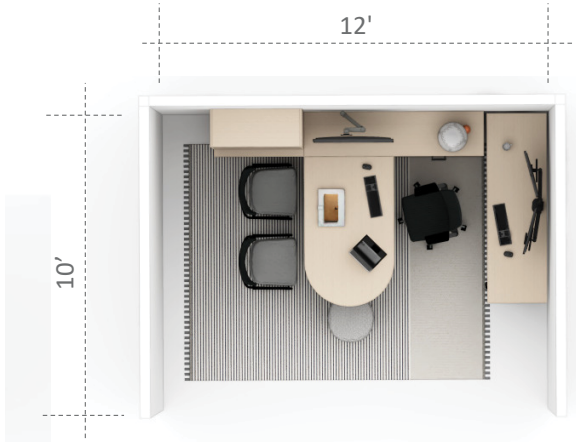
Executive office Option 2





Departmental Leadership- Workshop 2c
Workshop findings:

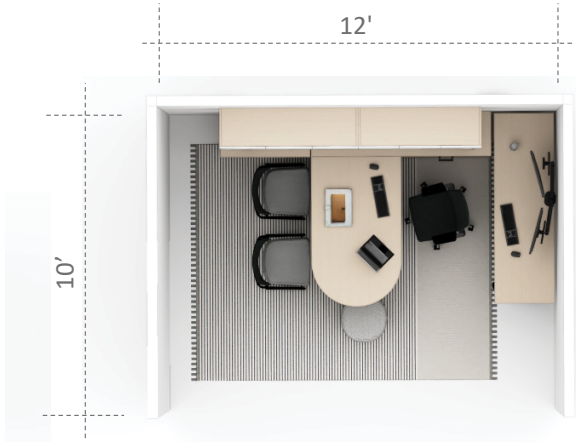
Manager Office Option 1





Departmental Leadership- Workshop 2c
Workshop findings:

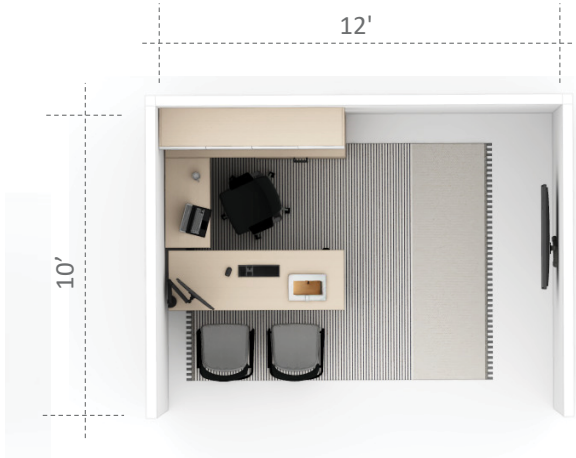
Manager Office Option 2





Departmental Leadership- Workshop 2c
Workshop findings:

Manager Office Option 3





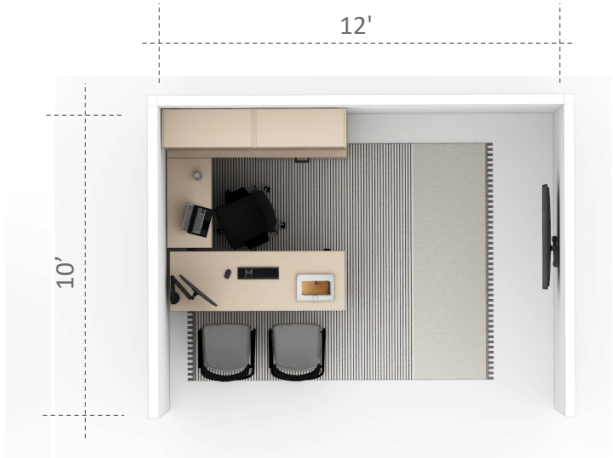
Departmental Leadership- Workshop 2c
Workshop findings:

Manager Office Option 3 alternate orientation





Departmental Leadership- Workshop 2c
Workshop findings:
Manager Office Option 4





Departmental Leadership- Workshop 2c
Workshop findings:

Manager Office Option 4 alternate orientation

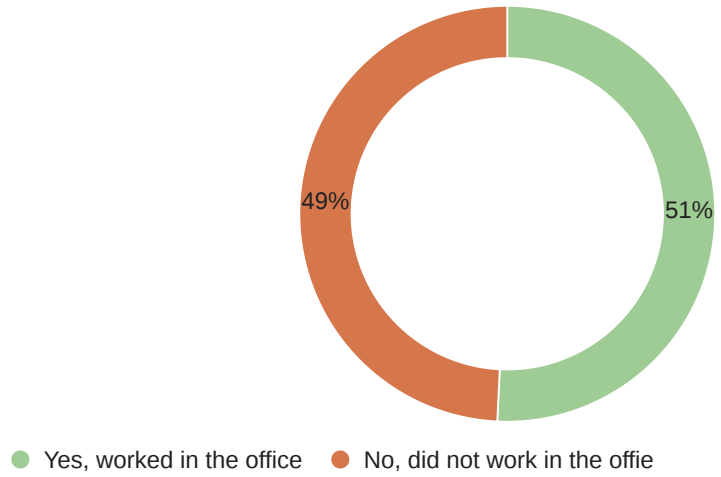




Employee Survey

In conjunction with Steelcase Applied Research + Consulting, HED sent a survey to all Celina employees to gather important information regarding demographics and work modes. The following graphics describe the results of that survey.

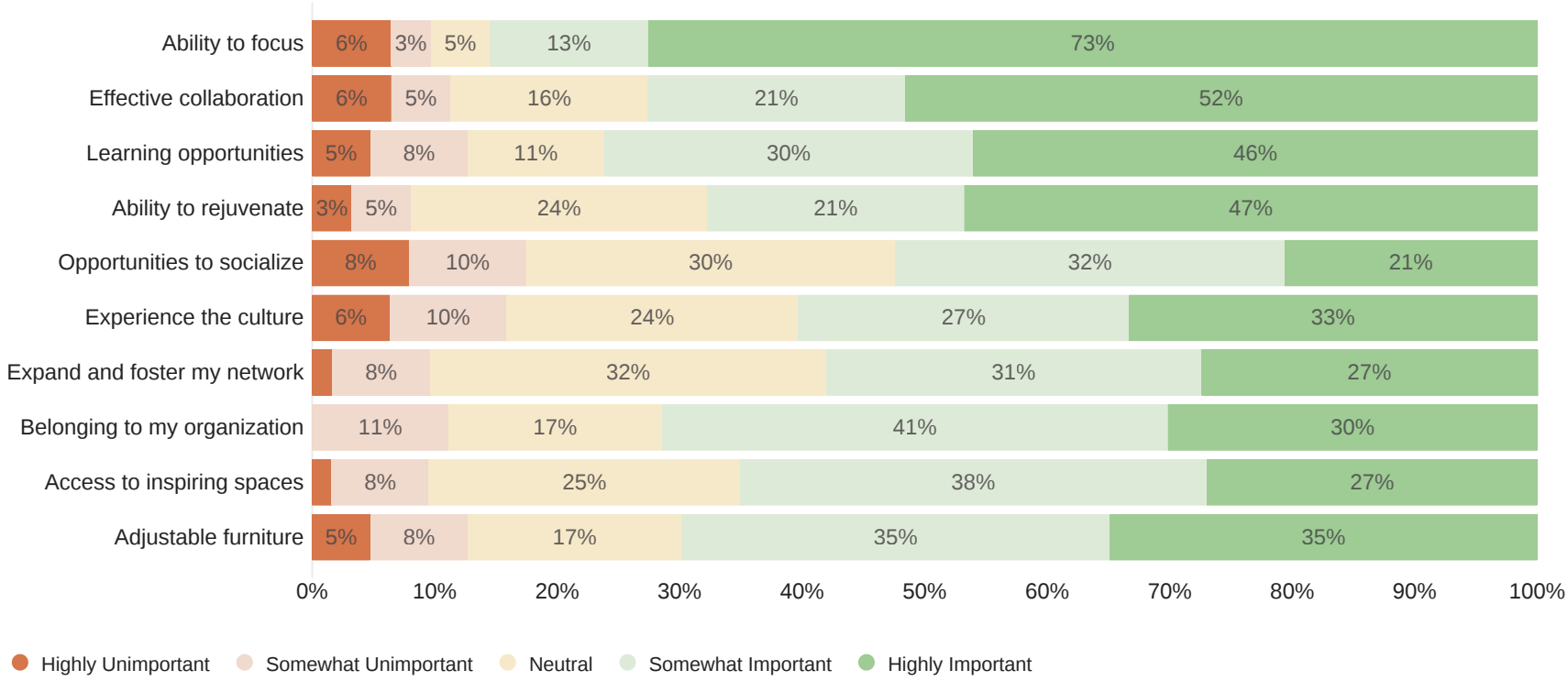
PREVIOUS OFFICE EXPERIENCE: Pre-pandemic



Total Respondents

65

WORKPLACE ELEMENTS: The importance of workplace elements in the in-office work experience



WORK MODE DEFINITIONS

Alone – Routine Tasks: *Working alone on individual tasks that don't require significant focus and/or privacy*

Alone – Deep Focus: *Working alone on content that requires significant concentration and/or privacy*

Collaborate – Creating: *Working with at least one other person to create content, share ideas, problem-solve or brainstorm*

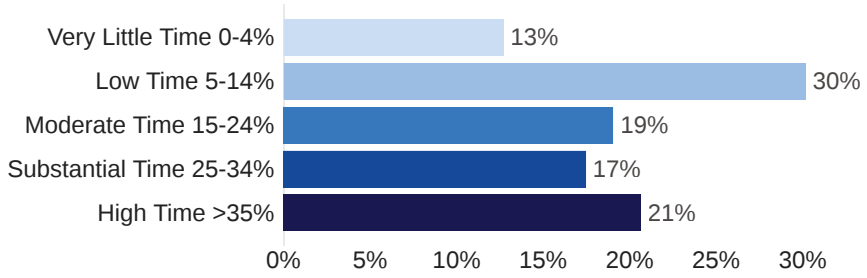
Collaborate – Sharing: *Working with at least one other person to share information and updates*

Learn: *Formal or informal learning, training or mentoring*

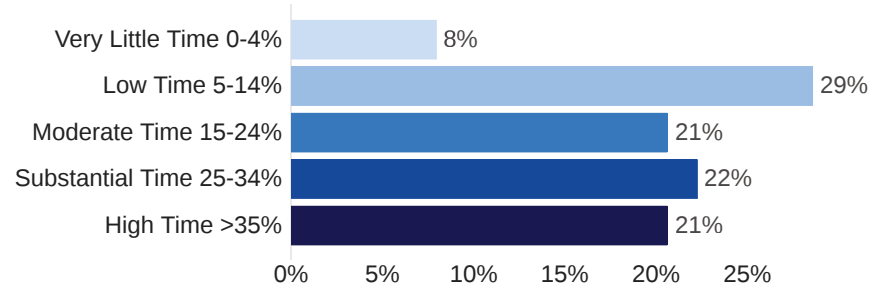
Socialize: *Building relationships with a colleague during informal conversations, shared coffee, lunch, etc.*

Rejuvenate: *Wellbeing moments to refresh and give the brain a rest from work*

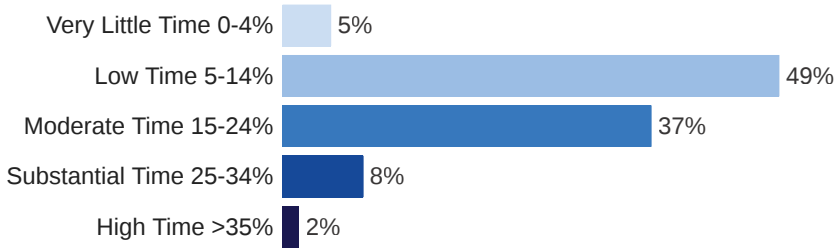
Alone – Routine Tasks



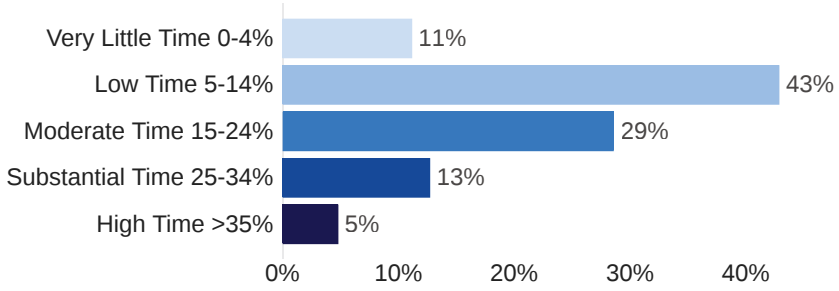
Alone – Deep Focus



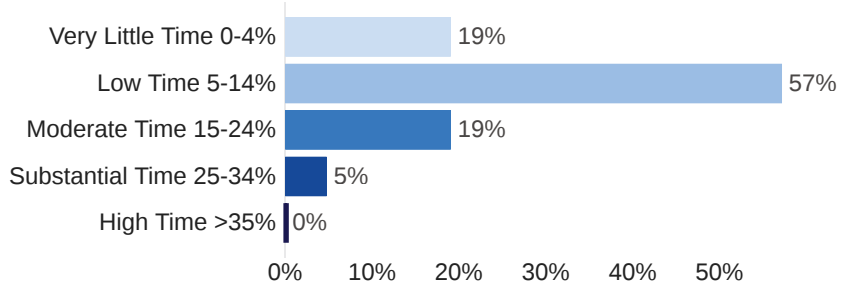
Collaborate – Creating



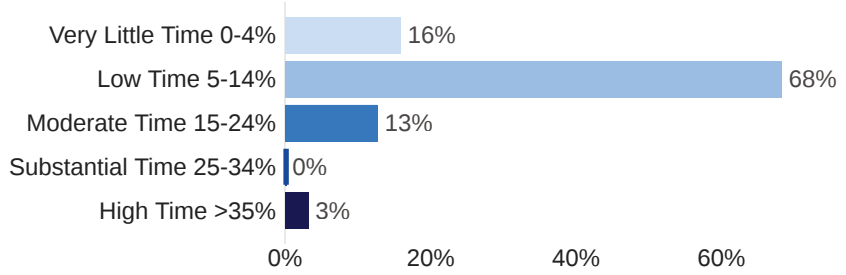
Collaborate – Sharing



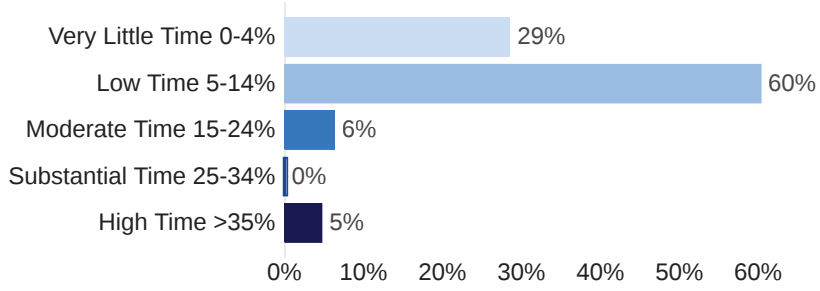
Learn



Socialize

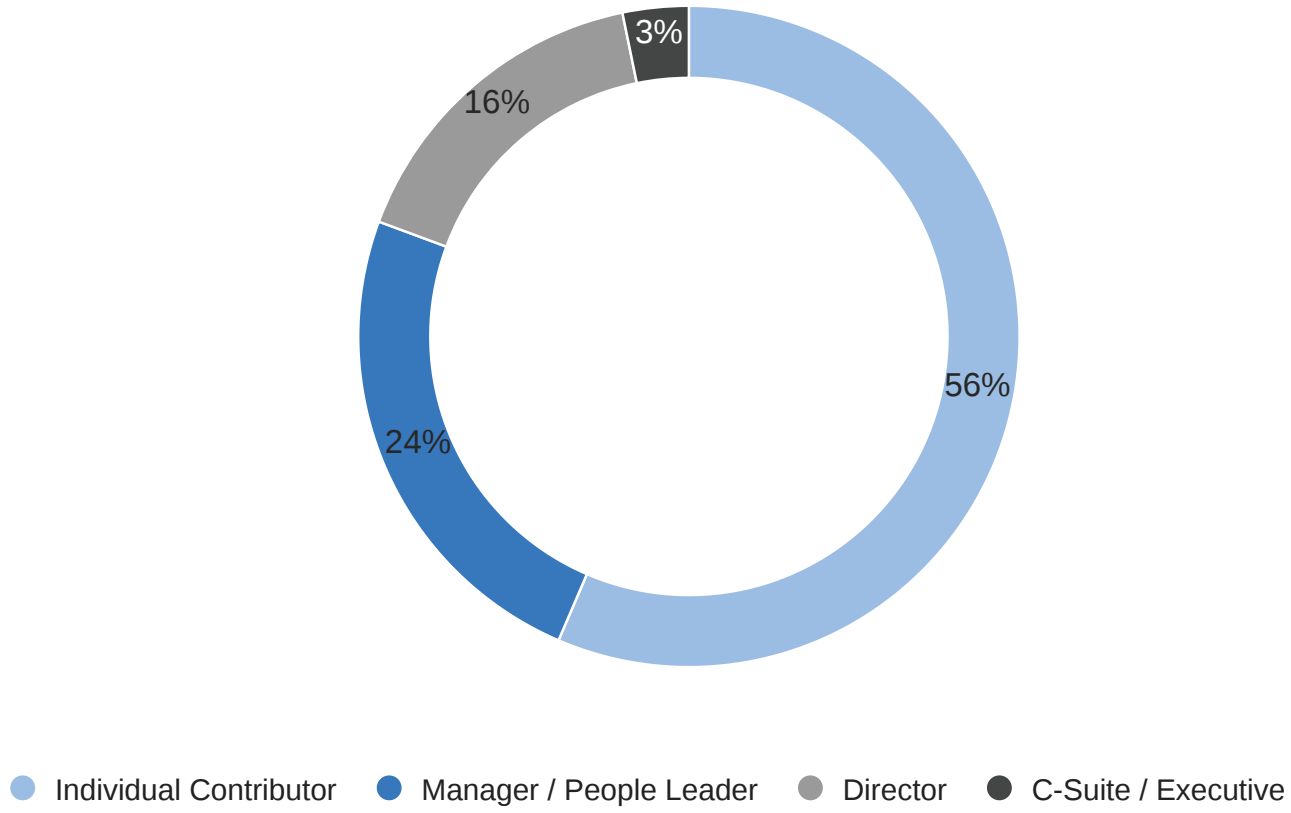


Rejuvenate



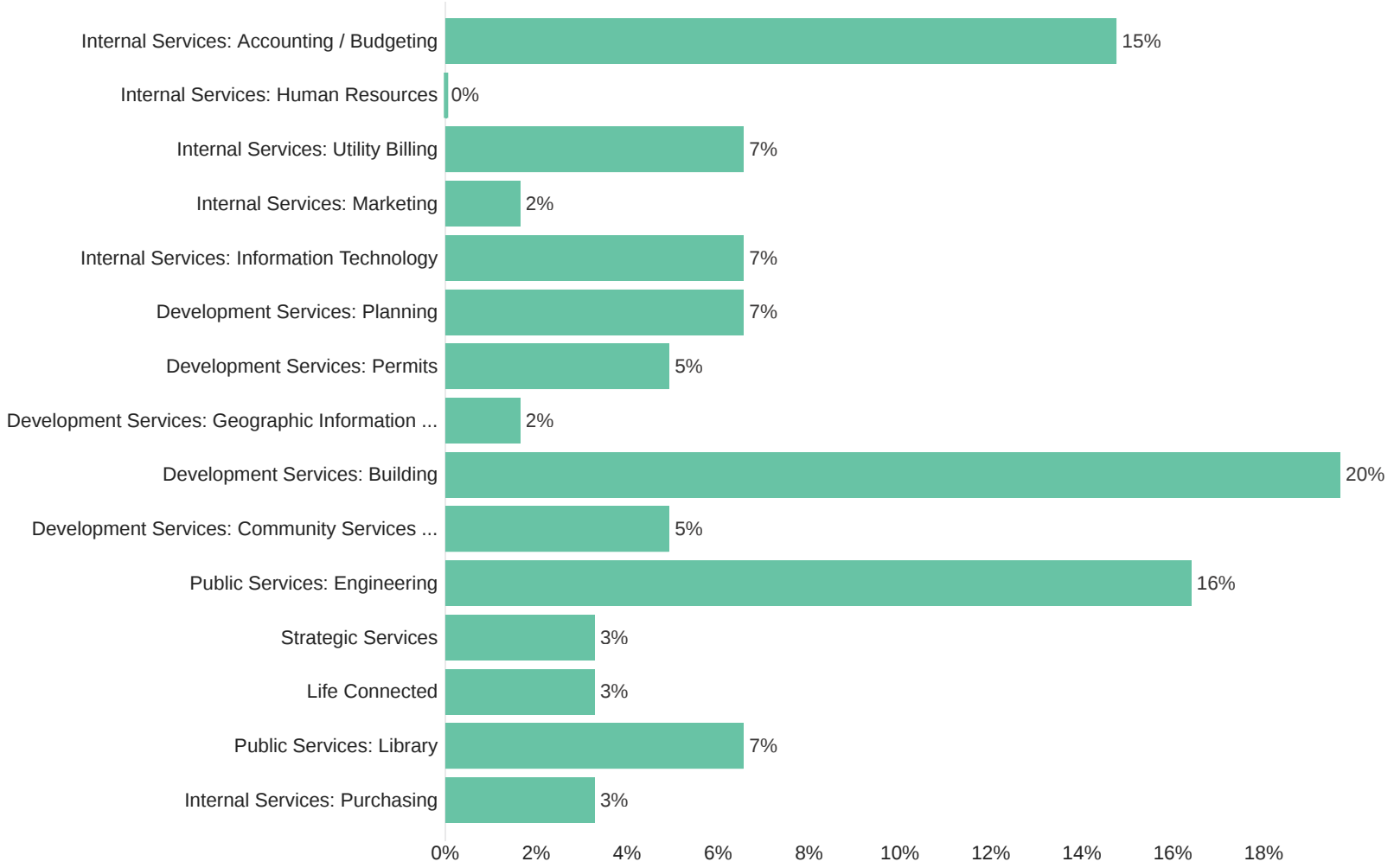
The following graphics summarize the character of the respondents relative to the overall group.

Job Position



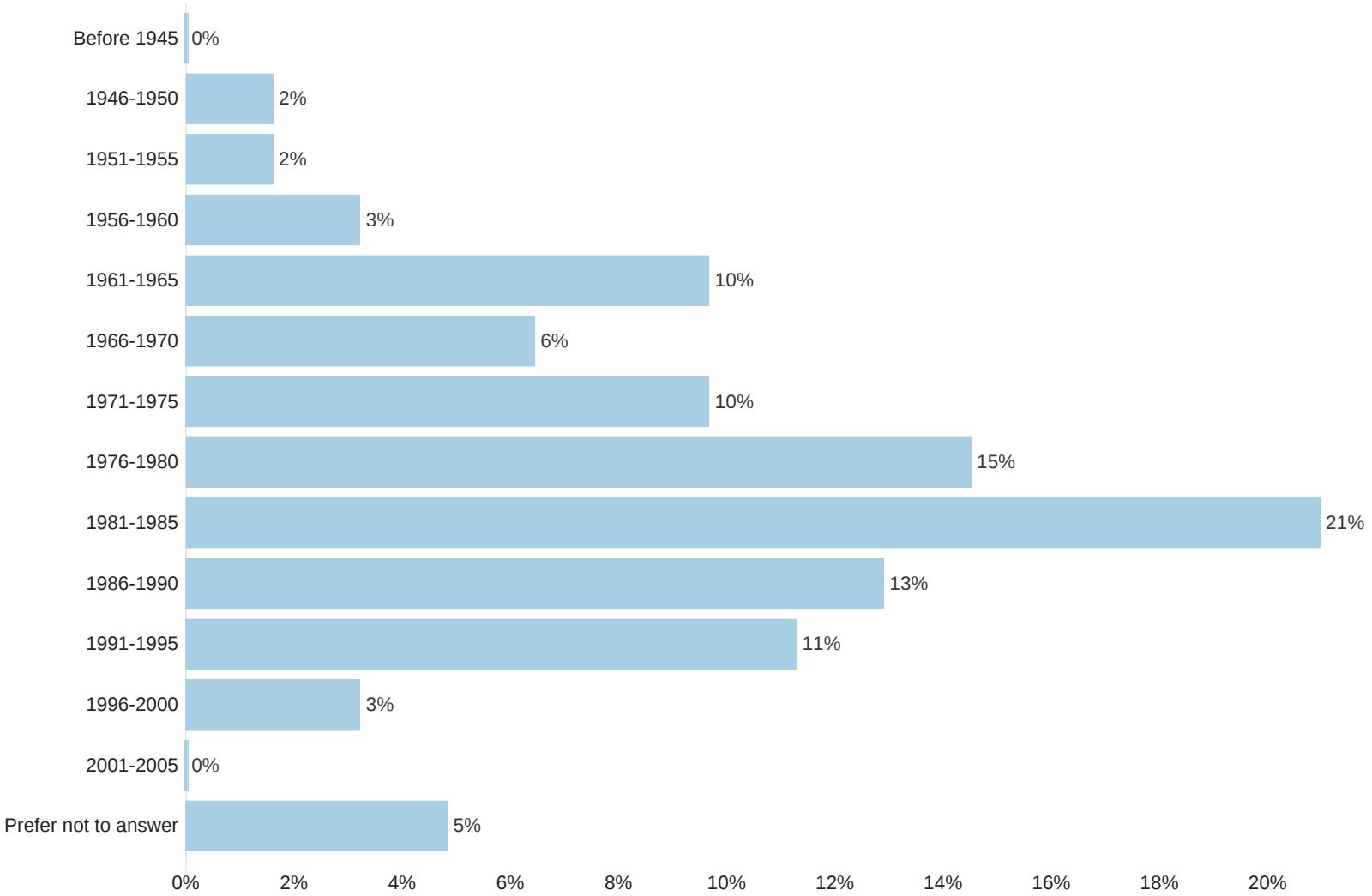
The following graphics summarize the character of the respondents relative to the overall group.

Department Affiliation



The following graphics summarize the character of the respondents relative to the overall group.

Respondent Age



Departmental Questionaire Excerpts

Finance

What are your Group's top priorities related to functioning efficiently and effectively?
Storage for paper records like filing cabinets. We will need a space near a copy machine that has place to lay out and put together financial books or presentations.

Briefly describe a typical "day in the life" of an employee in your Group.
Typically day is entering in items in the computer, scanning documents, putting worksheets together "computer work"

Describe if and how these work processes may change over the next 2-5 years.
I don't see many changes in the future, just more people. We will always need desk space to have computers and multiple monitors and conference rooms. We work with large reports so being about to print a report out and have room to review it.

What types of visitors does your group have and what is the purpose of their visits? How many visitors did your department have in the past year? Please describe any recurring interaction (if any) your group has with the public.
We don't get many visitors in Finance from the public. We do have external auditors that come in for about 2 months during the holiday time that will need space to fit approximately 4 people and their computers and papers. We also have some vendors come by and pick up AP checks but that is few and far between. Any other outside people will be for meetings in the conference rooms.

Does your group have any special storage requirements such as fireproof cabinets, safes, high density filing or flat files?
At least one Fire-Proof cabinet that locks for check stock and other sensitive items. We will need a small/medium size safe to keep cash/checks collected in for various reasons. We will need file cabinets for other documents.

Purchasing

Does your group have any special Loading Dock or bulk storage requirements?
We currently do not have a set receiving area, mailroom, or stock room. It would be nice to have a loading dock and/or a means for deliveries for bulk items/pallets.

Does your group need the use of a large meeting room or auditorium? If so how many participants and how often? Could this space be shared with other groups?
Yes, meetings/training sessions vary in size and by event. We are currently limited in size. For training we have used the Council chambers (50) but would like to have a larger facility to hold vendor events.

Human Relations

What are your Group's top priorities related to functioning efficiently and effectively?
Privacy, confidentiality, space for records, meetings, trainings, confidential meetings with staff and leaders

Do you have any special security requirements?
Record retention, file compliance (locked and room for storage) badging system

Does your group need the use of a large meeting room or auditorium? If so how many participants and how often? Could this space be shared with other groups?
YES – training for all employees is a must have- monthly 50-60 people

Does your group have any special storage requirements such as

fireproof cabinets, safes, high density filing or flat files?
Fireproof cabinets, safe and lots of files

City Manager

This department serves as the point of contact for all visitors to City Hall. We do not keep count of visitors. For general public they would see the management assistant in strat services, who serves as receptionist for entire building to know where to go/who to meet with. Receptionist /management assist could be on ground floor and everyone else upstairs.
Do you have any special security requirements?
Panic button at front desk (first floor- active shooter). Controlled access to floor that no one else can have. To project city manager , no panic button on their floor, just at main reception level 1. Other employees can access their floor/space just NOT public.

Engineering

What types of visitors does your group have and what is the purpose of their visits? How many visitors did your department have in the past year? Please describe any recurring interaction (if any) your group has with the public.
We are visited by engineers, developers, contractors, citizens, realtors, material suppliers, family, and other departments. I would guess the number of visitors to in the hundreds. The visits range from development project issues to citizen concerns.

Building/Permitting

What are your Group's top priorities related to functioning efficiently and effectively?
Adequate noise dampening in hallways and office. Since a large percentage of our work is done by phone and walk in it would be a great benefit to have sound deadening panels in echo-y locations with hard flooring so we can more easily hear people at the window and not further down the hallway. No doubt the noise we generate from all being on the phone at once is likely distracting to others as well
Raised counter and or seating to have Permit Techs seated while being able to speak to those at the counter eye to eye.- they sit there ALL DAY. 4-5 feet per person. 2 monitors and a laptop per person.
The ability to coordinate with other departments easily. Since we coordinate with multiple departments it is imperative we are centrally located and have easy access to effectively communicate when quick answers are needed.
Permitting handles walk-ins for Development Services, this includes contractors, citizens, and meetings. Having ample space in the lobby to handle this foot traffic and not impede the egress is essential. We need enough counter space to speak with 4 guests at the counter simultaneously and a waiting area/lounge with chairs for three additional people. Additionally, we need space further away from the window for conference attendees to gather while they wait, this seating area should comfortably hold ten people. sometimes just 1 person waits… would be great to have a waiting area to sit/wait.

Planning

A typical day depends on the day of the week, but would include answering phone calls, checking emails, having planned and walk-in meetings, working on components of an upcoming packet (captions, agenda, notices, minutes, etc.), and plan review. The Planning Department has numerous visitors per week, including recurring interaction with the public. Visitors include walk-ins and scheduled meetings with citizens, realtors, developers, property owners, couriers, etc. The purpose of most visits is interaction with staff to discuss properties and development. Recurring interaction occurs with reoccurring meetings (DRC meetings every week and public meetings/ board and commission meetings, etc. twice or thrice a month). The best part about our current environment is the ability to control lighting (dimmable features), temperature (especially in individual offices), and adjustable standing desks to match preferences of sitting or standing. Low cubes are also great for interaction rather than divisions caused by traditional cubicles with taller walls (and embodies our motto of "Life Connected"). Acoustics are not great in our environment (we can hear through our glass doors when our offices are closed; we hear disruptive sounds when activities are on-going upstairs, including something

as quiet as footsteps; permit counter individuals can hear through bathrooms). Although I like glass doors to offices and conference rooms, it would be great to have additional privacy through blinds or another way to make offices/meeting rooms more private when needed. The exposed ceiling also drops dust/ceiling particulate matter on people's desks when there are activities upstairs. It would be nice to have additional seating for each cubicle as well when supervisors need to talk to staff or have discussions while looking at their computer screen. Additional windows/sunlight would also be beneficial. Our "lobby" could also be improved by having a better area for staff to interact with walk-ins without having to take them to a conference room (such as through monitors/workstations accessible in the lobby).

Communnity Services

Workstation idea works for "true" field employees such as Building Inspectors and Engineering Inspectors. However, Code and Health is pretty evenly split between field and office. Code and Health utilize more space than "true" field employees and are in their workstation more time than others. If workstations are to be utilized instead of cubicles, then consideration needs to be given to the added space required.

GIS

What do you like best about your Group's present environment? Please address lighting, acoustics, furniture, ergonomics, heating and air conditioning, layout of spaces, amenity areas and anything else you feel is good about your present environment.
The best part about our environment is the ability to control lighting (dimmable features), temperature (especially in individual offices), and adjustable standing desks to match preferences of sitting or standing. Low cubes are also great for interaction rather than divisions caused by traditional taller cubicles.

What are the worst things about your Group's present environment? Again, please address lighting, acoustics, furniture, ergonomics, heating and air conditioning, layout of spaces, amenity areas and anything else you feel does not work in your present environment.
Acoustics are not great in our environment (we can hear through our glass doors when our offices are closed; we hear disruptive sounds when activities are on-going upstairs, including something as quiet as footsteps; permit counter individuals can hear through bathrooms). Although I like glass doors to offices and conference rooms, it would be great to have additional privacy through blinds or another way to make offices/meeting rooms more private when needed. The exposed ceiling also drops dust/ceiling particulate matter on people's desks when there are activities upstairs. It would be nice to have additional seating for each cubicle as well when supervisors need to talk to staff or have discussions while looking at their computer screen. Additional windows/sunlight would also be beneficial. Our "lobby" could also be improved by having a better area for staff to interact with walk-ins without having to take them to a conference room. Confidentiality is important for personnel matters and development.

IT

We have large deliveries every 1-2 months depending on our projects. Some do arrive on large palettes so a loading dock would be needed. Today we have to break down the palette outside and carry items in one at a time. We receive 5-10 medium to large box deliveries a week.

What do you like best about your Group's present environment? Please address lighting, acoustics, furniture, ergonomics, heating and air conditioning, layout of spaces, amenity areas and anything else you feel is good about your present environment.
Windows for natural light and the ability to turn off overhead light and use lamps.

What are the worst things about your Group's present environment? Again, please address lighting, acoustics, furniture, ergonomics, heating and air conditioning, layout of spaces, amenity areas and anything else you feel does not work in your present environment.
No storage or workspace to work on hardware

Life Connected

Life Connected group is in and out of the office everyday. Several merchandise items will need to be stored. Leadership group will require a substantial book shelf.
Visitors are fairly regular but not overwhelming. We generally accommodate visitors in a meeting room.

Marketing

For my department to function efficiently and effectively, it's important that we are in consistent communication with the various departments throughout the City. Our Special Events team works closely with multiple departments (Police, Fire, Parks, Public Works, Engineering, Finance, etc.) so it's important that they have great communication with them in order to effectively do their jobs. The same can be said for the Marketing Department because we need to have constant communication with those same channels in order to make sure that we are sending out the information that is factual and accurate. We need to make sure that we are communicating the messages necessary to our residents. My team meets constantly with individuals about our marketing and events. We probably had close to 300 visitors to our department over the course of the last year. My team meets constantly with the public to discuss City events, marketing efforts, and provides information on the City. My team is consistently ordering materials for our events and will get large masses of mail as an event gets closer. In addition, we work closely with printers so we have a lot of materials that will be delivered (i.e. banners, magazines, marketing materials). The range of our deliveries is extremely long and range from very small items (pins) to extremely large items (event props).

Note: Full questionaire responses available by request.

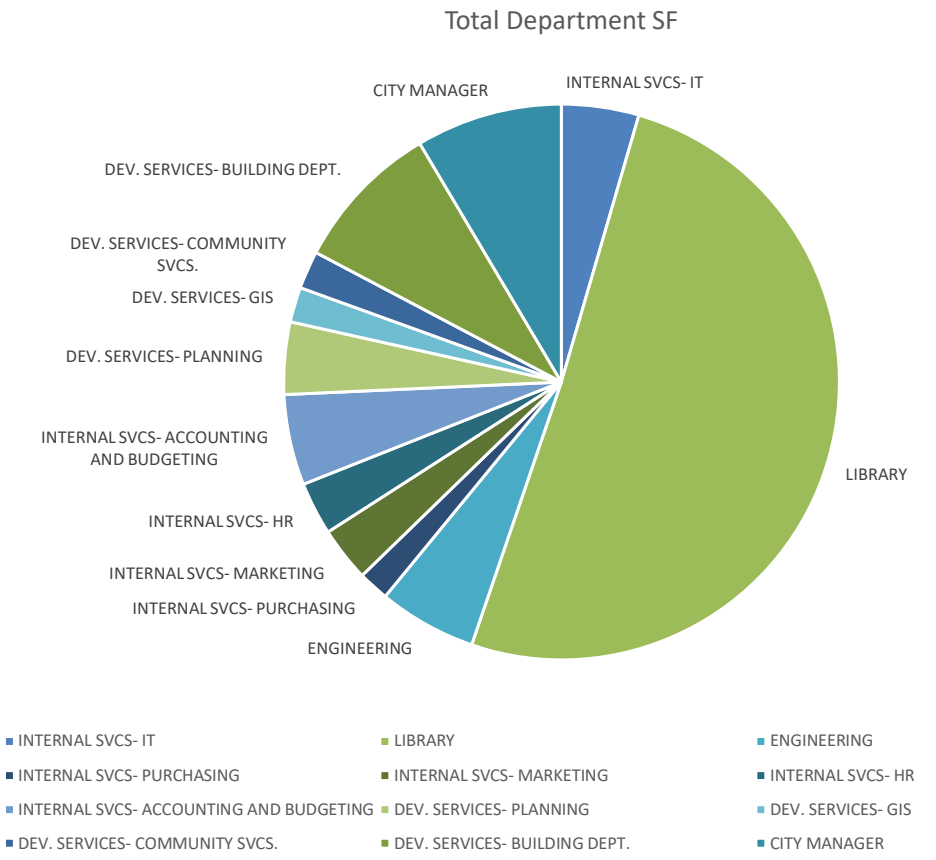
Departmental Program Summary Data

Overall Total Office/Workstation Type (w/o Library)	
Exec Office +	3
Exec Office	2
Office +/Directors	0
Office - Division Heads	28
Cubicle	89
Shared Workspace	43
Service Counter	9

Overall Total General Ancillary	
Genral Ancillary	1350 sf

Overall Total Adjacent Storage	
Adjacent Storage	900 sf

Overall Total Remote Storage	
Remote Storage	474 sf



Department	Total SF
INTERNAL SVCS- IT	1646 sf
LIBRARY	18570 sf
ENGINEERING	2094 sf
INTERNAL SVCS- UTILITY BILLING	991 sf
INTERNAL SVCS- PURCHASING	650 sf
INTERNAL SVCS- MARKETING	1165 sf
INTERNAL SVCS- HR	1131 sf
INTERNAL SVCS- ACCOUNTING AND BUDGETING	1932 sf
DEV. SERVICES- PLANNING	1534 sf
DEV. SERVICES- GIS	750 sf
DEV. SERVICES- COMMUNITY SVCS.	806 sf
DEV. SERVICES- BUILDING DEPT.	3198 sf
CITY MANAGER	3122 sf

Departmental Programs

Department: CITY MANAGER
Location:
Manager Name:

HED

2026 STAFF *Specific to this Department*

	Title / Role + % time in office	Exec Office + 12 x 20 *250 sf*	Exec Office 12 x 16 *200 sf*	Office+/Directors 10 x 13 *130 sf*	Office - Division Heads 10 x 12 *120 sf*	Cubicle 6 x 8 *48 sf*	Shared Workspace 4 x 10 *40 sf*	Service Counter 4 x 10 *40 sf*	TOTAL STAFF	TOTAL SF
01	city manager	1							1	250
02	assist city manager		1						1	200
03	director of strategic svcs (reduced fro				1				1	120
04	strategic svc analyst					3			3	144
05	management assistant					1			1	48
06	public svc anal (reduced from 130)				1				1	120
07	city attorney	1							1	250
08	ACM-Internal Services	1							1	250
09	city secretary (reduced from 130)				1				1	120
10	assist. city secretary					1			1	48
11	records specialist					3			3	144
12	Accounting ACM		1						1	200
13	Accounting Internal Svc analyst					1			1	48
	Total	3	2	0	3	9	0	0	17	1942

GENERAL ANCILLARY

	Room Name	Description Including # of people to be accomodated where applicable	sf	Qty.	TOTAL COUNTS	TOTAL SF
A	medium conf	6-8 people, for city manager	*250*	*1*	1	250
B					0	0
C					0	0
D					0	0

Adjacent Storage

	Room Name	Description	sf	Qty.	TOTAL COUNTS	TOTAL SF
A	short term storage	Swag closet, can be basement if necessary	*40*	*1*	1	40

Remote Storage

	Room Name	Description	sf	Qty.	TOTAL COUNTS	TOTAL SF
A	long term storage	12x12 vault (fireproof w/water suppression)- can be basement or offsite, 24hr air	*150*	*1*	1	150
						440

CRITICAL ADJACENCIES S*pecific to this Department*

Requirement	Departments
High	
Medium	
Low	

Total Square Footage for this Department	2382
Circulation Factor	*953*
Total Department U.S.F.	**3335**

COMMENTS S*pecific to this Department*

desire level 4 their overall receptionist on 1
voluntary community manager (formerly life connected) to be added?

Department: ENGINEERING
Location:
Manager Name:

2026 STAFF *Specific to this Department*

	Title / Role + % time in office	Exec Office + 12 x 20 *250 sf*	Exec Office 12 x 16 *200 sf*	Office+/Directors 10 x 13 *130 sf*	Office - Division Heads 10 x 12 *120 sf*	Cubicle 6 x 8 *48 sf*	Shared Workspace 4 x 10 *40 sf*	Service Counter 4 x 10 *40 sf*	TOTAL STAFF	TOTAL SF
01	acm public svcs (3rd floor)								0	0
02	public svc analyst (3rd floor)					1			1	48
03	dir engineering								0	0
04	assist dir engineering				1				1	120
05	sr civil					2			2	96
06	civil					3			3	144
07	lanscape arch					1			1	48
08	engineer					5			5	240
09	construction manager					4			4	192
10	sr inspector						2		2	80
11	inspector						8		8	320
12	row inspector						2		2	80
13	public svc MA					1			1	48
	Total	0	0	0	1	17	12	0	30	1416

GENERAL ANCILLARY

	Room Name	Description Including # of people to be accomodated where applicable	sf	Qty.	TOTAL COUNTS	TOTAL SF
A					0	0
B					0	0
C					0	0
D					0	0

Adjacent Storage

	Room Name	Description	sf	Qty.	TOTAL COUNTS	TOTAL SF
A	storage	hard hats, vests, paint, building samples- prefer adjacent	*80*	*1*	1	80

Remote Storage

	Room Name	Description	sf	Qty.	TOTAL COUNTS	TOTAL SF
A			*0*	*0*	0	0
						80

CRITICAL ADJACENCIES Sp*ecific to this Department*

Requirement	Departments
High	Planning
Medium	GIS, Purchasing
Low	IT

COMMENTS Sp*ecific to this Department*

counter ok	for inspectors

Total Square Footage for this Department	1496
Circulation Factor	*598*
Total Department U.S.F.	**2094**

Department: DEV. SERVICES- GIS
Location:
Manager Name:

HED

2026 STAFF *Specific to this Department*

	Title / Role + % time in office	Exec Office + 12 x 20 *250 sf*	Exec Office 12 x 16 *200 sf*	Office+/Directors 10 x 13 *130 sf*	Office - Division Heads 10 x 12 *120 sf*	Cubicle 6 x 8 *48 sf*	Shared Workspace 4 x 10 *40 sf*	Service Counter 4 x 10 *40 sf*	TOTAL STAFF	TOTAL SF
01	director of gis (reduced from 130)				1				1	120
02	analyst 1					4			4	192
03	analyst 2					2			2	96
04	intern					1			1	48
05									0	0
06									0	0
07									0	0
08									0	0
09									0	0
10									0	0
11									0	0
12									0	0
13									0	0
	Total	0	0	0	1	7	0	0	8	456

GENERAL ANCILLARY

	Room Name	Description Including # of people to be accomodated where applicable	sf	Qty.	TOTAL COUNTS	TOTAL SF
A					0	0
B					0	0
C					0	0
D					0	0

Adjacent Storage

	Room Name	Description	sf	Qty.	TOTAL COUNTS	TOTAL SF
A	storage	paper, printer cartridges, plotter stuff (put them near shared print room)	*80*	*1*	1	80

Remote Storage

	Room Name	Description	sf	Qty.	TOTAL COUNTS	TOTAL SF
A					0	0
						80

CRITICAL ADJACENCIES Sp*ecific to this Department*

Requirement	Departments
High	Planning + Engineering
Medium	building, permitting, community services
Low	

Total Square Footage for this Department	536
Circulation Factor	*214*
Total Department U.S.F.	**750**

COMMENTS Sp*ecific to this Department*

Department: DEV. SERVICES- BUILDING DEPT.
Location:
Manager Name:

2026 STAFF *Specific to this Department*

	Title / Role + % time in office	Exec Office + 12 x 20 *250 sf*	Exec Office 12 x 16 *200 sf*	Office+/Directors 10 x 13 *130 sf*	Office - Division Heads 10 x 12 *120 sf*	Cubicle 6 x 8 *48 sf*	Shared Workspace 4 x 10 *40 sf*	Service Counter 4 x 10 *40 sf*	TOTAL STAFF	TOTAL SF
01	chief building officer (reduced from 13				1				1	120
02	assistant building official				1				1	120
03	chief building inspector						3		3	120
04	inspectors						17		17	680
05	asistant building official (admin)				1				1	120
06	sr plans examiner					2			2	96
07	plans examiner					2			2	96
08	permit manager					1			1	48
09	dev. Coordinator					3			3	144
10	permit tech							4	4	160
11									0	0
12									0	0
13									0	0
	Total	0	0	0	3	8	20	4	35	1704

GENERAL ANCILLARY

	Room Name	Description Including # of people to be accomodated where applicable	sf	Qty.	TOTAL COUNTS	TOTAL SF
A	testing room	small space with a desk	*80*	*5*	5	400
B	waiting/reception	for 5-10 people waiting to speak to a permit tech at the window (seating for 5-10 plus standing room)	*100*	*1*	1	100
C					0	0
D					0	0

Adjacent Storage

	Room Name	Description	sf	Qty.	TOTAL COUNTS	TOTAL SF
A	inspection storage	hard has, vests, paint	*80*	*1*	1	80

Remote Storage

	Room Name	Description	sf	Qty.	TOTAL COUNTS	TOTAL SF
A					0	0
						580

CRITICAL ADJACENCIES Sp*ecific to this Department*

Requirement	Departments
High	building/permitting= GIS/fire marshall office, permitting
Medium	
Low	

Total Square Footage for this Department	2284
Circulation Factor	*914*
Total Department U.S.F.	**3198**

COMMENTS Sp*ecific to this Department*

inspectors just need counter space/benching or work table w/connections, they are in for 30min
building and planning are together, permitting can be separate but have same adjacency requests

Department: DEV. SERVICES- COMMUNITY SVCS.
Location:
Manager Name:

HED

2026 STAFF *Specific to this Department*

	Title / Role + % time in office	Exec Office + 12 x 20 *250 sf*	Exec Office 12 x 16 *200 sf*	Office+/Directors 10 x 13 *130 sf*	Office - Division Heads 10 x 12 *120 sf*	Cubicle 6 x 8 *48 sf*	Shared Workspace 4 x 10 *40 sf*	Service Counter 4 x 10 *40 sf*	TOTAL STAFF	TOTAL SF
01	director of comm svcs (reduced from				1				1	120
02	sr health inspector					1			1	48
03	health inspector						2		2	80
04	sr code inspector					1			1	48
05	c inspector						2		2	80
06	senior animal control inspector						1		1	40
07	animal control officer						1		1	40
08									0	0
09									0	0
10									0	0
11									0	0
12									0	0
13									0	0
	Total	0	0	0	1	2	6	0	9	456

GENERAL ANCILLARY

	Room Name	Description Including # of people to be accomodated where applicable	sf	Qty.	TOTAL COUNTS	TOTAL SF
A					0	0
B					0	0
C					0	0
D					0	0

Adjacent Storage

	Room Name	Description	sf	Qty.	TOTAL COUNTS	TOTAL SF
A	file/storage	file cabinets in a closet or in open area, adjacent to work areas/inspectors shared counter, ideally fireproof	*40*	*1*	1	40

Remote Storage

	Room Name	Description	sf	Qty.	TOTAL COUNTS	TOTAL SF
A	inspection storage	hard hats, vests, paint, zoning signs- can be basement/offsite	*80*	*1*	1	80
						120

CRITICAL ADJACENCIES Sp*ecific to this Department*

Requirement	Departments
High	
Medium	
Low	

Total Square Footage for this Department	576
Circulation Factor	*230*
Total Department U.S.F.	**806**

COMMENTS Sp*ecific to this Department*

inspectors @ counter shared workspace 5-6' per person, plan rev/stuff envelopes/laptop/phone
need to be near sm conf to meet with visitors, not a lot of traffic- lots online

Department: INTERNAL SVCS- ACCOUNTING AND BUDGETING
Location:
Manager Name:

HED

2026 STAFF *Specific to this Department*

	Title / Role + % time in office	Exec Office + 12 x 20 *250 sf*	Exec Office 12 x 16 *200 sf*	Office+/Directors 10 x 13 *130 sf*	Office - Division Heads 10 x 12 *120 sf*	Cubicle 6 x 8 *48 sf*	Shared Workspace 4 x 10 *40 sf*	Service Counter 4 x 10 *40 sf*	TOTAL STAFF	TOTAL SF
01	ACM internal svc (3rd floor)								0	0
02	internal svc ma (3rd floor)								0	0
03	dir. of finance (reduced from 130)				1				1	120
04	assistant dir. of finance				1				1	120
05	sr accountant					4			4	192
06	acct technician					1			1	48
07	pid manager					1			1	48
08	accts payable/sr accts payable					2			2	96
09	fixed assets manager					1			1	48
10	chief accountant				1				1	120
11	ledgers manager/budget manager				2				2	240
12	assistant budgets officer					1			1	48
13	budget officer								0	0
	Total	0	0	0	5	10	0	0	15	1080

GENERAL ANCILLARY

	Room Name	Description Including # of people to be accomodated where applicable	sf	Qty.	TOTAL COUNTS	TOTAL SF
A	mail room	with layout space for binding!/printing with lots of plugs!	*200*	*1*	1	200
B					0	0
C					0	0
D					0	0

Adjacent Storage

	Room Name	Description	sf	Qty.	TOTAL COUNTS	TOTAL SF
A	storage	storage for invoices- would like 1 fireproof cabinet, 2 tall 4' cabs on their floor the rest can be in basement (even fireproof)- 3-4 in basement + 2x5' safe	*100*	*1*	1	100

Remote Storage

	Room Name	Description	sf	Qty.	TOTAL COUNTS	TOTAL SF
A					0	0
						300

CRITICAL ADJACENCIES Sp*ecific to this Department*

Requirement	Departments
High	purchasing
Medium	HR (bc of payroll)
Low	

Total Square Footage for this Department	1380
Circulation Factor	*552*
Total Department U.S.F.	**1932**

COMMENTS Sp*ecific to this Department*

Department: DEV. SERVICES- PLANNING
Location:
Manager Name:

HED

2026 STAFF *Specific to this Department*

	Title / Role + % time in office	Exec Office + 12 x 20 *250 sf*	Exec Office 12 x 16 *200 sf*	Office+/Directors 10 x 13 *130 sf*	Office - Division Heads 10 x 12 *120 sf*	Cubicle 6 x 8 *48 sf*	Shared Workspace 4 x 10 *40 sf*	Service Counter 4 x 10 *40 sf*	TOTAL STAFF	TOTAL SF
01	exec dir of dev svcs		1						1	200
02	dir of planning (reduced from 130)				1				1	120
03	sr planner					3			3	144
04	management assist.					1			1	48
05	planner					5			5	240
06	landscape arch					1			1	48
07	intern					1			1	48
08	downtown manager (strat svcs)					1			1	48
09									0	0
10									0	0
11									0	0
12									0	0
13									0	0
	Total	0	1	0	1	12	0	0	14	896

GENERAL ANCILLARY

	Room Name	Description Including # of people to be accomodated where applicable		Qty.	TOTAL COUNTS	TOTAL SF
A	lobby	to receive walk in guests if not adjacent to main lobby, meeting area with screen for employee to plug in their laptops, per Kim share w/buliding & eng.	200	*1*	1	200
B					0	0
C					0	0
D					0	0

Adjacent Storage

	Room Name	Description	sf	Qty.	TOTAL COUNTS	TOTAL SF
A	storage			*0*	0	0

Remote Storage

	Room Name	Description	sf	Qty.	TOTAL COUNTS	TOTAL SF
A					0	0
						200

CRITICAL ADJACENCIES S*pecific to this Department*

Requirement	Departments
High	engineering, GIS
Medium	Bldng/permitting, Code
Low	

Total Square Footage for this Department	1096
Circulation Factor	*438*
Total Department U.S.F.	**1534**

COMMENTS S*pecific to this Department*

01

Department: INTERNAL SVCS- HR
Location:
Manager Name:

HED

2026 STAFF *Specific to this Department*

	Title / Role + % time in office	Exec Office + 12 x 20 *250 sf*	Exec Office 12 x 16 *200 sf*	Office+/Directors 10 x 13 *130 sf*	Office - Division Heads 10 x 12 *120 sf*	Cubicle 6 x 8 *48 sf*	Shared Workspace 4 x 10 *40 sf*	Service Counter 4 x 10 *40 sf*	TOTAL STAFF	TOTAL SF
01	hr director (reduced from 130)				1				1	120
02	hr manager				1				1	120
03	sr analyst					1			1	48
04	wellness coordinator					1			1	48
05	analyst					4			4	192
06	benefits manager				1				1	120
07	risk manager				1				1	120
08									0	0
09									0	0
10									0	0
11									0	0
12									0	0
13									0	0
	Total	0	0	0	4	6	0	0	10	768

GENERAL ANCILLARY

	Room Name	Description Including # of people to be accomodated where applicable	sf	Qty.	TOTAL COUNTS	TOTAL SF
A					0	0
B					0	0
C					0	0
D					0	0

Adjacent Storage

	Room Name	Description	sf	Qty.	TOTAL COUNTS	TOTAL SF
A	storage	secured, current files accessed daily-locked room or closet with locked cabinet	*40*	*1*	1	40

Remote Storage

	Room Name	Description	sf	Qty.	TOTAL COUNTS	TOTAL SF
A	storage	secured, longer term accessed weekly- locked room with locked cabinet- also "mugs"/HR fair gear	*40*		0	0
						40

CRITICAL ADJACENCIES Sp*ecific to this Department*

Requirement	Departments
High	
Medium	
Low	

Total Square Footage for this Department	808
Circulation Factor	*323*
Total Department U.S.F.	**1131**

COMMENTS Sp*ecific to this Department*

desire level 1
ideally employees don't walk throu other depts tto access- privacy needed
need their own printer
ideally their own suite

Department: INTERNAL SVCS- IT
Location:
Manager Name:

2026 STAFF *Specific to this Department*

	Title / Role + % time in office	Exec Office + 12 x 20 *250 sf*	Exec Office 12 x 16 *200 sf*	Office+/Directors 10 x 13 *130 sf*	Office - Division Heads 10 x 12 *120 sf*	Cubicle 6 x 8 *48 sf*	Shared Workspace 4 x 10 *40 sf*	Service Counter 4 x 10 *40 sf*	TOTAL STAFF	TOTAL SF
01	dir of tech (reduced from 130)				1				1	120
02	enterprise arch				1				1	120
03	sevice tech					4			4	192
04	network engineer				1				1	120
05	public safety svc tech								0	0
06	it management analyst				1				1	120
07	it sys admin					2			2	96
08	database admin					1			1	48
09									0	0
10									0	0
11									0	0
12									0	0
13									0	0
	Total	0	0	0	4	7	0	0	11	816

GENERAL ANCILLARY

	Room Name	Description Including # of people to be accomodated where applicable	sf	Qty.	TOTAL COUNTS	TOTAL SF
A	server closet	will be accounted for in general program			0	0
B	Service desk	10-12 staff visitors per day, adjacent to workstations so they have sightlines to see when visitor arrives for help	*100*	*1*	1	100
C	workroom	space to work on hardware, switches are LOUD when worked on, need enclosed room	*100*	*1*	1	100
D					0	0

Adjacent Storage

	Room Name	Description	sf	Qty.	TOTAL COUNTS	TOTAL SF
A	storage for equipment	near service desk, can be lockable wall cabinets, not necessary to be fireproof	*60*	*1*	1	60

Remote Storage

	Room Name	Description	sf	Qty.	TOTAL COUNTS	TOTAL SF
A	storage for equipment	for equipment/equipment box staging, secure, can be in basement	*100*	*1*	1	100
						360

CRITICAL ADJACENCIES S*pecific to this Department*

Requirement	Departments
High	
Medium	
Low	

Total Square Footage for this Department	1176
Circulation Factor	*470*
Total Department U.S.F.	**1646**

COMMENTS S*pecific to this Department*

desire quiet space with whiteboards, receive large deliveries/boxes
don't like downlighting, like natural light or task lighting, current downlights flicker

Department: INTERNAL SVCS- MARKETING
Location:
Manager Name:

2026 STAFF *Specific to this Department*		Exec Office + 12 x 20 *250 sf*	Exec Office 12 x 16 *200 sf*	Office+/Directors 10 x 13 *130 sf*	Office - Division Heads 10 x 12 *120 sf*	Cubicle 6 x 8 *48 sf*	Shared Workspace 4 x 10 *40 sf*	Service Counter 4 x 10 *40 sf*	TOTAL STAFF	TOTAL SF
	Title / Role + % time in office									
01	dir of marketing (reduced from 130)				1				1	120
02	special events manager				1				1	120
03	sr social media analyst					1			1	48
04	special events planner					1			1	48
05	graphic design					1			1	48
06	pt event coord. (can be shared wk cou						4		4	160
07	events ma					1			1	48
08	website coordinator					1			1	48
09	convention + visitors beureau coord.								0	0
10	marketing digital social media								0	0
11	marketing manager					1			1	48
12									0	0
13									0	0
	Total	0	0	0	2	6	4	0	12	688

GENERAL ANCILLARY

	Room Name	Description Including # of people to be accomodated where applicable	sf	Qty.	TOTAL COUNTS	TOTAL SF
A					0	0
B					0	0
C					0	0
D					0	0

Adjacent Storage

	Room Name	Description	sf	Qty.	TOTAL COUNTS	TOTAL SF
A					0	0

Remote Storage

	Room Name	Description	sf	Qty.	TOTAL COUNTS	TOTAL SF
A	storage	can be in basement but not offsite (they already rent 1000 sf off site- this is for upcoming events)	*144*	*1*	1	144
						144

CRITICAL ADJACENCIES Sp*ecific to this Department*

Requirement	Departments
High	
Medium	
Low	

Total Square Footage for this Department	832
Circulation Factor	*333*
Total Department U.S.F.	**1165**

COMMENTS Sp*ecific to this Department*

Department: INTERNAL SVCS- PURCHASING
Location:
Manager Name:

HED

2026 STAFF *Specific to this Department*

	Title / Role + % time in office	Exec Office + 12 x 20 *250 sf*	Exec Office 12 x 16 *200 sf*	Office+/Directors 10 x 13 *130 sf*	Office - Division Heads 10 x 12 *120 sf*	Cubicle 6 x 8 *48 sf*	Shared Workspace 4 x 10 *40 sf*	Service Counter 4 x 10 *40 sf*	TOTAL STAFF	TOTAL SF
01	purchasing dir (reduced from 130)				1				1	120
02	purchasing agent				1				1	120
03	p card specialist					1			1	48
04	contracts manager					1			1	48
05	buyer					1			1	48
06	mail/reception staff								0	0
07									0	0
08									0	0
09									0	0
10									0	0
11									0	0
12									0	0
13									0	0
	Total	0	0	0	2	3	0	0	5	384

GENERAL ANCILLARY

	Room Name	Description Including # of people to be accomodated where applicable	sf	Qty.	TOTAL COUNTS	TOTAL SF
A					0	0
B					0	0
C					0	0
D					0	0

Adjacent Storage

	Room Name	Description	sf	Qty.	TOTAL COUNTS	TOTAL SF
A	filing	8' closet with shelves- prefer it be in there area, can be in basement if necessary if lockable. Could also jus tbe a couple of lockable stor. Cabinets	*80*	*1*	1	80

Remote Storage

	Room Name	Description	sf	Qty.	TOTAL COUNTS	TOTAL SF
A			*0*	*0*	0	0
						80

CRITICAL ADJACENCIES S*pecific to this Department*

Requirement	Departments
High	same floor as budget
Medium	sam floor finance
Low	

Total Square Footage for this Department	464
Circulation Factor	*186*
Total Department U.S.F.	**650**

COMMENTS S*pecific to this Department*

desire level 1

Department: INTERNAL SVCS- UTILITY BILLING
Location:
Manager Name:

HED

2026 STAFF *Specific to this Department*

	Title / Role + % time in office	Exec Office + 12 x 20 *250 sf*	Exec Office 12 x 16 *200 sf*	Office+/Directors 10 x 13 *130 sf*	Office - Division Heads 10 x 12 *120 sf*	Cubicle 6 x 8 *48 sf*	Shared Workspace 4 x 10 *40 sf*	Service Counter 4 x 10 *40 sf*	TOTAL STAFF	TOTAL SF
01	utlity customer svc manager				1				1	120
02	sr cust svc rep					1			1	48
03	cust. svc rep							2	2	80
04	ub meter							3	3	120
05							1		1	40
06									0	0
07									0	0
08									0	0
09									0	0
10									0	0
11									0	0
12									0	0
13									0	0
	Total	0	0	0	1	1	1	5	8	408

GENERAL ANCILLARY

	Room Name	Description Including # of people to be accomodated where applicable	sf	Qty.	TOTAL COUNTS	TOTAL SF
A					0	0
B					0	0
C					0	0
D					0	0

Adjacent Storage

	Room Name	Description	sf	Qty.	TOTAL COUNTS	TOTAL SF
A	file	file cabinets and secure drop box (door to lobby easily accessible)	*300*	*1*	1	300

Remote Storage

	Room Name	Description	sf	Qty.	TOTAL COUNTS	TOTAL SF
A			*0*	*0*	0	0
						300

CRITICAL ADJACENCIES S*pecific to this Department*

Requirement	Departments
High	
Medium	
Low	

Total Square Footage for this Department	708
Circulation Factor	*283*
Total Department U.S.F.	**991**

COMMENTS S*pecific to this Department*

desire level 1

Department: LIBRARY
Location:
Manager Name:

HED

2026 STAFF *Specific to this Department*		Exec Office + 12 x 20 *250 sf*	Exec Office 12 x 16 *200 sf*	Office+/Directors 10 x 13 *130 sf*	Office - Division Heads 10 x 12 *120 sf*	Cubicle 6 x 8 *48 sf*	Shared Workspace 4 x 10 *40 sf*	Service Counter 4 x 10 *40 sf*	TOTAL STAFF	TOTAL SF
	Title / Role + % time in office									
01	dir library svcs (reduced from 130)				1				1	120
02	assist dir				1				1	120
03	supervisor				1				1	120
04	youth svcs librarian					1			1	48
05	adult svcs librarian					1			1	48
06	marketing coordinator					1			1	48
07	youth svcs manager				1				1	120
08	intern (can just be locker)						2		2	80
09	library clerk (can just be locker)						2		2	80
10	library assistant (can just be locker)						10		10	400
11									0	0
12									0	0
13									0	0
	Total	0	0	0	4	3	14	0	21	1184

GENERAL ANCILLARY

	Room Name	Description Including # of people to be accomodated where applicable	sf	Qty.	TOTAL COUNTS	TOTAL SF
A	library stroage, print area, stacks, com	12,000 with circ factor = 17,000 as requested	*12000*	*1*	1	12000
B					0	0
C					0	0
D					0	0

Adjacent Storage

	Room Name	Description	sf	Qty.	TOTAL COUNTS	TOTAL SF
A			*80*	*1*	1	80

Remote Storage

	Room Name	Description	sf	Qty.	TOTAL COUNTS	TOTAL SF
A			*0*	*0*	0	0
						12080

CRITICAL ADJACENCIES S*pecific to this Department*

Requirement	Departments
High	
Medium	
Low	

Total Square Footage for this Department	13264
Circulation Factor	*5306*
Total Department U.S.F.	**18570**

COMMENTS S*pecific to this Department*

4

Photography

a. Existing Conditions
b. Precedent tours

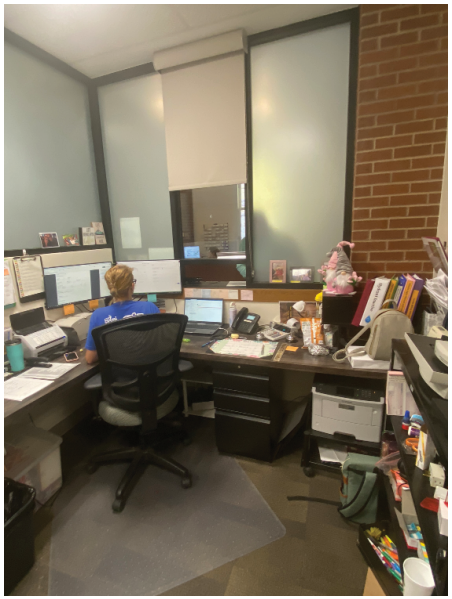
Existing Conditions





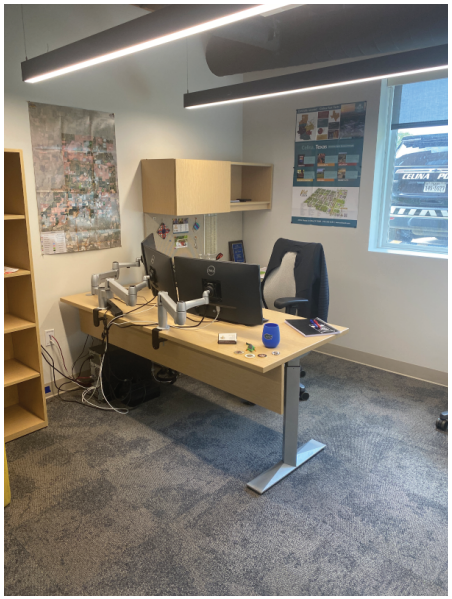




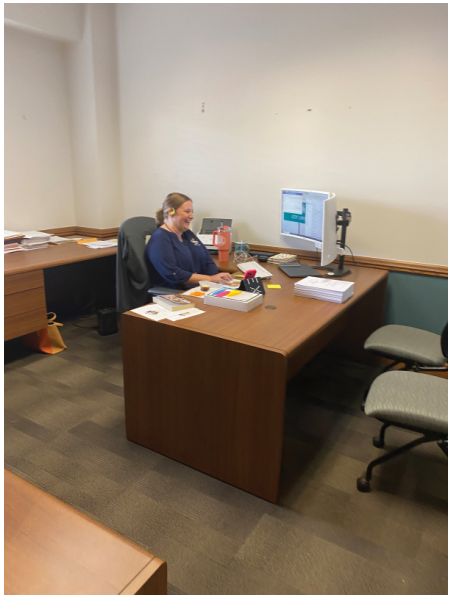
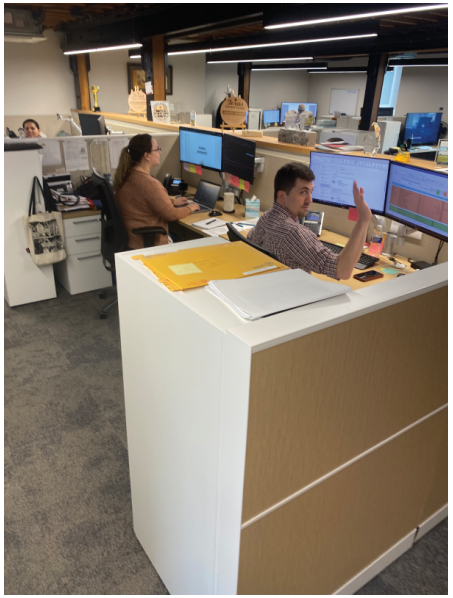
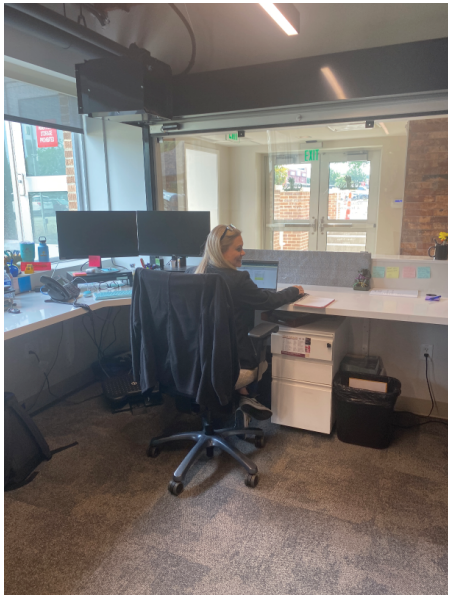
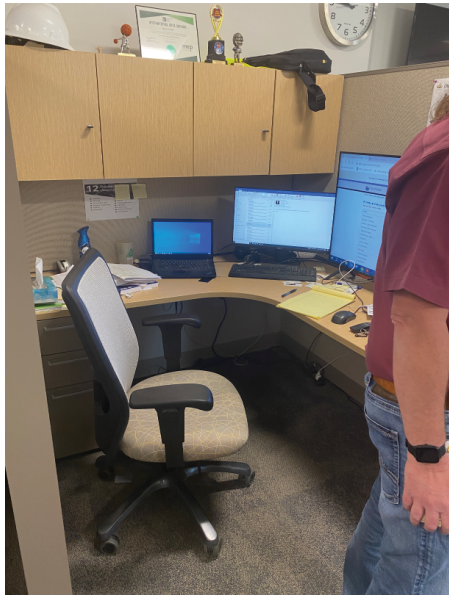


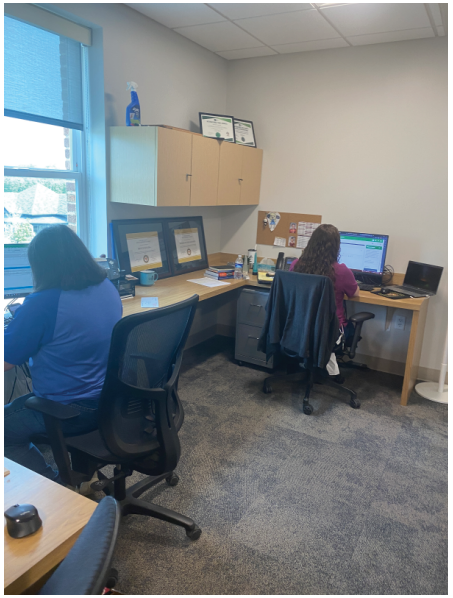






Existing Conditions





Predecent Tours

Grapevine City Hall







Predecent Tours

North Richland City Hall









5

Pricing

a. Overall Budget
b. Alternates

Overall budget

The cost estimate includes the following scope components:

- Government Center Building
- Parking Garage
- Site Areas
  - Expanded Square development across Ohio Street
  - Ohio Street and Walnut Street frontage improvements
  - Parking garage "allee" between building and garage
  - City Council Building courtyard area
- FF&E for Phase 1 as described in the above program document

This estimate does not include anticipated project costs including design fees, utility company costs, land use and acquisition fees, library collection expansion, buildout of incubator or deli spaces, and scope or equipment not described here.

For additional detail, see Appendix.

Government Center Building

Scope	*Cost*
Building	$37,196,349.00
Site	$2,642,159.00
Rooftop	$1,625,328.00
SUBTOTAL	**$41,463,836.00**
General Conditions	$2,487,830.16
General Requirements	$1,243,915.08
Contractor Contingency	$4,146,383.60
Subcontractor Ins.	$635,079.48
PSI General Liability	$635,079.48
Builders Risk	$325,823.39
Contractor Fee (3%)	$1,528,138.42
Escalation	$2,623,304.28
Building Permit	$134,913.00
TOTAL CONSTRUCTION COST	**$55,224,303**

Additional Project Costs	*Cost*
Furniture	$6,141,110.00
Site & Roof Furniture	$636,208.00
AV Equipment	$2,778,948.00

Parking Garage

Scope	*Cost*
Building	$8,626,354.00
Site	included in Gov't Center
SUBTOTAL	**$8,626,354.00**

General Conditions	$517,581.24
General Requirements	$258,790.62
Contractor Contingency	$862,635.40
Subcontractor Ins.	$132,123.07
PSI General Liability	$132,123.07
Builders Risk	$67,784.88
Contractor Fee (3%)	$25,782.00
Escalation	$318,695.23
Building Permit	$547,093.48
TOTAL CONSTRUCTION COST	**$11,488,963.00**

Alternates

Building Structural System

- Baseline: Cast-in-place ordinary moment concrete frame, with hybrid wood/timber elements (TBD)
- Alternate: Full Mass Timber construction

Mechanical System

- Baseline: Underfloor air distribution system
- Alternate: traditional overhead ductwork with centralized chilled water air handling units, vav boxes (electric reheat) for zone control, and either ceilings to hide the overhead ductwork or exposed and painted spiral ductwork.

Generator

- Baseline: Capacity for full building load
- Alternate: Capacity for Emergency Power only

Parking Garage Structure

- Baseline: Cast-in-place Concrete
- Alternate: Precast Concrete: the structure would consist of the same slab on grade, foundations, and expansion joint noted in the base building frame description above, with the additional of pier-caps under precast shear walls and lite walls. The frame above foundations will consist of precast columns with corbels around the building perimeter, four (4) precast shear walls oriented in the building's short direction, and two (2) precast lite walls with corbels along the interior space between bays oriented in the building's long direction. Precast double tees will span the long direction with a 3" topping slab on the double tees to provide the structural diaphragm for the lateral force resisting system.

Parking Garage Exterior

- Baseline: Brick veneer to match Gov't Center
- Alternate: Exposed cast-in-place concrete with decorative screening

Building Alternates	*Cost (including indirects)*
Mass Timber	$6,212,190
Overhead (conventional) HVAC	($1,356,716)
Generator for Emergency Power	($2,372,997)

Parking Garage Alternates	*Cost (including indirects)*
Precast Structure	$1,129,026.00
Remove Brick Veneer	($398,904.00)

6

Conclusion

a. Next Steps & Schedule
b. Coordination
c. Closing Remarks

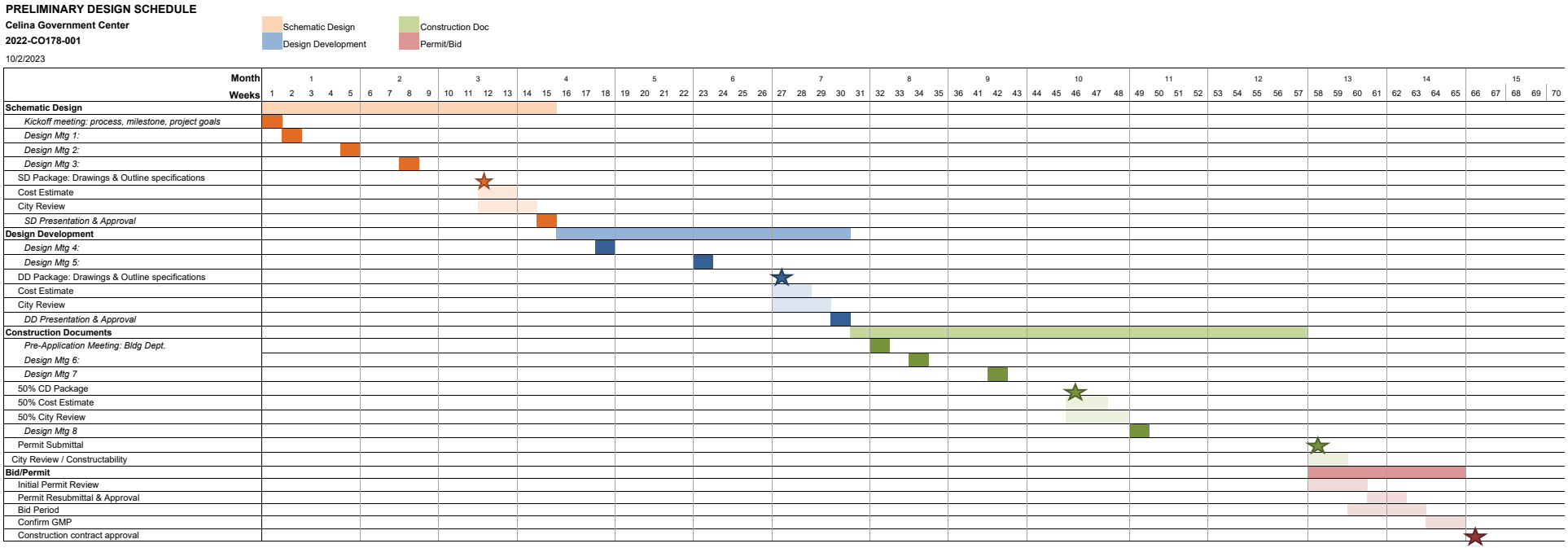
Next Steps & Schedule

This programming document serves to describe a project scope and budget that will meet the City of Celina's needs both now and into the future. Subsequent design phases will further develop the initial concepts illustrated herein, and coordinate with City standards and detailed requirements.

Key decisions to be made by the City include the selection of mechanical and structural systems, as well as confirmation of an overall project budget, to which subsequent design phases will adhere.

The below preliminary schedule outlines the next design phases for the Governmental Center, including the following assumptions:

- Council approval for project scope of work and budget to occur in Fall 2024.
- Anticipated 12 month design process with permitting through the City of Celina Building department to occur roughly one year following design start.
- Depending on delivery method, construction could start as soon as early 2026, and is estimated to last 18-24 months, depending on scoping and final phasing approach.

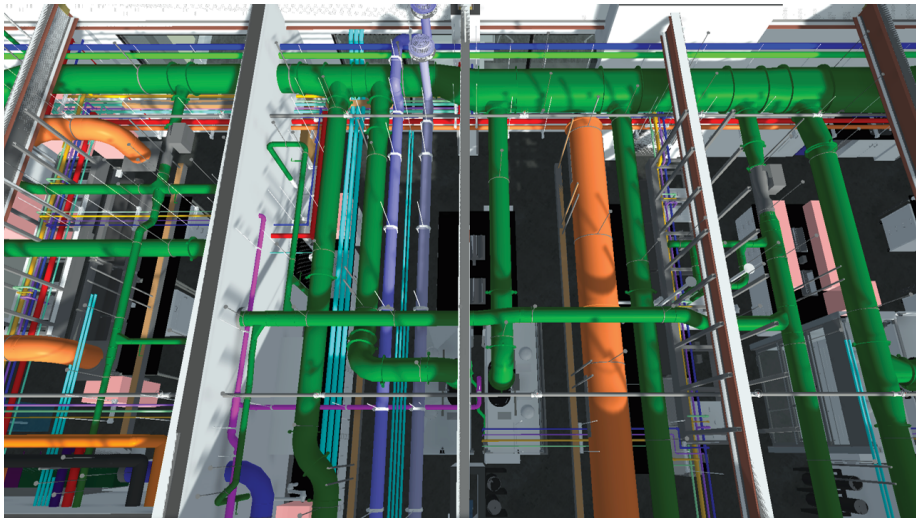


Coordination

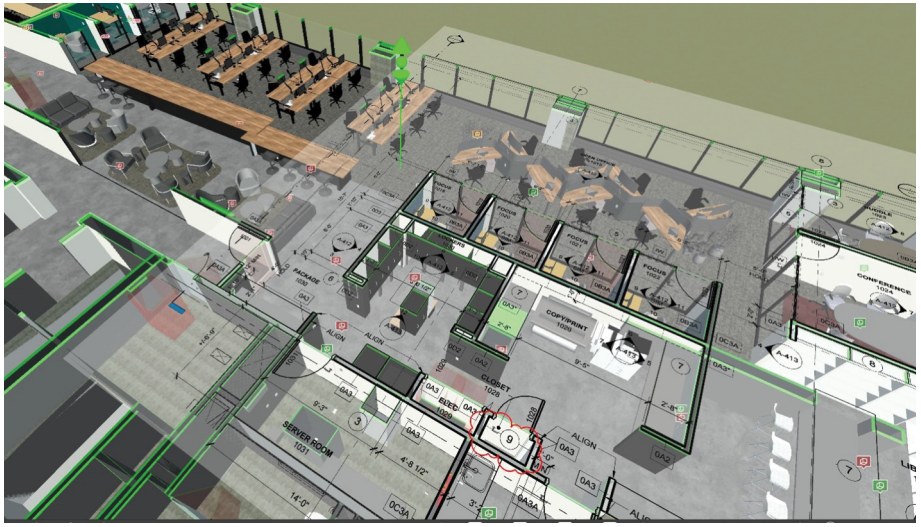
Given the complexity of building and program, robust and early coordination of building systems will be critical to ensure that the design meets the elevated goals and aspirations for the City.

Beginning immediately in Schematic Design, 3-D BIM (Building Information Modeling) will be utilized by the entire team to ensure that all building components--from ductwork to fire sprinkler lines to architectural finishes--are routed intentionally and appropriately for each space.

Through experience, HED has learned that above all else, BIM processes facilitate a more robust level of communication and design predictability among project participants. It will allow the architecture and engineering teams to design, analyze, collaborate, and visualize the various building components and systems in a real-time virtual environment to provide increased value for the entire project team, identifying potential conflicts and allowing for diverse design input long before construction.



Modeling of infrastructure elements for coordination



Revizto 3-D documentation review

Closing Remarks

The new Government Center and Library project in Celina, Texas offers an exciting opportunity to blend tradition and innovation. By respecting the local roots and embracing future growth and technology, the facility will serve as a catalyst for collaboration and connection--internally among city employees and externally between city personel, residents, and visitors. Through careful planning, strategic design, and ongoing community involvement, this project will create a lasting legacy that celebrates the unique identity of Celina while paving the way for its prosperous future.

"As I savor this refreshing glass of lemonade on our picturesque rooftop break area, overlooking the vibrant town green, a symphony of community unity unfolds before my eyes. The melodies from the nearby live music concert gracefully ascend, harmonizing with the buzz of conversation and laughter hanging in the warm, humid air. The sun's gentle descent paints the sky with hues of gold and orange, casting a breathtaking glow upon our beloved Celina. The irresistible aroma of sizzling hot dogs and mouthwatering hamburgers wafts from below, enticing taste buds and adding to the tapestry of this lively scene. In this moment, as a city employee, I am reminded of the privilege to serve this remarkable community, where joy, camaraderie, and a dash of summer magic intertwine, leaving an indelible mark upon our hearts."

- Future City employee, Celina Texas



HED

GOVERNMENT CENTER PROGRAMMING REPORT

APPENDIX

CELINA TEXAS EST. 1876

Life Connected.

CONTENTS

1 Cost Estimate

2 AV/IT Cost Basis

AUGUST 2023

DESCRIPTION	QUANTITY	UNIT	TOTAL
01 Site	40,000 SQFT	$66.05	$2,642,159
02 Parking Garage	134,842 SQFT	$63.97	$8,626,354
03 Building	107,235 SQFT	$381.15	$40,872,675
05 Rooftop Patio	24,440 SQFT	$66.50	$1,625,328
Direct Cost	**242,077 SQFT**	**$222.11**	**$53,766,516**
General Conditions	6.00%		$3,225,991
General Requirements	3.00%		$1,612,995
Contractor Contingency	10.00%		$5,376,652
Subcontractor Default Insurance	1.15%		$823,453
PSI General Liability	1.15%		$823,453
Builder's Risk	0.59%		$418,887
Permits (Building Permit)			$160,695
Contractor Fee	3.00%		$1,986,259
Escalation	5.00%		$3,409,745
Total Cost	**242,077 SQFT**	**$295.79**	**$71,604,648**

DESCRIPTION	QUANTITY	UNIT	TOTAL
01 Site			
01 57 00 Temporary Controls			
SWPPP Plan Development	1.00 ls	$725.00	$725.00
SWPPP maintenance	1.00 ls	$8,470.00	$8,470.00
Subtotal - 01 57 00 Temporary Controls			**$9,195**
02 41 00 Demolition			
Demo Paving	30,000.00 sf	$1.50	$45,000.00
Demolition - Celina Police Station	4,500.00 sf	$6.50	$29,250.00
Demolition - Fire & Police Administrative Building	6,400.00 sf	$6.50	$41,600.00
Subtotal - 02 41 00 Demolition			**$115,850**
04 22 00 Concrete Unit Masonry			
8" Burnished CMU, Dumpster & Generator	1,280.00 sf	$30.00	$38,400.00
Subtotal - 04 22 00 Concrete Unit Masonry			**$38,400**
10 14 00 Signage			
Monument Sign	1.00 ea	$7,500.00	$7,500.00
Vehicular Directional Signs, Post and Panel	1.00 ls	$1,500.00	$1,500.00
Subtotal - 10 14 00 Signage			**$9,000**
26 00 00 Electrical			
Communications Ductbank	150.00 lf	$332.09	$49,813.00
Primary Ductbank	100.00 lf	$277.55	$27,755.00
Secondary Ductbank	100.00 lf	$1,070.48	$107,048.00
Site Lighting Allowance	30.00 ea	$3,897.37	$116,921.00
Site Power	22,888.00 sf	$1.35	$30,863.00
Subtotal - 26 00 00 Electrical			**$332,400**
27 20 00 Data Communications			
Data Communications - Site	22,888.00 sf	$0.25	$5,722.00
Subtotal - 27 20 00 Data Communications			**$5,722**
31 20 00 Earth Moving			
Lime Stabilization 6" Pavment subgrade 6" @ 7%	6,750.00 sf	$2.78	$18,742.96
Public Work - Turn Lane & Drive Approach Allowance	1.00 ls	$30,000.00	$30,000.00
Rough Grading	22,888.00 sf	$3.00	$68,664.00
Subtotal - 31 20 00 Earth Moving			**$117,407**
31 25 00 Erosion and Sedimentation Controls			
Backfill Curb & Gutter	1.00 ls	$3,500.00	$3,500.00
Erosion and Sedimentation Controls - Silt Fencing	850.00 lf	$3.50	$2,975.00
Erosion and Sedimentation Controls - Stabilized Entrance	2.00 ea	$10,000.00	$20,000.00
Erosion and Sedimentation Controls - SWPPP	1.00 ls	$5,000.00	$5,000.00
Removal of Construction Entrance	2.00 ea	$2,000.00	$4,000.00
Removal of Silt Fence	1.00 ls	$2,500.00	$2,500.00
Respread Stockpiled Topsoil	1.00 ls	$5,000.00	$5,000.00
Subtotal - 31 25 00 Erosion and Sedimentation Controls			**$42,975**
32 13 00 Rigid Paving			
Concrete Curb	805.00 lf	$32.00	$25,760.00
Concrete Sub base at pavers	6,750.00 sf	$16.00	$108,000.00

DESCRIPTION	QUANTITY	UNIT	TOTAL
Site Joint Sealants	13,500.00 sf	$0.75	$10,125.00
Subtotal - 32 13 00 Rigid Paving			**$143,885**
32 14 00 Unit Paving			
Architectural Paver 15% (Hanover/Wausau)	2,025.00 sf	$35.00	$70,875.00
Ground face/Integral Design 50%	6,750.00 sf	$12.00	$81,000.00
Standard Concrete Paver 35% (Pavestone/Street paver)	4,725.00 sf	$20.00	$94,500.00
Subtotal - 32 14 00 Unit Paving			**$246,375**
32 33 00 Site Furnishings			
Bike Racks	5.00 ea	$5,000.00	$25,000.00
Bollards	10.00 ea	$1,200.00	$12,000.00
Tree Grates	15.00 ea	$5,000.00	$75,000.00
Wayfinding Marquis/Kiosk	3.00 ea	$15,000.00	$45,000.00
Subtotal - 32 33 00 Site Furnishings			**$157,000**
32 90 00 Planting			
Canopy Tree 3"-4" Cal. 6' Clear Height	15.00 ea	$15,000.00	$225,000.00
Drainage Allowance	5,000.00 sf	$20.00	$100,000.00
Filter Fabric	5,000.00 sf	$0.53	$2,650.00
Fine-grading of existing soil	5,000.00 sf	$0.06	$300.00
Groundcover: 60% - 1 gal, 40% - 3 gal	2,500.00 sf	$3.00	$7,500.00
Irrigation Allowance	5,000.00 sf	$3.00	$15,000.00
Mulch - 50% Hardwood at 3" depth	100.00 cy	$60.00	$6,000.00
Native Topsoil w/Proganic Additive	50.00 cy	$80.00	$4,000.00
Ornamental Streetscape Canopy 3" Cal	20.00 ea	$1,500.00	$30,000.00
Shrubs/Grasses: 30% - 1 gal, 40% - 3 gal, 30% - 5 gal	2,500.00 sf	$8.00	$20,000.00
Silva Cell	1,500.00 sf	$45.00	$67,500.00
Streetscape Canopy 3" Cal	12.00 ea	$812.48	$9,749.76
Streetscape Canopy 8"-10" 8' Clear Height	10.00 ea	$4,000.00	$40,000.00
Subtotal - 32 90 00 Planting			**$527,700**
33 00 00 Utilities			
Demo of 700 LF of gas	700.00 lf	$50.00	$35,000.00
Relocation of exising water meter	1.00 ls	$7,500.00	$7,500.00
Relocation of fiber, telephone allowance	1.00 ls	$50,000.00	$50,000.00
Relocation of Gas Line	1,300.00 lf	$300.00	$390,000.00
Sanitary Sewer	125.00 lf	$100.00	$12,500.00
Storm	250.00 lf	$80.00	$20,000.00
Utility Allowance for Building	1.00 ls	$350,000.00	$350,000.00
Water Main for services relocation	125.00 lf	$250.00	$31,250.00
Subtotal - 33 00 00 Utilities			**$896,250**
Subtotal - 01 Site	**242,077 SQFT**	**$10.91**	**$2,642,159**
02 Parking Garage			
01 74 00 Cleaning and Waste Management			
Final Cleaning	134,842.00 sf	$0.05	$6,742.10
Subtotal - 01 74 00 Cleaning and Waste Management			**$6,742**
02 41 00 Demolition			
Demo Paving	38,000.00 sf	$1.50	$57,000.00

DESCRIPTION	QUANTITY	UNIT	TOTAL
Demolition - Engineering & Fire Department Admin	6,500.00 sf	$6.50	$42,250.00
Subtotal - 02 41 00 Demolition			**$99,250**
03 00 00 Concrete			
12" Elevator Pit Walls / 5.0 PSF Rebar / 5000PSI	543.00 sf	$25.00	$13,575.00
12" Ramp Wall / 5.0 PSF Rebar / 5000PSI	4,454.00 sf	$30.00	$133,620.00
16"x36" Grade Beam / 6#6's+#3 Stirrups@12"OC / 3000PSI	1,171.00 lf	$250.00	$292,750.00
20"x32" PT Girder / 7.5 PSF Rebar + PT / 5000PSI	741.00 cy	$600.00	$444,600.00
28"x34" PT Girder / 7.5 PSF Rebar + PT / 5000PSI	207.00 cy	$600.00	$124,200.00
30"x30" Column / 300 PCY Rebar / 5000PSI	358.00 cy	$668.99	$239,500.00
48" Dia. Drilled Pier / 150 PCY Rebar / 4000PSI	1,666.00 cy	$750.00	$1,249,500.00
6" Slab on Grade / #3's@18"OCEW / 3000PSI	36,928.00 sf	$7.00	$258,496.00
6" Topping / #3's@18"OCEW / 3000PSI	125.00 sf	$25.00	$3,125.00
8" Bumper Wall / 4.0 PSF Rebar / 5000PSI	34,829.00 sf	$25.00	$870,725.00
8.5" Elevated Slab / 5.0 PSF Rebar + 2.0 PSF PT / 5000PSI	2,597.00 cy	$600.00	$1,558,200.00
Elevator Pit Slab	180.00 cy	$25.00	$4,500.00
Ready Stair	12.00 ea	$15,000.00	$180,000.00
Subtotal - 03 00 00 Concrete			**$5,372,791**
04 21 00 Clay Unit Masonry			
Thin Brick Masonry	17,414.00 vsf	$18.00	$313,452.00
Subtotal - 04 21 00 Clay Unit Masonry			**$313,452**
05 50 00 Metal Fabrications			
Misc Metals	33.71 tn	$8,173.65	$275,537.76
Subtotal - 05 50 00 Metal Fabrications			**$275,538**
05 51 00 Metal Stairs			
Metal Pan Stairs	8.00 ea	$18,862.26	$150,898.12
Subtotal - 05 51 00 Metal Stairs			**$150,898**
07 10 00 Dampproofing and Waterproofing			
Sheet Membrane Waterproofing at Below Grade Walls	10,309.00 sf	$10.73	$110,615.57
Waterproofing at Elevator Pit	1,020.00 sf	$18.11	$18,472.20
Subtotal - 07 10 00 Dampproofing and Waterproofing			**$129,088**
07 42 00 Wall Panels			
8' Perforated Metal Wall Panels - Mech Level 4	977.00 sf	$55.00	$53,735.00
Subtotal - 07 42 00 Wall Panels			**$53,735**
07 92 00 Joint Sealants			
Joint Sealants, Interior	134,842.00 sf	$0.05	$6,742.10
Subtotal - 07 92 00 Joint Sealants			**$6,742**
09 91 00 Painting			
Paint Stair Metals	8.00 ea	$2,000.00	$16,000.00
Subtotal - 09 91 00 Painting			**$16,000**
10 14 00 Signage			
Garage Signage Allowance	1.00 ls	$5,000.00	$5,000.00
Subtotal - 10 14 00 Signage			**$5,000**
14 20 00 Elevators			
Elevators	8.00 stop	$35,000.00	$280,000.00

DESCRIPTION	QUANTITY	UNIT	TOTAL
Elevator Cab Finish Allowance	2.00 ea	$25,000.00	$50,000.00
Temporary Elevator Protection	2.00 ea	$6,000.00	$12,000.00
Subtotal - 14 20 00 Elevators			**$342,000**
21 10 00 Water-Based Fire-Suppression Systems			
Water-Based Fire-Suppression Systems	134,842.00 sf	$2.75	$370,815.50
Subtotal - 21 10 00 Water-Based Fire-Suppression Systems			**$370,816**
22 00 00 Plumbing			
Plumbing Domestic Water - Garage	134,842.00 ls	$0.08	$10,764.58
Plumbing Equipment - Garage	134,842.00 ls	$0.30	$40,389.45
Plumbing Fixtures - Garage	134,842.00 ls	$0.21	$27,846.11
Plumbing Insulation - Garage	134,842.00 ls	$0.09	$11,608.89
Plumbing Sanitary Piping - Garage	134,842.00 ls	$0.38	$51,660.62
Plumbing Storm Piping - Garage	134,842.00 ls	$0.61	$82,550.28
Subtotal - 22 00 00 Plumbing			**$224,820**
23 00 00 HVAC			
HVAC System - Garage	134,842.00 sf	$0.90	$121,631.26
Subtotal - 23 00 00 HVAC			**$121,631**
26 00 00 Electrical			
Electrical - Parking Garage	134,842.00 sf	$3.43	$463,049.30
Electrical - Parking Garage Fixture Allowance	134,842.00 sf	$2.00	$269,684.00
Electrical - Temp Power	134,842.00 sf	$0.94	$126,723.39
Subtotal - 26 00 00 Electrical			**$859,457**
27 20 00 Data Communications			
Data Communications - Parking Garage	134,842.00 sf	$0.24	$32,848.37
Subtotal - 27 20 00 Data Communications			**$32,848**
31 20 00 Earth Moving			
#57 Stone at Basement	500.00 tn	$46.28	$23,139.46
Condition Existing Soil	11,851.85 cy	$10.00	$118,518.52
Export offsite	4,444.44 cy	$20.00	$88,888.89
Subtotal - 31 20 00 Earth Moving			**$230,547**
33 00 00 Utilities			
Utility Allowance for Building	1.00 ls	$15,000.00	$15,000.00
Subtotal - 33 00 00 Utilities			**$15,000**
Subtotal - 02 Parking Garage	**242,077 SQFT**	**$35.63**	**$8,626,354**
03 Building			
01 54 00 Construction Aids			
Temp Man & Material Hoist	10.80 mo	$20,000.00	$216,000.00
Tower Crane (Potain MD 485 w/197' jib	10.80 mo	$28,000.00	$302,400.00
Tower Crane Moblize/Demobilize	2.00 ls	$68,000.00	$136,000.00
Tower Crane Operator	10.80 mo	$28,000.00	$302,400.00
Temp Man & Material Hoist Operator	10.80 mo	$27,500.00	$297,000.00
Subtotal - 01 54 00 Construction Aids			**$1,253,800**
01 74 00 Cleaning and Waste Management			
Final Cleaning	107,235.00 sf	$0.25	$26,808.75

DESCRIPTION	QUANTITY	UNIT	TOTAL
Final Cleaning Equipment	1.00 ls	$9,099.00	$9,099.00
Final Cleaning Materials	1.00 ls	$13,649.00	$13,649.00
Subtotal - 01 74 00 Cleaning and Waste Management			**$49,557**
01 76 00 Protecting Installed Construction			
Wall Protection	25,153.00 sf	$0.40	$10,061.20
Subtotal - 01 76 00 Protecting Installed Construction			**$10,061**
03 00 00 Concrete			
Structure Clash Detection, BIM, VDC	1.00 ls	$150,000.00	$150,000.00
12" Basement Wall x 15'-4" / 150 PCY Rebar / 4000PSI	19,524.00 sf	$25.00	$488,100.00
12"x18" Thickened Edge @ SOG / 3#3's / 3000PSI	35.00 cy	$350.00	$12,250.00
14" Core Wall x 15'-4" / 4000 PCY Rebar / 6000PSI	29,615.00 sf	$25.00	$740,375.00
14" Core Wall x 18'-4" / 4000 PCY Rebar / 6000PSI	10,270.00 sf	$25.00	$256,750.00
36" Dia. Drilled Pier / 150 PCY Rebar / 4000PSI	512.00 cy	$750.00	$384,000.00
36"x36" Pilaster x 15'-4" tall / 150 PCY Rebar / 4000PSI	118.00 cy	$700.00	$82,600.00
48" Dia. Drilled Pier / 150 PCY Rebar / 4000PSI	593.00 cy	$750.00	$444,750.00
6" Slab on Grade / #3's@18"OCEW / 3000PSI	23,089.00 sf	$7.00	$161,623.00
60" Dia. Drilled Pier / 150 PCY Rebar / 4000PSI	2,411.00 cy	$750.00	$1,808,250.00
60" Mat Foundation @ Elevator Core / 150 PCY Rebar / 4000PSI	53.00 cy	$350.00	$18,550.00
60" Mat Foundation @ Shaft / 150 PCY Rebar / 4000PSI	31.00 cy	$350.00	$10,850.00
60" Mat Foundation @ Stair Core / 150 PCY Rebar / 4000PSI	106.00 cy	$350.00	$37,100.00
8" Concrete Lid / 150 PCY / 4000PSI	971.00 sf	$50.00	$48,550.00
Pan Stair Infill	8.00 ea	$30,000.00	$240,000.00
Subtotal - 03 00 00 Concrete			**$4,883,748**
03 54 00 Cast Underlayment			
2" Gypcrete (Interior Spaces)	82,059.00 sf	$8.00	$656,472.00
3/4" Acousti-Mat	82,059.00 sf	$1.50	$123,088.50
3/8" SBR Mat	82,059.00 sf	$1.02	$83,802.80
Subtotal - 03 54 00 Cast Underlayment			**$863,363**
04 21 00 Clay Unit Masonry			
Brick Masonry	15,725.37 vsf	$25.00	$393,134.14
Brick Masonry - Exterior Walls Roof	6,243.90 vsf	$25.00	$156,097.38
Cast Stone	2,312.55 lf	$50.00	$115,627.69
Interior Thin Brick Masonry	13,300.00 vsf	$18.00	$239,400.00
Subtotal - 04 21 00 Clay Unit Masonry			**$904,259**
04 22 00 Concrete Unit Masonry			
CMU Interior Walls 8" Fully Grouted and Reinforced	2,500.00 sf	$28.00	$70,000.00
Subtotal - 04 22 00 Concrete Unit Masonry			**$70,000**
05 50 00 Metal Fabrications			
Misc Metals	53.62 tn	$8,173.65	$438,250.57
Structural Steel	107.24 tn	$8,500.00	$911,497.50
Subtotal - 05 50 00 Metal Fabrications			**$1,349,748**
05 51 00 Metal Stairs			
Library Stairs (Ground Level to Basement)	2.00 ea	$75,000.00	$150,000.00
Metal Pan Egress Stairs	8.00 ea	$18,862.26	$150,898.12
Subtotal - 05 51 00 Metal Stairs			**$300,898**

DESCRIPTION	QUANTITY	UNIT	TOTAL
06 10 00 Rough Carpentry			
Rough Carpentry	107,235.00 sf	$0.25	$26,808.75
Subtotal - 06 10 00 Rough Carpentry			**$26,809**
06 13 00 Heavy Timber Construction			
Monumental Stair - Mass Timber with Wood Finish	3.00 ea	$350,000.00	$1,050,000.00
MT CLT Framing for Rooftop Structures	10,500.00 sf	$20.00	$210,000.00
MT CLT Supply and Install (5-Ply, E Grade)	76,057.00 sf	$49.88	$3,794,055.93
MT Demerge and Staging	76,057.00 sf	$2.89	$219,718.49
MT Drag Plate Supply and Install	76,057.00 sf	$1.92	$146,132.57
MT Fireproofing Provisions	76,057.00 sf	$0.50	$38,359.64
MT Glulam Supply and Install (Douglas Fir)	76,057.00 sf	$40.14	$3,053,090.45
MT Hardware Supply and Install	76,057.00 sf	$6.66	$506,456.92
Subtotal - 06 13 00 Heavy Timber Construction			**$9,017,814**
06 40 00 Architectural Woodwork			
Men's RR Vanity and Stone Top	47.75 lf	$350.00	$16,712.50
Women's RR Vanity and Stone Top	50.00 lf	$350.00	$17,500.00
Island with Stone Top	12.00 lf	$650.00	$7,800.00
Lower Cabinets P-lam and PL Top	89.25 lf	$250.00	$22,312.50
Lower Cabinets P-lam and Stone Top	316.00 lf	$350.00	$110,600.00
Upper Cabinets P-lam	218.00 lf	$200.00	$43,600.00
Reception Desk	62.00 lf	$650.00	$40,300.00
Subtotal - 06 40 00 Architectural Woodwork			**$258,825**
07 11 00 Dampproofing			
Dampproofing at masonry	15,725.37 sf	$2.25	$35,382.07
Subtotal - 07 11 00 Dampproofing			**$35,382**
07 21 00 Thermal Insulation			
Rigid Insulation behind masonry	15,725.37 sf	$4.00	$62,901.46
Subtotal - 07 21 00 Thermal Insulation			**$62,901**
07 42 00 Wall Panels			
Composite Metal Panel - Exterior Walls Roof	6,243.90 sf	$55.00	$343,414.23
Subtotal - 07 42 00 Wall Panels			**$343,414**
07 52 00 Modified Bituminous Membrane Roofing			
Duro Last PVC	11,000.00 sf	$25.00	$275,000.00
Subtotal - 07 52 00 Modified Bituminous Membrane Roofing			**$275,000**
07 92 00 Joint Sealants			
Joint Sealants & Waterproofing	107,235.00 sf	$2.50	$268,087.50
Subtotal - 07 92 00 Joint Sealants			**$268,088**
08 05 00 Common Work Results for Openings			
Install Door and Hardware	71.00 ea	$250.00	$17,750.00
Subtotal - 08 05 00 Common Work Results for Openings			**$17,750**
08 11 00 Metal Doors and Frames			
Dbl 6080 HM DFH (Wood door interior)	2.00 pr	$5,200.00	$10,400.00
Sgl 3080 HM DFH	9.00 ea	$2,700.00	$24,300.00
Sgl 3080 HM DFH (Wood door interior)	82.00 ea	$2,700.00	$221,400.00

DESCRIPTION	QUANTITY	UNIT	TOTAL
Subtotal - 08 11 00 Metal Doors and Frames			**$256,100**
08 43 00 Storefronts			
Exterior Storefront DFH	11.00 pr	$10,500.00	$115,500.00
Exterior Storefront	2,312.55 sf	$70.00	$161,878.76
Interior Storefronts	3,500.00 sf	$60.00	$210,000.00
Subtotal - 08 43 00 Storefronts			**$487,379**
08 44 00 Curtain Wall and Glazed Assemblies			
Curtain Wall	1,850.04 sf	$90.00	$166,503.87
Glass Balcony Railing at Monumental Stair	1,007.00 lf	$750.00	$755,250.00
Subtotal - 08 44 00 Curtain Wall and Glazed Assemblies			**$921,754**
08 51 00 Metal Windows			
Exterior Punched Opening	11,562.77 sf	$75.00	$867,207.66
Subtotal - 08 51 00 Metal Windows			**$867,208**
08 83 00 Mirrors			
24"x36" Mirror	28.00 ea	$500.00	$14,000.00
Subtotal - 08 83 00 Mirrors			**$14,000**
09 21 00 Plaster and Gypsum Board Assemblies			
2HR Wall	584.00 lf	$100.00	$58,400.00
Non-Rated Wall	2,370.00 lf	$60.00	$142,200.00
Exterior Insulated Metal Stud Wall	2,359.00 lf	$167.00	$393,953.00
1HR Rated Wall	494.00 lf	$79.00	$39,026.00
Subtotal - 09 21 00 Plaster and Gypsum Board Assemblies			**$633,579**
09 29 00 Gypsum Board			
Catering Kitchen FRP	2,352.00 sf	$15.00	$35,280.00
Subtotal - 09 29 00 Gypsum Board			**$35,280**
09 30 00 Tiling			
Ceramic Tile Base	280.00 lf	$10.00	$2,800.00
Men's Ceramic Tile Base	317.00 lf	$10.00	$3,170.00
Quarry Tile Base	196.00 lf	$9.00	$1,764.00
Women's Ceramic Tile Base	317.00 lf	$10.00	$3,170.00
Quarry Tile on Floor	1,313.00 sf	$9.00	$11,817.00
Ceramic Tile Backsplash (3')	292.00 sf	$13.50	$3,942.00
Ceramic Tile Walls	4,056.00 sf	$12.00	$48,672.00
Men's Ceramic Tile Walls	3,389.00 sf	$12.00	$40,668.00
Men's Vanity Ceramic Tile Walls	815.00 sf	$17.50	$14,262.50
Women's Ceramic Tile Walls	3,257.00 sf	$12.00	$39,084.00
Women's Vanity Ceramic Tile Walls	908.00 sf	$17.50	$15,890.00
Ceramic Tile Flooring	592.00 sf	$10.00	$5,920.00
Men's Ceramic Tile Flooring	1,159.00 sf	$10.00	$11,590.00
Women's Ceramic Tile Flooring	1,177.00 sf	$10.00	$11,770.00
Subtotal - 09 30 00 Tiling			**$214,520**
09 50 00 Ceilings			
Men's Restroom Gyp Ceiling	1,159.00 sf	$9.62	$11,154.00
Restroom Gyp Ceiling	192.00 sf	$9.50	$1,824.00
Women's Restroom Gyp Ceiling	1,177.00 sf	$10.00	$11,770.00

DESCRIPTION	QUANTITY	UNIT	TOTAL
Subtotal - 09 50 00 Ceilings			**$24,748**
09 51 00 Acoustical Ceilings			
Vinyl Faced Ceiling Tile	1,313.00 sf	$15.00	$19,695.00
High STC ACT Clouds	5,487.20 sf	$14.00	$76,820.80
High STC ACT in Library	8,384.33 sf	$14.00	$117,380.67
Subtotal - 09 51 00 Acoustical Ceilings			**$213,896**
09 64 00 Wood Flooring			
Wood Base	397.00 lf	$15.00	$5,955.00
Subtotal - 09 64 00 Wood Flooring			**$5,955**
09 65 00 Resilient Flooring			
Rubber Base	9,326.00 lf	$1.74	$16,267.25
Luxury Vinyl Tile	2,129.00 sf	$10.00	$21,290.00
SDT	680.00 sf	$15.00	$10,200.00
VCT	11,187.00 sf	$6.00	$67,122.00
SDT	102.00 sf	$15.00	$1,530.00
Subtotal - 09 65 00 Resilient Flooring			**$116,409**
09 68 00 Carpeting			
Carpet, Tile	2,947.44 sy	$40.00	$117,897.78
Carpet, Tile	2,750.33 sy	$40.00	$110,013.33
Subtotal - 09 68 00 Carpeting			**$227,911**
09 69 00 Access Flooring			
Access Floor System - Tate Concore	76,766.00 sf	$17.00	$1,305,022.00
Access Floor System - Tate Stoneworks	23,509.00 sf	$26.00	$611,234.00
Subtotal - 09 69 00 Access Flooring			**$1,916,256**
09 91 00 Painting			
Painting & Staining	107,235.00 sf	$4.00	$428,940.00
Subtotal - 09 91 00 Painting			**$428,940**
09 99 00 Finishes General			
Upgraded Finish Allowance in Atrium Lobby	2,511.00 sf	$200.00	$502,200.00
Subtotal - 09 99 00 Finishes General			**$502,200**
10 11 00 Visual Display Units			
Markerboards	10.00 ea	$750.00	$7,500.00
Subtotal - 10 11 00 Visual Display Units			**$7,500**
10 14 00 Signage			
Code Signage	150.00 ea	$50.00	$7,500.00
Subtotal - 10 14 00 Signage			**$7,500**
10 21 00 Compartments and Cubicles			
Toilet Compartments	36.00 ea	$2,500.00	$90,000.00
Urinal Screen	7.00 ea	$1,000.00	$7,000.00
Subtotal - 10 21 00 Compartments and Cubicles			**$97,000**
10 22 00 Partitions			
Large Glass Accordian Doors	4.00 ea	$50,000.00	$200,000.00
Modernfold Operable Partition	1.00 ea	$31,500.00	$31,500.00
Skyfold Operable Partition	1.00 ea	$70,000.00	$70,000.00

DESCRIPTION	QUANTITY	UNIT	TOTAL
Subtotal - 10 22 00 Partitions			**$301,500**
10 28 00 Toilet, Bath, and Laundry Accessories			
Baby Station	19.00 ea	$2,500.00	$47,500.00
Toilet Paper Dispenser	45.00 ea	$150.00	$6,750.00
Toilet Seat Cover Dispenser	45.00 ea	$75.00	$3,375.00
Specialties Robe Hook	45.00 ea	$50.00	$2,250.00
Grab Bar - 18in	19.00 ea	$75.00	$1,425.00
Grab Bar - 24in	19.00 ea	$75.00	$1,425.00
Grab Bar - 36in	19.00 ea	$75.00	$1,425.00
Soap Dispenser	44.00 ea	$550.00	$24,200.00
Recessed Towel Disp. and Trash Rec.	19.00 ea	$750.00	$14,250.00
Sanitary Napkin Disposal	22.00 ea	$200.00	$4,400.00
Hand Dryer	29.00 ea	$1,500.00	$43,500.00
Subtotal - 10 28 00 Toilet, Bath, and Laundry Accessories			**$150,500**
10 40 00 Safety Specialties			
Photoluminescent Markings at Exit Stairs	8.00 flt	$6,500.00	$52,000.00
Subtotal - 10 40 00 Safety Specialties			**$52,000**
10 44 00 Fire Protection Specialties			
Fire Extinguisher Cabinet	45.00 ea	$400.00	$18,000.00
Fire Extinguishers	45.00 ea	$120.00	$5,400.00
Subtotal - 10 44 00 Fire Protection Specialties			**$23,400**
11 30 00 Residential Equipment			
Dishwasher	5.00 ea	$750.00	$3,750.00
Microwave	5.00 ea	$500.00	$2,500.00
Refrigerator/Freezer	5.00 ea	$2,500.00	$12,500.00
Subtotal - 11 30 00 Residential Equipment			**$18,750**
11 40 00 Foodservice Equipment			
Roof Catering Kitchen Equipment Allowance	1.00 ea	$200,000.00	$200,000.00
Subtotal - 11 40 00 Foodservice Equipment			**$200,000**
11 81 00 Facility Maintenance Equipment			
Facade Access Equipment Allowance	1.00 ea	$50,000.00	$50,000.00
Subtotal - 11 81 00 Facility Maintenance Equipment			**$50,000**
12 48 00 Rugs and Mats			
Entry Mat	2.00 ea	$6,500.00	$13,000.00
Subtotal - 12 48 00 Rugs and Mats			**$13,000**
14 20 00 Elevators			
Elevators - (Building Levels (B1-4) 600 fpm	15.00 stop	$35,000.00	$525,000.00
Elevator Cab Finish Allowance	3.00 ea	$25,000.00	$75,000.00
Temporary Elevator Protection	3.00 ea	$6,000.00	$18,000.00
Subtotal - 14 20 00 Elevators			**$618,000**
21 10 00 Water-Based Fire-Suppression Systems			
Water-Based Fire-Suppression Systems	107,235.00 sf	$3.50	$375,322.50
Subtotal - 21 10 00 Water-Based Fire-Suppression Systems			**$375,323**
21 30 00 Fire Pumps			

DESCRIPTION	QUANTITY	UNIT	TOTAL
Fire Pumps	1.00 ea	$35,000.00	$35,000.00
Subtotal - 21 30 00 Fire Pumps			**$35,000**
22 00 00 Plumbing			
Grease Interceptor	1.00 ls	$20,000.00	$20,000.00
Plumbing Domestic Water	107,235.00 sf	$2.64	$282,681.70
Plumbing Equipment	107,235.00 sf	$0.23	$24,787.65
Plumbing Fixtures	107,235.00 sf	$3.10	$332,896.20
Plumbing Insulation	107,235.00 sf	$1.93	$206,442.31
Plumbing Sanitary Piping	107,235.00 sf	$2.69	$288,132.92
Plumbing Storm Piping	107,235.00 sf	$1.42	$151,879.21
Subtotal - 22 00 00 Plumbing			**$1,306,820**
22 30 00 Plumbing Equipment			
Plumbing Equipment Oil Separator	1.00 ea	$74,758.00	$74,758.00
Subtotal - 22 30 00 Plumbing Equipment			**$74,758**
23 00 00 HVAC			
Atrium Smoke Control Option 1 - Open atrium from top to bottom	1.00 ls	$325,000.00	$325,000.00
Chilled water fan coil units at retail spaces	5,000.00 sf	$12.00	$60,000.00
Chilled Water Handling Unit at Rooftop Kitchen	1,313.00 sf	$15.00	$19,695.00
DOAS Unit for Mechanical Room Adjacent to Kitchen	1,500.00 sf	$30.00	$45,000.00
DX Split Systems at Telecom Data Rooms	8.00 ea	$4,500.00	$36,000.00
UFAD HVACE System	107,235.00 sf	$36.00	$3,860,460.00
Subtotal - 23 00 00 HVAC			**$4,346,155**
26 00 00 Electrical			
Back of House Electrical	26,875.00 sf	$2.35	$63,280.00
Back of House Light Fixtures (incl. power to fixture)	26,875.00 sf	$8.28	$222,619.00
Back of House Lighting Controls	26,875.00 sf	$1.24	$33,413.00
Front of House Electrical	80,625.00 sf	$3.84	$309,524.00
Front of House Light Fixtures (incl. power to fixture)	80,625.00 sf	$14.73	$1,187,467.00
Front of House Lighting Controls	80,625.00 sf	$1.24	$100,239.00
Lobby Pendant Allowance	1.00 alw	$60,000.00	$60,000.00
Area of Rescue System	1.00 ls	$19,116.00	$19,116.00
Equipment and HVAC Power	1.00 ls	$225,599.00	$225,599.00
Grounding	1.00 ls	$36,290.00	$36,290.00
Rough in AV, Security, Tele/Data	107,235.00 sf	$3.10	$332,766.00
Switchgear/Distribution	1.00 ls	$354,753.00	$354,753.00
Generator and ATS Allowance	1.00 ls	$500,000.00	$500,000.00
Generator Fuel	1.00 ls	$4,500.00	$4,500.00
Temp Power and Lighting	1.00 ls	$69,292.00	$69,292.00
Subtotal - 26 00 00 Electrical			**$3,518,858**
26 41 00 Facility Lightning Protection			
Facility Lightning Protection	107,235.00 ls	$0.35	$37,106.00
Subtotal - 26 41 00 Facility Lightning Protection			**$37,106**
27 20 00 Data Communications			
Data Communications	107,235.00 sf	$5.00	$536,175.00
Subtotal - 27 20 00 Data Communications			**$536,175**

DESCRIPTION	QUANTITY	UNIT	TOTAL
27 30 00 Voice Communications			
PS DAS System	107,235.00 sf	$2.50	$268,087.50
Subtotal - 27 30 00 Voice Communications			**$268,088**
27 40 00 Audio-Video Communications			
AV Backbone Allowance	107,235.00 sf	$2.50	$268,087.50
Subtotal - 27 40 00 Audio-Video Communications			**$268,088**
28 13 00 Access Control Software and Database Management			
Access Control, Video Surveillance, Intrusion, Video, Blue Light Emergency	107,235.00 sf	$4.00	$428,940.00
Subtotal - 28 13 00 Access Control Software and Database Management			**$428,940**
28 46 00 Fire Detection and Alarm			
Fire Alarm	107,235.00 sf	$3.64	$389,803.00
Subtotal - 28 46 00 Fire Detection and Alarm			**$389,803**
31 20 00 Earth Moving			
Condition Existing Soil	8,888.89 cy	$10.00	$88,888.89
Export Soil for Basement	18,888.89 cy	$20.00	$377,777.78
Subtotal - 31 20 00 Earth Moving			**$466,667**
31 41 00 Shoring			
Fall Protection Guardrail	690.00 lf	$14.77	$10,193.91
Reinforced Concrete Fascia Temporary Retention System	10,350.00 sf	$40.00	$414,000.00
Subtotal - 31 41 00 Shoring			**$424,194**
Subtotal - 03 Building	**242,077 SQFT**	**$168.84**	**$40,872,675**
05 Rooftop Patio			
07 14 00 Fluid-Applied Waterproofing			
HFA Waterproofing, Drainage Panel, Protection Sheet, Level 4 (Pavers & Green Roof)	13,635.00 sf	$15.00	$204,525.00
Subtotal - 07 14 00 Fluid-Applied Waterproofing			**$204,525**
07 70 00 Roof and Wall Specialties and Accessories			
Pedestal Pavers	13,635.00 sf	$40.00	$545,400.00
Subtotal - 07 70 00 Roof and Wall Specialties and Accessories			**$545,400**
08 41 00 Entrances and Storefronts			
Clerestory Glass at Atrium	2,530.00 sf	$65.00	$164,450.00
Subtotal - 08 41 00 Entrances and Storefronts			**$164,450**
13 30 00 Special Structures			
Rooftop Trellis	500.00 sf	$250.00	$125,000.00
Subtotal - 13 30 00 Special Structures			**$125,000**
32 30 00 Site Improvements			
Concrete Planter Walls w/Footing	500.00 lf	$309.00	$154,500.00
Employee Break Turf Allowance	5,600.00 sf	$27.36	$153,216.00
Event Lawn Turf Allowance	5,600.00 sf	$27.36	$153,216.00
Seat Wall	100.00 lf	$30.00	$3,000.00
Subtotal - 32 30 00 Site Improvements			**$463,932**
32 33 00 Site Furnishings			

DESCRIPTION	QUANTITY	UNIT	TOTAL
Planter Pots	5.00 ea	$650.00	$3,250.00
Tree Grates	10.00 ea	$5,000.00	$50,000.00
Subtotal - 32 33 00 Site Furnishings			**$53,250**
32 90 00 Planting			
Drainage Allowance	1,500.00 sf	$20.00	$30,000.00
Filter Fabric	1,500.00 sf	$0.53	$795.00
Fine-grading of existing soil	1,500.00 sf	$0.06	$90.00
Groundcover: 60% - 1 gal, 40% - 3 gal	500.00 sf	$3.00	$1,500.00
Irrigation Allowance	1,500.00 sf	$3.00	$4,500.00
Lightweight Soil Mix	50.00 cy	$298.37	$14,918.50
Mulch - 50% Hardwood at 3" depth	50.00 cy	$60.00	$3,000.00
Ornamental Rooftop Deck Canopy 2" Cal	10.00 ea	$596.74	$5,967.40
Shrubs/Grasses: 30% - 1 gal, 40% - 3 gal, 30% - 5 gal	1,000.00 sf	$8.00	$8,000.00
Subtotal - 32 90 00 Planting			**$68,771**
Subtotal - 05 Rooftop Patio	**242,077 SQFT**	**$6.71**	**$1,625,328**

SWINERTON

Celina Administration Building	1		2		3		4			
Conceptual Design	01 Site		02 Parking Garage		03 Building		05 Rooftop Patio		Total	
August-10-2023	40,000	SF	134,842	SF	107,235	SF	24,440	SF	242,077	SF
Description	Total	$ / sf	Total	$ / sf	Total	$ / sf	Total	$ / sf	Total	$ / sf
01 54 00 Construction Aids	$ -	$ -	$ -	$ -	$ 1,253,800	$ 0.02	$ -	$ -	$ 1,253,800	$ 5.18
01 57 00 Temporary Controls	$ 9,195	$ 0.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,195	$ 0.04
01 74 00 Cleaning and Waste Management	$ -	$ -	$ 6,742	$ 0.00	$ 49,557	$ 0.00	$ -	$ -	$ 56,299	$ 0.23
01 76 00 Protecting Installed Construction	$ -	$ -	$ -	$ -	$ 10,061	$ 0.00	$ -	$ -	$ 10,061	$ 0.04
02 41 00 Demolition	$ 115,850	$ 0.03	$ 99,250	$ 0.01	$ -	$ -	$ -	$ -	$ 215,100	$ 0.89
03 00 00 Concrete	$ -	$ -	$ 5,372,791	$ 0.47	$ 4,883,748	$ 0.09	$ -	$ -	$ 10,256,539	$ 42.37
03 54 00 Cast Underlayment	$ -	$ -	$ -	$ -	$ 863,363	$ 0.02	$ -	$ -	$ 863,363	$ 3.57
04 21 00 Clay Unit Masonry	$ -	$ -	$ 313,452	$ 0.03	$ 904,259	$ 0.02	$ -	$ -	$ 1,217,711	$ 5.03
04 22 00 Concrete Unit Masonry	$ 38,400	$ 0.01	$ -	$ -	$ 70,000	$ 0.00	$ -	$ -	$ 108,400	$ 0.45
05 50 00 Metal Fabrications	$ -	$ -	$ 275,538	$ 0.02	$ 1,349,748	$ 0.02	$ -	$ -	$ 1,625,286	$ 6.71
05 51 00 Metal Stairs	$ -	$ -	$ 150,898	$ 0.01	$ 300,898	$ 0.01	$ -	$ -	$ 451,796	$ 1.87
06 10 00 Rough Carpentry	$ -	$ -	$ -	$ -	$ 26,809	$ 0.00	$ -	$ -	$ 26,809	$ 0.11
06 13 00 Heavy Timber Construction	$ -	$ -	$ -	$ -	$ 9,017,814	$ 0.17	$ -	$ -	$ 9,017,814	$ 37.25
06 40 00 Architectural Woodwork	$ -	$ -	$ -	$ -	$ 258,825	$ 0.00	$ -	$ -	$ 258,825	$ 1.07
07 10 00 Dampproofing and Waterproofing	$ -	$ -	$ 129,088	$ 0.01	$ -	$ -	$ -	$ -	$ 129,088	$ 0.53
07 11 00 Dampproofing	$ -	$ -	$ -	$ -	$ 35,382	$ 0.00	$ -	$ -	$ 35,382	$ 0.15
07 14 00 Fluid-Applied Waterproofing	$ -	$ -	$ -	$ -	$ -	$ -	$ 204,525	$ 0.09	$ 204,525	$ 0.84
07 21 00 Thermal Insulation	$ -	$ -	$ -	$ -	$ 62,901	$ 0.00	$ -	$ -	$ 62,901	$ 0.26
07 42 00 Wall Panels	$ -	$ -	$ 53,735	$ 0.00	$ 343,414	$ 0.01	$ -	$ -	$ 397,149	$ 1.64
07 52 00 Modified Bituminous Membrane Roofing	$ -	$ -	$ -	$ -	$ 275,000	$ 0.01	$ -	$ -	$ 275,000	$ 1.14
07 70 00 Roof and Wall Specialties and Accessories	$ -	$ -	$ -	$ -	$ -	$ -	$ 545,400	$ 0.25	$ 545,400	$ 2.25
07 92 00 Joint Sealants	$ -	$ -	$ 6,742	$ 0.00	$ 268,088	$ 0.00	$ -	$ -	$ 274,830	$ 1.14
08 05 00 Common Work Results for Openings	$ -	$ -	$ -	$ -	$ 17,750	$ 0.00	$ -	$ -	$ 17,750	$ 0.07
08 11 00 Metal Doors and Frames	$ -	$ -	$ -	$ -	$ 256,100	$ 0.00	$ -	$ -	$ 256,100	$ 1.06
08 41 00 Entrances and Storefronts	$ -	$ -	$ -	$ -	$ -	$ -	$ 164,450	$ 0.08	$ 164,450	$ 0.68
08 43 00 Storefronts	$ -	$ -	$ -	$ -	$ 487,379	$ 0.01	$ -	$ -	$ 487,379	$ 2.01
08 44 00 Curtain Wall and Glazed Assemblies	$ -	$ -	$ -	$ -	$ 921,754	$ 0.02	$ -	$ -	$ 921,754	$ 3.81
08 51 00 Metal Windows	$ -	$ -	$ -	$ -	$ 867,208	$ 0.02	$ -	$ -	$ 867,208	$ 3.58
08 83 00 Mirrors	$ -	$ -	$ -	$ -	$ 14,000	$ 0.00	$ -	$ -	$ 14,000	$ 0.06
09 21 00 Plaster and Gypsum Board Assemblies	$ -	$ -	$ -	$ -	$ 633,579	$ 0.01	$ -	$ -	$ 633,579	$ 2.62
09 29 00 Gypsum Board	$ -	$ -	$ -	$ -	$ 35,280	$ 0.00	$ -	$ -	$ 35,280	$ 0.15
09 30 00 Tiling	$ -	$ -	$ -	$ -	$ 214,520	$ 0.00	$ -	$ -	$ 214,520	$ 0.89
09 50 00 Ceilings	$ -	$ -	$ -	$ -	$ 24,748	$ 0.00	$ -	$ -	$ 24,748	$ 0.10
09 51 00 Acoustical Ceilings	$ -	$ -	$ -	$ -	$ 213,896	$ 0.00	$ -	$ -	$ 213,896	$ 0.88
09 64 00 Wood Flooring	$ -	$ -	$ -	$ -	$ 5,955	$ 0.00	$ -	$ -	$ 5,955	$ 0.02
09 65 00 Resilient Flooring	$ -	$ -	$ -	$ -	$ 116,409	$ 0.00	$ -	$ -	$ 116,409	$ 0.48
09 67 00 Fluid-Applied Flooring	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
09 68 00 Carpeting	$ -	$ -	$ -	$ -	$ 227,911	$ 0.00	$ -	$ -	$ 227,911	$ 0.94
09 69 00 Access Flooring	$ -	$ -	$ -	$ -	$ 1,916,256	$ 0.04	$ -	$ -	$ 1,916,256	$ 7.92
09 91 00 Painting	$ -	$ -	$ 16,000	$ 0.00	$ 428,940	$ 0.01	$ -	$ -	$ 444,940	$ 1.84
09 99 00 Finishes General	$ -	$ -	$ -	$ -	$ 502,200	$ 0.01	$ -	$ -	$ 502,200	$ 2.07
10 11 00 Visual Display Units	$ -	$ -	$ -	$ -	$ 7,500	$ 0.00	$ -	$ -	$ 7,500	$ 0.03
10 14 00 Signage	$ 9,000	$ 0.00	$ 5,000	$ 0.00	$ 7,500	$ 0.00	$ -	$ -	$ 21,500	$ 0.09
10 21 00 Compartments and Cubicles	$ -	$ -	$ -	$ -	$ 97,000	$ 0.00	$ -	$ -	$ 97,000	$ 0.40
10 22 00 Partitions	$ -	$ -	$ -	$ -	$ 301,500	$ 0.01	$ -	$ -	$ 301,500	$ 1.25
10 28 00 Toilet, Bath, and Laundry Accessories	$ -	$ -	$ -	$ -	$ 150,500	$ 0.00	$ -	$ -	$ 150,500	$ 0.62
10 40 00 Safety Specialties	$ -	$ -	$ -	$ -	$ 52,000	$ 0.00	$ -	$ -	$ 52,000	$ 0.21
10 44 00 Fire Protection Specialties	$ -	$ -	$ -	$ -	$ 23,400	$ 0.00	$ -	$ -	$ 23,400	$ 0.10
11 30 00 Residential Equipment	$ -	$ -	$ -	$ -	$ 18,750	$ 0.00	$ -	$ -	$ 18,750	$ 0.08
11 40 00 Foodservice Equipment	$ -	$ -	$ -	$ -	$ 200,000	$ 0.00	$ -	$ -	$ 200,000	$ 0.83
11 43 00 Food Delivery Carts and Conveyors	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11 81 00 Facility Maintenance Equipment	$ -	$ -	$ -	$ -	$ 50,000	$ 0.00	$ -	$ -	$ 50,000	$ 0.21
12 48 00 Rugs and Mats	$ -	$ -	$ -	$ -	$ 13,000	$ 0.00	$ -	$ -	$ 13,000	$ 0.05
12 50 00 Furniture	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
12 57 00 Industrial Furniture	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
13 12 00 Fountains	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
13 30 00 Special Structures	$ -	$ -	$ -	$ -	$ -	$ -	$ 125,000	$ 0.06	$ 125,000	$ 0.52
14 20 00 Elevators	$ -	$ -	$ 342,000	$ 0.03	$ 618,000	$ 0.01	$ -	$ -	$ 960,000	$ 3.97
21 10 00 Water-Based Fire-Suppression Systems	$ -	$ -	$ 370,816	$ 0.03	$ 375,323	$ 0.01	$ -	$ -	$ 746,138	$ 3.08

SWINERTON

Celina Administration Building		1		2		3		4			
Conceptual Design		01 Site		02 Parking Garage		03 Building		05 Rooftop Patio		Total	
August-10-2023		40,000	SF	134,842	SF	107,235	SF	24,440	SF	242,077	SF
Description		**Total**	**$ / sf**	**Total**	**$ / sf**	**Total**	**$ / sf**	**Total**	**$ / sf**	**Total**	**$ / sf**
21 30 00 Fire Pumps		$ -	$ -	$ -	$ -	$ 35,000	$ 0.00	$ -	$ -	$ 35,000	$ 0.14
22 00 00 Plumbing		$ -	$ -	$ 224,820	$ 0.02	$ 1,306,820	$ 0.02	$ -	$ -	$ 1,531,640	$ 6.33
22 30 00 Plumbing Equipment		$ -	$ -	$ -	$ -	$ 74,758	$ 0.00	$ -	$ -	$ 74,758	$ 0.31
23 00 00 HVAC		$ -	$ -	$ 121,631	$ 0.01	$ 4,346,155	$ 0.08	$ -	$ -	$ 4,467,786	$ 18.46
26 00 00 Electrical		$ 332,400	$ 0.09	$ 859,457	$ 0.07	$ 3,518,858	$ 0.06	$ -	$ -	$ 4,710,715	$ 19.46
26 41 00 Facility Lightning Protection		$ -	$ -	$ -	$ -	$ 37,106	$ 0.00	$ -	$ -	$ 37,106	$ 0.15
27 20 00 Data Communications		$ 5,722	$ 0.00	$ 32,848	$ 0.00	$ 536,175	$ 0.01	$ -	$ -	$ 574,745	$ 2.37
27 30 00 Voice Communications		$ -	$ -	$ -	$ -	$ 268,088	$ 0.00	$ -	$ -	$ 268,088	$ 1.11
27 40 00 Audio-Video Communications		$ -	$ -	$ -	$ -	$ 268,088	$ 0.00	$ -	$ -	$ 268,088	$ 1.11
28 13 00 Access Control Software and Database Management		$ -	$ -	$ -	$ -	$ 428,940	$ 0.01	$ -	$ -	$ 428,940	$ 1.77
28 46 00 Fire Detection and Alarm		$ -	$ -	$ -	$ -	$ 389,803	$ 0.01	$ -	$ -	$ 389,803	$ 1.61
31 20 00 Earth Moving		$ 117,407	$ 0.03	$ 230,547	$ 0.02	$ 466,667	$ 0.01	$ -	$ -	$ 814,621	$ 3.37
31 25 00 Erosion and Sedimentation Controls		$ 42,975	$ 0.01	$ -	$ -	$ -	$ -	$ -	$ -	$ 42,975	$ 0.18
31 41 00 Shoring		$ -	$ -	$ -	$ -	$ 424,194	$ 0.01	$ -	$ -	$ 424,194	$ 1.75
32 13 00 Rigid Paving		$ 143,885	$ 0.04	$ -	$ -	$ -	$ -	$ -	$ -	$ 143,885	$ 0.59
32 14 00 Unit Paving		$ 246,375	$ 0.07	$ -	$ -	$ -	$ -	$ -	$ -	$ 246,375	$ 1.02
32 30 00 Site Improvements		$ -	$ -	$ -	$ -	$ -	$ -	$ 463,932	$ 0.21	$ 463,932	$ 1.92
32 33 00 Site Furnishings		$ 157,000	$ 0.04	$ -	$ -	$ -	$ -	$ 53,250	$ 0.02	$ 210,250	$ 0.87
32 90 00 Planting		$ 527,700	$ 0.15	$ -	$ -	$ -	$ -	$ 68,771	$ 0.03	$ 596,471	$ 2.46
32 95 00 Exterior Planting Support Structures		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
33 00 00 Utilities		$ 896,250	$ 0.25	$ 15,000	$ 0.00	$ -	$ -	$ -	$ -	$ 911,250	$ 3.76
40 12 00 Compressed Air Process Piping		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
42 21 00 Process Cooling Towers		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
44 41 00 Water Pollution Containment and Cleanup Equipment		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Direct Cost		**$ 2,642,159**	**$ 66.05**	**$ 8,626,354**	**$ 63.97**	**$ 40,872,675**	**$ 381.15**	**$ 1,625,328**	**$ 66.50**	**$ 53,766,516**	**$ 222.11**
General Conditions	6.00%	$ 158,530	$ 3.96	$ 517,581	$ 3.84	$ 2,452,361	$ 22.87	$ 97,520	$ 3.99	$ 3,225,991	$ 13.33
General Requirements	3.00%	$ 79,265	$ 1.98	$ 258,791	$ 1.92	$ 1,226,180	$ 11.43	$ 48,760	$ 2.00	$ 1,612,995	$ 6.66
Contractor Contingency	10.00%	$ 264,216	$ 6.61	$ 862,635	$ 6.40	$ 4,087,268	$ 38.12	$ 162,533	$ 6.65	$ 5,376,652	$ 22.21
Subtotal		**$ 3,144,169**	**$ 78.60**	**$ 10,265,362**	**$ 76.13**	**$ 48,638,484**	**$ 453.57**	**$ 1,934,140**	**$ 79.14**	**$ 63,982,155**	**$ 264.30**
Subcontractor Default Insurance	1.15%	$ 40,466	$ 1.01	$ 132,116	$ 0.98	$ 625,980	$ 5.84	$ 24,892	$ 1.02	$ 823,453	$ 3.40
PSI General Liability	1.15%	$ 40,466	$ 1.01	$ 132,116	$ 0.98	$ 625,980	$ 5.84	$ 24,892	$ 1.02	$ 823,453	$ 3.40
Builder's Risk	0.59%	$ 20,585	$ 0.51	$ 67,207	$ 0.50	$ 318,433	$ 2.97	$ 12,663	$ 0.52	$ 418,887	$ 1.73
Permits (Building Permit)	LSUM	$ 7,897	$ 0.20	$ 25,782	$ 0.19	$ 122,158	$ 1.14	$ 4,858	$ 0.20	$ 160,695	$ 0.66
Subtotal		**$ 3,253,582**	**$ 81.34**	**$ 10,622,582**	**$ 78.78**	**$ 50,331,035**	**$ 469.35**	**$ 2,001,446**	**$ 81.89**	**$ 66,208,644**	**$ 273.50**
Contractor Fee	3.00%	$ 97,607	$ 2.44	$ 318,677	$ 2.36	$ 1,509,931	$ 14.08	$ 60,043	$ 2.46	$ 1,986,259	$ 8.21
Subtotal	**0.00%**	**$ 3,351,189**	**$ 83.78**	**$ 10,941,259**	**$ 81.14**	**$ 51,840,966**	**$ 483.43**	**$ 2,061,489**	**$ 84.35**	**$ 68,194,903**	**$ 281.71**
Escalation	5.00%	$ 167,559	$ 4.19	$ 547,063	$ 4.06	$ 2,592,048	$ 24.17	$ 103,074	$ 4.22	$ 3,409,745	$ 14.09
Total Project Cost		**$ 3,518,748**	**$ 87.97**	**$ 11,488,322**	**$ 85.20**	**$ 54,433,014**	**$ 507.60**	**$ 2,164,563**	**$ 88.57**	**$ 71,604,648**	**$ 295.79**

Cost Options:

	Direct Costs	Indirect Costs	Total Option Costs
1 Furniture Allowance	4,825,575	1,315,535	**6,141,110**
2 Site Furniture Allowance	300,000	81,785	**381,785**
3 Roof Furniture Allowance	200,000	54,523	**254,523**
4 AV Equipment	2,183,648	595,300	**2,778,948**
5 Delete Brick Veneer on Garage	313,452	85,452	**398,904**
6 Provide Generator for full power systems	1,864,659	508,338	**2,372,997**
7 Concrete Stucture ILO Mass Timber	(4,676,326)	(1,535,864)	**(6,212,190)**
8 Precast Garage ILO Cast In Place	849,892	279,134	**1,129,026**
9 Overhead HVAC ILO UFAD	(1,021,289)	(335,427)	**(1,356,716)**

Qualifications, Clarifications and Exclusions
1 This is a conceptual budget subject to revision.
2 This budget is based on the concept layout and elevations.
3 This budget is based on today's dollars.

SWINERTON

Celina Administration Building		1		2		3		4			
Conceptual Design		01 Site		02 Parking Garage		03 Building		05 Rooftop Patio		Total	
August-10-2023		40,000	SF	134,842	SF	107,235	SF	24,440	SF	242,077	SF
	Description	Total	$ / sf	Total	$ / sf	Total	$ / sf	Total	$ / sf	Total	$ / sf
4	Breakout costs are for information only and not costs for standalone projects.										
5	Early procurement of materials will be required for the project.										
6	The projected escalation risk range is intended to project for an approved GMP in October 2024. We have included an escalation factor of 1.25% per quarter until expected GMP date.										
7	This budget excludes costs for Capital Recovery Fees, Meter Fees, Tap Fees or Utility Connection Fees.										
8	This budget excludes costs for Building, Plan Review or Site Development Permit Fees.										
9	This budget excludes Furniture, Fixtures & Equipment. An furniture allowance of $45 psf has been included.										
10	This budget excludes job site security personnel.										
11	This budget excludes water & power consumption charges.										
12	This budget includes 1 monument sign.										
13	This budget includes building and interior signage.										
14	This budget assumes the use of the site for construction job trailer and laydown.										
15	This budget includes code minimum fire sprinkler system.										
16	This budget includes code minimum electrical system and lighting, and stipulated allowances for decorative lighting.										
17	This budget excludes any water storage cisterns/tanks.										
18	This budget assumes connection to utilities a back of curb.										
19	This budget excludes any build out unless specifically stated.										
20	This budget includes the structural system as mass timber construction, with CLT assumed to be 5-Ply (6.875 inches thick), E-grade (1950-1.7E minimum). Glulam provided as Douglas Fir.										
21	This budget includes the PVC roofing noted in Programming Summary.										
22	Based on our calculations the 12.25”x24” deep beam(s) indicated in the narrative and sections are not sufficient for the spans and loads.										
23											
24											

Technology Opinion Of Probable Cost

The following is a very early Opinion of Probable Cost (OPC) based on meetings and the preliminary building layout. This information is a baseline for general project budging purposes as the project moves into the design stage.

The OPC is broken into two parts: Base Building and Fixture, Furnishing and Equipment (FF&E). Base building covers items and systems considered part of the construction and are typically planned to be provided by the General Contractor as part of the overall project bidding process. FF&E covers items and systems that are Owner furnished and typically are bid directly to the Owner and installed during the later phases of construction by either the Owner directly or specialty contractors hired directly by and managed/coordinated by the Owner.

Base Building: Audiovisual

- AV specialty backboxes, floor boxes and ceiling supports for audiovisual equipment that need to be coordinated with building structure, MEP systems, or in areas that will not be accessible after walls/ceilings are closed.
    - Wall boxes for flat panels
    - Technology stage/floor pockets and pour pans (these boxes typically include space for AV, IT, and power)
- Video wall mounting hardware that attach to the floor, wall, ceiling, or other building structural systems.
- Projection screens
- Projector lifts
- Projector mounting plates that connect to building structure (excludes extension pipe and actual project mount)

Base Building: IT/Structured Cabling

- MDF/IDF Room Fittings
    - Racks
    - Rack Cable Management and PDUs
    - Patch-bays and patch cables
    - Ladder Rack for MDF/IDF
    - Cable Management
    - Handshake Connection Punch Down and transition equipment from Outside Plant System (OPS) in MDF only
- Vertical Fiber Cabling between MDF and IDFs
- Horizontal CAT Cabling between MDF/IDFs to network endpoints and connector plates (includes security CAT cabling)

Base Building: Electronic Security

- Access Control System
  - Card swipe panels and fobs
  - Controllers
  - Headend Equipment
  - Excludes servers and computer monitors
- Video Surveillance
  - Cameras including mounting hardware, heated/weather covers.
  - Controllers
  - Headend Equipment
  - Excludes servers and computer monitors

FF&E: Audiovisual

All audio equipment and cabling within the project that will be provided and/or permanently installed in the building.

- Display Devices
  - Projectors including extension pipe from mounting plate and mount between extension pipe and projector.
  - Projector mounts that connect projector to projector lifts
  - Flat panel displays (FPD), cabling and mounting hardware that connects to building infrastructure including any FPDs used in video walls and showcase displays.
- Players for digital signage
  - Direct view LED walls or specialty video walls
- Signal processing
  - DSP, switching, amplifiers, mixers for audio
  - Switching, controllers, processing for video
  - Streaming and Capture systems
- Cameras and capture/streaming appliances
- Audio Control systems like Crestron/Extron/AMX
  - Processors and touch panels/keypads
- Loudspeakers and associated wiring
- Microphones – wired and wireless
- ADA Hearing Assistance Devices
- Digital Music/Video Production Workstation Equipment
- Wireless presentation appliances
- Room scheduling systems
  - Touch Panel/E-Paper/Tablet device and wiring
- AV furniture

    - Equipment racks
    - Lecterns
    - Credenzas
    - Portable Flat Panel Carts including display
    - Digital Media Workstations
- Portable AV equipment
    - Hearing assistance devices
    - Portable powered speakers/microphones and cables
    - Portable projector/screen
- Metacontrol System – Online equipment monitoring
    - Hardware if system not already part of library/city systems
    - Software
    - Programming
- Software
    - Firmware updates and software installation of any audio or video signal processing
    - Metacontrol (AV Help Desk) Software
- All installation labor and programming and set-up/commissioning of audio and video signal processing

FF&E: IT/Structured Cabling

- There are no FFE items contained within budget. See excluded items below

FF&E: Electronic Security

- There are no FFE items contained within budget. See excluded items below

Technology OPC Excluded Items

- Standard cable pathways (junction boxes, floor boxes, conduit, cable tray/ladder, etc.)
- Power circuits
- Outside Plant Fiber Connection
- Network Electronics
- Wireless Access Points
- First Responder and Public Cellular Distributed Antenna System (DAS)
- Intelligent building monitoring systems
- RFID book security gate system
- People counting system.
- Standard whiteboards/marker boards or furniture
- General use desktop and laptop computers
- Copiers, fax machines, office equipment
- Telephone system or handsets
- Servers or monitors for security system.
- Storage servers for capture and streaming systems

For the purpose of this document, all estimated equipment costs are based on the latest MSRP (Manufacturer's Suggested Retail Price) with considerations made for market adjustments and increases in cost over the duration of the construction schedule. However, it should be noted that the Owner will most likely be able to purchase equipment at a discounted rate under a competitive bidding process.

Additionally, at this early phase of the project, the OPC expresses a range between a "Low" cost figure and a "High" cost figure, with the primary difference being quality level of the components planned. The low figure would generally have the same functionality as the higher figure but would have, for example, projectors with less brightness and less resolution, control systems with smaller control panels, signal switching/routing systems with less future expandability, and so on.

We believe that the long-term needs of the Owner would ultimately be best served if the "High" cost figure is allocated for the systems. However, budget realities may force the project to trend towards the lower figure. Independent of the costs allocated for the systems themselves, it will be critical to design the building and infrastructure to support the full program of requirements desired for both initial operation and future plans.

Finally, as design develops, and actual devices and equipment are integrated into architectural plans we anticipate these budget figures to adjust either upward or downward depending on decisions made for final technology programming and capabilities.

City of Celina
Government Center

Planning & Programming
Technology Systems Opinion of Probable Cost

Base-Building

Space Description	Qty	Technology Systems OPC: Base-Building			
		Unit Range		Extended Range	
		Low	High	Low	High
Audiovisual Systems: Base Building					
Infrastructure	1	$ 112,700	$ 155,000	$ 112,700	$ 155,000
Telecommunications Network: Base-Building					
Structured Cabling System	1	$ 501,200	$ 689,200	$ 501,200	$ 689,200
Telecom Equipment Rooms and Fittings	1	$ 116,000	$ 159,500	$ 116,000	$ 159,500
Outside Plant	1	$ 33,000	$ 45,300	$ 33,000	$ 45,300
Building Security Systems: Base-Building					
Access Control System	1	$ 150,000	$ 206,300	$ 150,000	$ 206,300
Video Surveillance System	1	$ 171,200	$ 235,400	$ 171,200	$ 235,400
SUBTOTALS:				$ 971,400	$ 1,335,700
State & Local Taxes at 0%				**$ -**	**$ -**
Contingency at 10%				**$ 97,100**	**$ 133,600**
Market Condition Premium at 5%				**$ 48,600**	**$ 66,800**
Total Base-Building Technology Systems OPC For All Above:				**$ 1,117,100**	**$ 1,536,100**

Notes:

1	All estimates above represent complete systems, including equipment, installation materials, installation labor and general user training.
2	Cost opinions shown above have been determined using Manufacturer's Suggested Retail Price or other published prices for equipment. The Owner should expect to receive a discount for equipment during competitive bidding. The amount of this discount will be dependent on factors such as market conditions at the time of bidding, final product selections, schedule of the installation. An estimated discount for the complete package has been applied.
3	An estimated discount of 20% has been included in the above numbers.
4	Estimated freight of 5% has been included in the above numbers.
5	Typical infrastructure items such as back boxes, conduit, cable pathways, AC power and so on are typically provided by the General Contractor or Electrical Contractor and are not included.
6	Related items not included are: network electronics and software, (switches, WAPs, etc.)voice/data electronics, specialty lighting fixtures and dimmer controls, traditional white boards, computers and Smart Building Systems.

City of Celina
Government Center

Planning & Programming
Technology Systems Opinion of Probable Cost

FF&E

Space Description	Qty	Technology Systems OPC: FF&E			
		Unit Range		Extended Range	
		Low	High	Low	High
Room Specific Audiovisual Systems: FF&E					
Meeting Room - Small (Less than 10)	2	$ 11,040	$ 15,180	$ 22,080	$ 30,360
Meeting Room - Medium (10-16)	2	$ 18,000	$ 24,750	$ 36,000	$ 49,500
Meeting Room - Large (16-25)	2	$ 22,880	$ 31,460	$ 45,760	$ 62,920
Meeting Room - Extra Large (25+)	1	$ 29,120	$ 40,040	$ 29,120	$ 40,040
Multipurpose Room	2	$ 194,400	$ 267,300	$ 388,800	$ 534,600
Collaboration/Huddle - Installed	8	$ 11,040	$ 15,180	$ 88,320	$ 121,440
Collaboration/Huddle - Portable	6	$ 12,200	$ 16,775	$ 73,200	$ 100,650
Outdoor Movie System	1	$ 12,992	$ 17,864	$ 12,992	$ 17,864
Digital Signage	9	$ 4,960	$ 6,820	$ 44,640	$ 61,380
Portable Equipment	1	$ 25,120	$ 34,540	$ 25,120	$ 34,540
Portable Streaming/Capture Cart	2	$ 14,960	$ 20,570	$ 29,920	$ 41,140
Building-Wide and Special Systems: FF&E					
Rich Media Streaming Storage / Playout / Management	1	$ 2,800	$ 3,850	$ 2,800	$ 3,850
SUBTOTALS:				$ 798,752	$ 1,098,284
State & Local Taxes at 0%				**$ -**	**$ -**
Contingency at 10%				**$ 79,900**	**$ 109,800**
Market Condition Premium at 5%				**$ 39,900**	**$ 54,900**
Total FF&E Technology Systems OPC For All Above:				**$ 918,552**	**$ 1,262,984**

Notes:

1. All estimates above represent complete systems, including equipment, installation materials, installation labor and general user training.
2. Cost opinions shown above have been determined using Manufacturer's Suggested Retail Price or other published prices for equipment. The Owner should expect to receive a discount for equipment during competitive bidding. The amount of this discount will be dependent on factors such as market conditions at the time of bidding, final product selections, schedule of the installation. An estimated discount for the complete package has been applied.
3. An estimated discount of 20% has been included in the above numbers.
4. Estimated freight of 5% has been included in the above numbers.
5. Typical infrastructure items such as back boxes, conduit, cable pathways, AC power and so on are typically provided by the General Contractor or Electrical Contractor and are not included.
6. Related items not included are: Outside Plant, structured cabling systems, voice/data electronics, access control, surveillance systems, specialty lighting fixtures and dimmer controls, traditional white boards, computers and Smart Building Systems.

City of Celina
Public Library

Planning & Programming
Technology Systems Opinion of Probable Cost

Base-Building

Space Description	Qty	Technology Systems OPC: Base-Building			
		Unit Range		Extended Range	
		Low	High	Low	High
Audiovisual: Base Building					
AV Infrastructure	1	$ 51,400	$ 70,700	$ 51,400	$ 70,700
Telecommunications Network: Base-Building					
Structured Cabling System	1	$ 112,800	$ 155,100	$ 112,800	$ 155,100
Building Security Systems: Base-Building					
Access Control System	1	$ 10,600	$ 14,500	$ 10,600	$ 14,500
Video Surveillance System	1	$ 14,500	$ 20,000	$ 14,500	$ 20,000
SUBTOTALS:				$ 137,900	$ 189,600
State & Local Taxes at 0%				**$ -**	**$ -**
Contingency at 10%				**$ 13,800**	**$ 19,000**
Market Condition Premium at 5%				**$ 6,900**	**$ 9,500**
Total Base-Building Technology Systems OPC For All Above:				**$ 158,600**	**$ 218,100**

Notes:

1	All estimates above represent complete systems, including equipment, installation materials, installation labor and general user training.
2	Cost opinions shown above have been determined using Manufacturer's Suggested Retail Price or other published prices for equipment. The Owner should expect to receive a discount for equipment during competitive bidding. The amount of this discount will be dependent on factors such as market conditions at the time of bidding, final product selections, schedule of the installation. An estimated discount for the complete package has been applied.
3	An estimated discount of 20% has been included in the above numbers.
4	Estimated freight of 5% has been included in the above numbers.
5	Typical infrastructure items such as back boxes, conduit, cable pathways, AC power and so on are typically provided by the General Contractor or Electrical Contractor and are not included.
6	Related items not included are: Outside Plant, structured cabling systems, voice/data electronics, access control, surveillance systems, specialty lighting fixtures and dimmer controls, traditional white boards, computers and Smart Building Systems.

City of Celina
Public Library

Planning & Programming
Technology Systems Opinion of Probable Cost

FF&E

Space Description	Qty	Technology Systems OPC: FF&E			
		Unit Range		Extended Range	
		Low	High	Low	High
Room Specific Audiovisual Systems: FF&E					
Multipurpose Room	1	$ 55,600	$ 76,450	$ 55,600	$ 76,450
Conference Room	1	$ 18,000	$ 24,750	$ 18,000	$ 24,750
Café/Tutoring	2	$ 12,320	$ 16,940	$ 24,640	$ 33,880
Study Room/Home School	3	$ 11,040	$ 15,180	$ 33,120	$ 45,540
Children's Story/Arts Craft	1	$ 29,200	$ 40,150	$ 29,200	$ 40,150
Mobile Huddle/Gaming Cart	2	$ 14,400	$ 19,800	$ 28,800	$ 39,600
Portable Digital Editing/AV Cart	1	$ 18,160	$ 24,970	$ 18,160	$ 24,970
Portable Steaming/Capture Cart	1	$ 14,960	$ 20,570	$ 14,960	$ 20,570
Portable Equipment	4	$ 22,760	$ 31,295	$ 91,040	$ 125,180
Digital Signage - General	1	$ 4,960	$ 6,820	$ 4,960	$ 6,820
Digital Signage - Showcase Display	1	$ 85,600	$ 117,700	$ 85,600	$ 117,700
Building-Wide and Special Systems: FF&E					
Paging System	1	$ 17,120	$ 23,540	$ 17,120	$ 23,540
Rich Media Streaming Storage / Playout / Management	1	$ 2,800	$ 3,850	$ 2,800	$ 3,850
SUBTOTALS:				$ 424,000	$ 583,000
State & Local Taxes at 0%				**$ -**	**$ -**
Contingency at 10%				**$ 42,400**	**$ 58,300**
Market Condition Premium at 5%				**$ 21,200**	**$ 29,200**
Total FF&E Technology Systems OPC For All Above:				**$ 487,600**	**$ 670,500**

Notes:

1. All estimates above represent complete systems, including equipment, installation materials, installation labor and general user training.
2. Cost opinions shown above have been determined using Manufacturer's Suggested Retail Price or other published prices for equipment. The Owner should expect to receive a discount for equipment during competitive bidding. The amount of this discount will be dependent on factors such as market conditions at the time of bidding, final product selections, schedule of the installation. An estimated discount for the complete package has been applied.
3. An estimated discount of 20% has been included in the above numbers.
4. Estimated freight of 5% has been included in the above numbers.
5. Typical infrastructure items such as back boxes, conduit, cable pathways, AC power and so on are typically provided by the General Contractor or Electrical Contractor and are not included.
6. Related items not included are: Outside Plant, structured cabling systems, voice/data electronics, access control, surveillance systems, specialty lighting fixtures and dimmer controls, traditional white boards, computers and Smart Building Systems.

HED

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September 22, 2023

Ms. Kimberly Brawner, P.E. *KBrawner@celina-tx.gov*
Assistant City Manager – Public Services
City of Celina
142 N. Ohio St.
Celina, TX 75009

RE: Proposal for Celina Government Center Programming
HED Project Number 2022-CO178-001

Dear Ms. Brawner:

The office of HED is pleased to present the following proposal for professional architectural design services to the City of Celina (Client). We appreciate this opportunity to work with you on this unique and exciting endeavor. We look forward to a successful project.

Sincerely,



Barton Drake, AIA, NCARB
Principal / Market Sector Leader

PROPOSAL ACCEPTANCE

By signing below, I approve the Proposal terms and conditions, attest that I have the authority to execute this Proposal on behalf of the City of Celina authorize HED to commence services, and *agree to negotiate the terms of and use the standard Celina contract as the Prime Agreement between Parties.*
OR
agree to negotiate and formalize the terms and conditions of a Prime Agreement between the parties.)

Accepted for *City of Celina* by:

Signature _____

Printed Name and Title _____

Date _____

This Proposal-Agreement will be valid for a period of sixty (60) days from date first noted above. Upon acceptance, please forward a signed copy to HED and retain a complete signed copy of the Agreement for your records.

PROJECT INTRODUCTION

The City of Celina is planning to construct a new, four-story government building adjacent to the existing City Council Building and across from an expanded town square (per Downtown Masterplan 2019). Initially, the building will house municipal administrative functions, and a 16,000 SF library. It is planned to transition completely to library use approximately 10 years after initial occupancy. Beginning in the Spring of 2023, HED has been working closely with the City and with our consultant team to develop an architectural program and basis of design for this important new civic project. A draft programming document was provided to the City on 7/28/2023, and is expected to be approved by City Council on 12/14/2023.

PROJECT SCOPE

The project scope is based on the Program Summary dated 7/28/2023, and includes the following elements:

Construction of New Government Center / Library Building

- 110,000 SF building, consisting of 3 full floors above grade, a full basement, and an occupied roof deck with multipurpose spaces and landscaping.
- The library will occupy most of the basement and ground floor, while the second and third floors are dedicated office spaces. Several additional public spaces—including a commercial deli and four business incubator spaces also share the first floor. Large multi-purpose rooms on the roof deck are suitable for both library and office use, as well as public events and private rentals.
- Basis of design assumes mass timber construction with underfloor air delivery.
- A feature of the building is the multi-story atrium and entry which connects all four floors and the roof.
- Based on the construction cost estimate provided in August 2023, the anticipated construction cost of the New Government Center is approximately $55-60M.

Construction of New Parking Garage

- A new four story parking garage will be constructed on the parcel adjacent to the Government Center, with a capacity of approximately 350 spaces
- Basis of design is cast in place concrete construction.
- Direct connection between the building lobby and the garage lobby will be provided.
- Based on the construction cost estimate provided in August 2023, the anticipated construction cost of the new parking garage is approximately $10-12M.

Site Improvements

- Several outdoor spaces surrounding the new building provide new amenities for both public and staff users of the building. These include:
    - "Allee" or promenade between Government center and garage will be developed as a pedestrian streetscape and will also be usable for farmers markets.
    - Courtyard space between City Council Building and new Government Center will be usable outdoor space for events occurring in the Government Center multipurpose room, as well as provide an inviting and more intimate gathering and seating area off the main town square.
    - Street improvements to the sidewalk landscape around the building
    - Landscaped roof deck will provide a range of seating and gathering environments, from open lawn to casual patio seating.

- We assume that planned improvements to the actual streets, including potentially closing off the north end of Walnut Street and expanding the town square will occur separately and are not included in this design proposal effort.

PROJECT SERVICES

Based on the requirements of the project and HED's project understanding, we are pleased to offer the following services to complete the scope as outlined above for Schematic Design through Construction Administration phases:

Professional Design Services

The following services will be provided:

- Architecture: HED
- Civil Engineering: Kimley-Horn
- Structural Engineering: Kimley-Horn
- Mechanical, Electrical and Plumbing Engineering: DBR
- Technology including AV, IT & Security: NV5
- Cost Estimating (Allowance for SD only)
- Landscape Architecture and Irrigation: Kimley-Horn
- Library Design: 720 Design
- Food Service Consulting: MSC Design
- Elevator Design: H.H. Angus & Associates
- Fire Suppression System design: HED
- Acoustical Consulting: NV5
- Environmental Graphics: HED

PROPOSED FEE

For greater detail on the options outlined, please see Exhibit A of this proposal, and associated consultant proposals provided as attachments. HED'S fee for providing the above outlined services will be a lump sum amount, including reimbursable expense allowance as outlined below.

Government Center Building & Site

Basic Services	
Architecture, Engineering & Landscape Design	$5,325,384.40
Reimbursable Allowance (3%)	$182,699.70
Subtotal Base Services	**$5,679,718.10**

Supplemental Services	
Food Service Consulting	$16,500.00
Elevator Design	$18,700.00
Cost Estimating (SD only)	$11,000.00
Energy Modeling	$24,200.00
2021 IECC Commissioning	$66,000.00
Library Design	$338,286.30
FF&E (Office & Common areas)	$249,959.60
FF&E (Library)	$104,197.50
Experiential Graphics	$8,250,000
Acoustic Design	$29,920.00
Fire Sprinkler Design & Layout	$203,500.00
Renderings (total of 5*)	$36,003.00
Subtotal Supplemental Services	**$1,106,516.40**

TOTAL FEE	$6,616,234.50

**Includes (3) interior renderings already developed during Programming Phase*

The above fee allocated by phase as follows:

Schematic Design	*Design Development*	*Construction Documents*	*Permit/Bid*	*Construction Administration*
$1,069,314.22	$1,177,697.04	$1,968,852.42	$189,290.70	$2,211,080.12

Parking Garage:

Basic Services	
Architecture & Engineering	$1,001,006.00
Reimbursable Allowance (2%)	$14,660.60

TOTAL FEE	$1,015,666.60

The above fee allocated by phase as follows:

Schematic Design/ Design Development	*Construction Documents*	*Permit/Bid*	*Construction Administration*
$345,513.40	$322,052.90	$16,424.80	$331,675.50

EXHIBIT A | Project Scope

DEFINITION OF SCOPE OF SERVICES

Based upon our understanding of the project, HED proposes to provide the following professional design, architecture, and engineering services to meet the project requirements:

Government Center Building

Schematic Design Phase (12 weeks)

Based on the approved program document, HED shall prepare a preliminary design concept that illustrates the scale and relationship of the project components and that align with the project goals and requirements from the Programming phase. HED will present conceptual digital 3D models, integrating site phasing and identify alternate bid options, which HED would submit to Client for approval. This process will result in a final selected solution that will be developed into the final schematic design, and a description of the Project along with a Probable Cost Statement and a Project Schedule. (This proposal assumes that the City will have a CMAR on board by the start of DD, and that the CMAR will provide Cost Estimates for all phases past SD.) Interior spaces will be planned and developed based on the confirmed program and provided to the Client for review and approval. Design options for major graphic signage elements including exterior roof/building signage, large format wall graphics and illuminated signage will be developed for Client selection.

Meetings

- (1) kickoff workshop and in-person site visit
- Weekly virtual design progress & coordination meetings (assume 12)
- (1) virtual design progress presentation at approximately 50% design
- (1) Cost review and reconciliation meeting (assume virtual)
- (1) in-person presentation to City Council or leadership group at end of SD phase

Deliverables

- Drawing submittal at 100% Schematic Design including:
  - Updated program if required based on owner input
  - Civil and Landscape site plans indicating Limit of Work (LOW), proposed improvements and design approach for all site areas
  - Floorplans for all levels of the building including identifying all spaces, walls, openings, circulation, and initial furniture test fits for office and lobby spaces.
  - Conceptual power, ceiling, and finish plans.
  - Preliminary Building Sections
  - Preliminary Building Elevations
  - Building system floorplans showing preliminary equipment locations, primary structural components, and major distribution routing
  - Reference images and mood board
  - Digital material samples
  - Design options and final approach for environmental graphics
- Updated Basis of Design Narratives (BOD) and specification Table of Contents at 100% SD
- Cost Estimate at 100% SD

Design Development (12 weeks)

Based on the approved Schematic Design package, we will continue to develop the design and engage with the engineering consultants at the beginning of this phase. Scope areas will be developed to provide sufficient information to the engineers for coordination and consistent with the design direction for the client's approval. This phase will consist of refinement to the approved Schematic Design, further defining the size, character, shape, profiles, material, colors, overall dimensions, interior finishes and amenities as to architectural, structural, mechanical and electrical systems. Typical exterior details will also be developed. These basic drawings would incorporate the Client design standards, applicable building code, and detail any specifics regarding ADA / TAS compliance, etc.

HED will provide digital review sets, inclusive of an outline specifications manual, at the 100% Design Development milestone for Owner review and comments. It is assumed that cost estimates will be provided by the CMAR retained by Owner.

Meetings

- Weekly virtual design progress & coordination meetings (assume 12)
- (1) Cost review and reconciliation meeting (assume virtual) with Owner & CMAR
- (1) in-person presentation to City Council or leadership group at end of DD phase

Deliverables

- Drawing submittal at 100% DD including:
    - Civil and Landscape site plans indicating LOW, proposed improvements and design approach for all site areas, and coordinated with TxDOT requirements.
    - Floorplans, Power Plans, Finish Plans, Reflected Ceiling Plans
    - Building Elevations of major facades
    - Building and Wall Sections as necessary to convey complex spatial features
    - Building Exterior and Interior Finish and Fixture Schedules
    - Selected Interior Elevations
    - DD Level Structural, MEP, telecom, and fire protection system drawings
    - Landscape and Irrigation Design Development
- Outline Specifications including building systems at 100% DD
- (3) working 3D enscape level (non-photorealistic) interior views
- New photorealistic renderings of up to (2) views to be selected by client (may include exterior)

Construction Documents (20 weeks)

Based on the approved Design Development documents, within the established construction budget, HED will proceed with the Construction Document phase. HED scope of work during this phase would be to prepare the final Construction Documents and coordinate the work of the consultants for City approval, consisting of drawings, specifications, and details necessary to construct the project.

HED will provide digital review sets, inclusive of specifications manual, at the 50% and 100% CD completion for review and comments by Owner. It is assumed that cost estimates will be provided by the CMAR retained by Owner.

Meetings

- Weekly virtual design progress & coordination meetings (assume 18)
- (2) Cost review and reconciliation meeting (assume virtual) with Owner & CMAR

Deliverables

- Drawing submittals at 50% and 100% CDs including:
    - Final Civil Engineering Documents
    - Final Landscape and Irrigation Documents
    - Final Floorplan(s) and Enlarged Plans of critical areas
    - Final Exterior Elevations
    - Final Building and Wall Sections as necessary to convey complex spatial features.
    - Building details as required
    - Final Interior and Exterior Material Selections, including material board
    - Final Structural and MEP documents, inclusive of Fire Protection and technology infrastructure
- Complete Specifications of all Architectural and Building Systems, inclusive of complete front-end specifications provided by Owner.

Bidding & Permit (8 weeks)

Upon approval and NTP by Client, HED will proceed into the Bidding and Permit Phase. HED scope of work during this phase would include the following services:

- Provide digital permit set to City for permit review.
- Respond to review comments and resubmit as required in order to secure approval. This proposal assumes no more than (2) sets of review comments.
- Provide complete set of bid documents to Purchasing Department to upload on City web site.
- Attendance at a pre-bid conference.
- Issuance of Addenda to address bidding phase questions.
- Assist in preparation of documents identifying 'best value' proposer.

Construction and Contract Administration Phase (assume 24 months)

Upon approval and NTP by Client, HED will proceed into the Bidding and Permit Phase. HED scope of work during this phase would include the following services:

- Review and approval of the contractors' submittals. Maintaining one set of project job files including submittals and samples. Contractor to ensure completeness of all submittals prior to issuance; reviews required beyond (2) revisions will be considered additional services.
- Respond to contractor Requests for Information (RFIs) as required.
- Site visits appropriate to the stage of construction to observe that the work proceeds in accordance with the design intent of the construction documents and for visual observation of the work in progress to review the general quality of the architectural work and notify the Owner and Contractor of any unacceptable work. (Assume monthly site visits, and weekly OAC Meetings, typically virtual except as coordinated with monthly site visits.)
- Issuance of clarification drawings and other supplemental materials and interpretations to support the contractor during the construction phase.
- Preparation of Change Orders and/or Construction Design Directives (Supplemental Drawings to original design not a change in scope) as required for modification to Contract Sum or Time.
- Review and certify contractor payment applications.
- Provide a walkthrough upon notice of substantial completion to prepare a punch list, with a follow-up walkthrough to confirm items on punch list have been addressed
- Review of project record closeout documents prepared by the Contractor for completeness.

- Schedule a One-year walk-through ten (10) months following Substantial Completion and provide technical support through the 1 year maintenance bond period.

Furniture Selection and Specification

HED will provide design services for Furniture Selection and Specifications integrated with the building, program goals and design concepts for the project. This scope will begin concurrently with the Schematic Development phase. This proposal is based on an estimated furniture budget of $4,600,000 for product and installation costs. Increases to furniture budget would incur additional fees.

Design Phase- 24 Week Duration

HED will recommend a trusted furniture dealer/manufacturer team to onboard at the start of Schematic Design to provide continued furniture budgeting support. HED will facilitate a showroom or innovation center tour to explore furniture solutions that support modern ways of working and Celina's workflows. HED will provide imagery to present the general look and feel of each furniture application. HED will provide a tagged plan to show each furniture type in its location. Once approved, HED will coordinate power/data as required at all powered furniture locations. In collaboration with the furniture dealer, HED will continuously monitor the furniture budget. HED will provide general color and material selections for furniture based on the approved imagery direction.

Deliverables:

- Image direction for furniture options
- Loose color and material recommendations for furniture
- Tagged Furniture plans
- Furniture Budget

Meetings:

- (3) Virtual Meetings - Two design meetings with one round each of Client comments to be incorporated for a Final Design Presentation.
- (1) in person furniture innovation center/showroom tour

Specification & Documentation – 20 Week Duration

Based on the approved furniture selections, HED will generate furniture specifications and final furniture plans. HED will present finishes for each piece of furniture.

Deliverables:

- Furniture Specifications package that includes the selected finishes for each piece of furniture.

Meetings:

- Bi-weekly web-based meeting to review Client comments on Furniture Specifications and Accessories.

Furniture Dealer Coordination

HED will coordinate with the furniture dealer to review product data, finish and fabric sample submittals for design intent and review the dealer's purchase order. Furniture dealer to provide a binder with cut sheets, warranties, and final finishes.

Deliverables:

- Reviewed Purchase Order.

Meetings: (1) virtual meeting to review purchase order with client.

Installation - Furniture

HED will review the completed installation with the furniture dealer when complete and submit any defects to be added to the furniture dealer's punch list for corrective action. This proposal assumes that the selected dealer will coordinate installation logistics directly with City staff, including any required interim storage and moving.

Meetings:

- Site visit walk (up to 3 hours) with the furniture dealer to review installed furniture and dealer's punch list.

Parking Garage

Design of the parking garage will include:

- Ramp configurations.
- Entry plaza configurations.
- Exit plaza configurations.
- Stall layout parking geometrics.
- Indicate number of spaces per floor as well as total square footage per floor.
- Indicate total number of cars that will be added.
- Coordinate with Client on location of vertical circulation elements (stairs/elevators).
- Parking geometrics for drive aisles and turning movements.
- Accessible parking stall striping and access aisle striping.
- Electric vehicle charging stations stall striping and access aisle striping.
- Pavement markings showing pedestrian walkways.
- Vehicular wayfinding (signage).
- Pedestrian wayfinding (signage).
- Location of proposed non-parking uses within the structure as well as any other required programmatic items.
- Proposal assumes that garage will be open to the public, and will not include security gates or pay stations.
- Parking counters/open spot identification system
- Art/Screening elements at perimeter

Schematic Design Phase (6 weeks)

Based on the approved program document, HED shall prepare a preliminary design concept for the parking garage.

Meetings

- (1) virtual project kickoff meeting
- Weekly virtual design progress. & coordination meetings (assume 6)
- (1) Cost review and reconciliation meeting (assume virtual)

Deliverables

- SD-level drawings for the garage
- Outline Specifications (at 100% SD)
- Cost Estimate at 100% SD

Design Development (6 weeks)

Based on the approved Schematic Design package, we will continue to develop the design. Team will evaluate comments provided during SD and confirm direction from Client.

Meetings

- Weekly virtual design progress & coordination meetings (assume 6)
- (1) Cost review and reconciliation meeting (assume virtual)

Deliverables

- DD level documentation for the garage, including:
  - Preliminary structural layouts for the conceptual design developed in SD Phase.
- Draft Specifications at 100% DD
- Cost Estimate at 100% DD

Construction Documents (12 weeks)

Based on the approved Design Development documents, HED will prepare Construction drawings and specifications appropriate for permit and bidding.

Meetings

- Weekly virtual design progress & coordination meetings (assume 18)
- (1) Cost review and reconciliation meeting (assume virtual)

Deliverables

- Drawing submittals at100% CDs including:
  - Final parking structure footprint, circulation patterns, entrance/exit lane locations, finished floor elevations, ramping, drainage patterns, and column grid layout.
  - Final parking entry plaza and parking exit plaza layouts
- Complete Specifications of all Architectural and Building Systems, inclusive of complete front-end specifications provided by Owner.
- Cost Estimate at 100%

Bidding & Permit (8 weeks)

Following Client approval of the Construction Documents, HED will proceed into the Bidding and Permit Phase. HED scope of work during this phase would include the following services:

- Provide digital permit set to City for permit review.
- Respond to review comments and resubmit as required in order to secure approval. This proposal assumes no more than (2) sets of review comments.
- Provide complete set of bid documents to Purchasing Department to upload on City web site.
- Attendance at a pre-bid conference.
- Issuance of Addenda to address bidding phase questions.

Construction and Contract Administration Phase (assume 8 months)

HED scope of work during this phase would include the following services:

- Review and approval of the contractors' submittals, including shop drawings, samples and product data.
- Respond to contractor Requests for Information (RFIs) as required.
- Site visits appropriate to the stage of construction to observe that the work proceeds in accordance with the design intent of the construction documents and for visual

observation of the work in progress to review the general quality of the architectural work and notify the Owner and Contractor of any unacceptable work. (Assume monthly site visits, and weekly OAC Meetings, typically virtual except as coordinated with monthly site visits.)

- Issuance of clarification drawings and other supplemental materials and interpretations to support the contractor during the construction phase.
- Preparation of Change Orders and/or Construction Design Directives (Supplemental Drawings to original design not a change in scope) as required for modification to Contract Sum or Time.
- Review and certify contractor payment applications.
- Provide a walkthrough upon notice of substantial completion to prepare a punch list, with a follow-up walkthrough to confirm items on punch list have been addressed
- Review of project record closeout documents prepared by the Contractor for completeness.
- Schedule a One-year walk-through ten (10) months following Substantial Completion and provide technical support through the 1 year maintenance bond period.

HOURLY RATES

HED's fee for providing additional services beyond the above outlined services for your project will be on a flat rate hourly basis per the following rate schedule plus reimbursable expenses as outlined below.

Discipline	Rate per Hour
Design Principal-in-Charge	$ 310
Studio Leader	$ 280
Project Manager	$ 263
Technical Architect	$ 235
Staff Architect	$ 165
Designer	$ 125
Designer/Admin	$ 122

Rates are subject to change annually and are effective through December 31, 2023.

ASSUMPTIONS

Please note that our office has made the following assumptions with respect to this proposal:

1. Digital drawings will be prepared using Revit or AutoCAD.
2. Current geotechnical report and project site survey to be provided by Owner
3. No USGBC LEED or other sustainability program related management or registration is included at this time.
4. Demolition of existing building on-site will be by others & completed prior to the start of construction of the Government Center.
5. Fire alarm will be delegated design based on performance specifications.
6. Fire Sprinkler scope includes detailed design including configuration, sizing and complete BIM modeling. Fire sprinkler contractor to be responsible for hydraulic calculations and final permit approval based on fabrication shop drawings.

EXCLUSIONS

The following services are excluded from the scopes of work described above; however, they may be provided as an additional service if authorized and confirmed in writing by the Client.

- As-Built surveys and drawings of existing conditions
- Artwork selection and installation
- Additional meetings or presentations beyond those noted in this scope. If required, additional fees will apply.
- Branding, signage and wayfinding beyond the preliminary design of major items listed in this proposal.
- Value engineering (VE) of approved plans and design data
- Environmental Design (LEED) rating from the U.S. Green Building Council (USGBC) or any other sustainability design programs
- Photo-realistic marketing quality renderings outside of those explicitly included or physical models
- Special documentation for pre-construction mock-ups
- Marketing drawings, including illustrative floor plans or graphics
- Certified Access Specialist (CASp) services
- Permit fees and permit expediting
- Fast-tracked packages
- Meetings that exceed those outlined above
- Furniture re-use, inventory of existing furniture

- Specialty or custom lighting design
- Purchasing, procurement and installation services
- Full Kitchen and Laundry design
- Selection of copy/print equipment
- Hydraulic calculations for fire sprinkler
- No specialty fire suppression systems (clean agent gaseous suppression, exhaust hood/ductwork fire suppression, etc.)
- Any other items not explicitly included in the scope
- Scope beyond "white box" for deli and incubator spaces (simple/neutral floor and ceiling finishes included only)
- Fountain/water feature design if requested to be included
- Hazardous materials and abatement
- Formwork, tower crane, hoisting equipment design or other design of temporary components (including mockups) required for construction.
- Testing and Laboratory Services
- Utility service applications
- At the time of this proposal, Kimley-Horn cannot anticipate the number of easements that will be required for this project. Kimley-Horn can prepare easement exhibits and legal descriptions for easements associated with the project as an additional service at the request of the City and Client
- Services related to advance structural analyses, such as enhanced performance design for hurricane, tornado, or earthquake effects, "seismic risk" assessment reports, nonlinear "pushover" analyses, spectrum or time-history dynamic analyses, analyses for blast effects, progressive collapse, floor-response analysis for foot-fall or vibratory equipment.
- Design of specialty foundation systems, including but not limited to the following: aggregate piers, precast concrete piles, micropiles, helical piles, soil screw anchors, etc.
- Storm shelter design
- Detailed vibration analysis

EXHIBIT B | Project Schedule

See attached schedule graphic.

This proposal assumes 2-week City review periods at the end of each phase. During this review, the design team will begin/continue work on the following phase. All durations as noted in proposal, schedule extension and non-consecutive phases (pauses) will result in additional costs.

PRELIMINARY DESIGN SCHEDULE

Celina Government Center

2022-CO178-001

9/7/2023

Schematic Design
Design Development
Construction Doc
Permit/Bid

Activity	Month / Date	January 2024					February				March				April					May				June				July				August				September				October				November				December				January 2025				February				March
		1/1	1/8	1/15	1/22	1/29	2/5	2/12	2/19	2/26	3/5	3/12	3/19	3/26	4/2	4/9	4/16	4/23	4/30	5/7	5/14	5/21	5/28	6/4	6/11	6/18	6/25	7/2	7/9	7/16	7/23	7/30	8/6	8/13	8/20	8/27	9/3	9/10	9/17	9/24	10/1	10/8	10/15	10/22	10/29	11/5	11/12	11/19	11/26	12/3	12/10	12/17	12/24	12/31	1/7	1/14	1/21	1/28	2/4	2/11	2/18	2/25	3/3	3/10	3/17	3/24	3/31
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64					
Schematic Design																																																																				
Kickoff meeting: process, milestone, project goals																																																																				
Design Mtg 1:																																																																			
Design Mtg 2:																																																																			
Design Mtg 3:																																																																			
SD Package: Drawings & Outline specifications																																																																			
Cost Estimate																																																																		
City Review																																																																		
SD Presentation & Approval																																																																	
Design Development																																																																	
Design Mtg 4:																																																																	
Design Mtg 5:																																																																	
DD Package: Drawings & Outline specifications																																																																	
Cost Estimate																																																																	
City Review																																																																	
DD Presentation & Approval																																																															
Construction Documents																																																																
Pre-Application Meeting: Bldg Dept.																																																																
Design Mtg 6:																																																																
Design Mtg 7																																																																
50% CD Package																																																																
50% Cost Estimate																																																															
50% City Review																																																															
Design Mtg 8																																																															
Permit Submittal																																																															
City Review / Constructability																																																															
Bid/Permit																																																															
Initial Permit Review																																																															
Permit Resubmittal & Approval																																																															
Bid Period																																																															
Confirm GMP																																																															
Construction contract approval																																																															

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Marketing
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Joe Monaco, Director of Marketing & Communications
CC: Karla Stovall, Interim City Manager
Date: November 14, 2023
Re: Special Events Guidelines

Action Requested:
Consider and act to approve the Special Events Guidelines. (Monaco)

Background Information:
The Marketing Department has created Special Events Guidelines for the City. The Guidelines are designed to standardize events held in the community so they are executed with the safety and health of the participants, the protection of public property, and the impact of non-participating residents taken into account.

Legal Review:
N/A

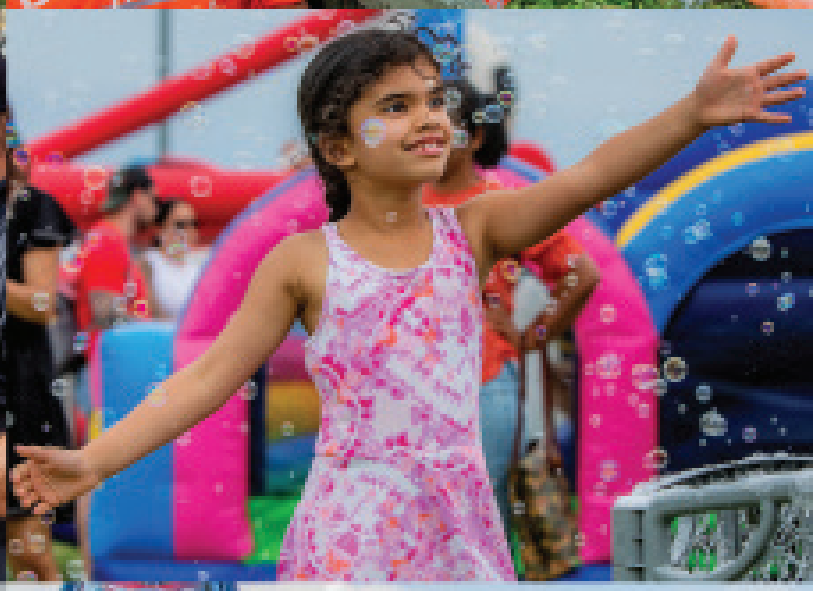
Supporting Documents:
1. Special Events Guidelines

Financial Consideration:
N/A

Staff Recommendation:
Staff recommends approval.









SPECIAL EVENTS GUIDELINES

CELINA TEXAS

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INTRODUCTION & OVERVIEW

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INTRODUCTION

The City of Celina's Special Events Guidelines are designed to standardize events held in the community so they are executed with the safety and health of the participants, the protection of public property, and the impact of non-participating residents taken into account. These guidelines are authorized under **Division 2; §1.12.041 through §1.12.080** and other related provisions of the City of Celina Code of Ordinances.

Celina is committed to ensuring that all events held within the City limits are appropriately governed by rules, regulations, and ordinances, and do not violate federal or Texas state laws or regulations. The Amendments to these guidelines not in conflict with the Code of Ordinances may be administratively implemented by staff.

It is the responsibility of the applicant to ensure these guidelines are followed.

OVERVIEW

Individuals, organizations, or agencies wishing to conduct public gatherings on City property (Parks or Facilities), and public rights-of-way streets or requesting City resources (Police, Fire/EMS, etc.) must obtain approval in advance through the City of Celina through the Special Event Permit Application process.

The Special Events Review Committee, which is comprised of City of Celina department representatives, will review the applicant's Special Event Permit Application for compliance with City guidelines. The City will issue a Special Event Permit upon approval of the application and submission of all required payments.

If an event is held exclusively on private (residential or commercial) property then it would not need a Special Event Permit unless it would cause significantly increased traffic or would need to close streets. There may be other requirements, such as a Temporary Food Event Permit, to hold a special event so the City recommends contacting the Special Events Manager to make sure you have the right permissions to hold a special event.



EVENT CRITERIA

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The City of Celina is proud to host a diverse variety of special events. The special events that are approved must contribute economic and social benefits that are aligned with the City's mission, including, but not limited to, those that promote the City, stimulate existing businesses, educate, celebrate an event, instill community pride, or preserve and protect local history and culture.

ITEMS CONSIDERED IN THE REVIEW PROCESS INCLUDE, BUT ARE NOT LIMITED TO:

(1) General risk to health, safety, and welfare to the participants in the event and City residents;

(2) Compliance with City, State, and Federal laws;

(3) Whether the event supports the City's strategic goals and public purpose objectives;

(4) Nature of the event, and how it will serve the City of Celina;

(5) Availability of requested facilities;

(6) Impact of the event on neighboring residents and properties;

(7) Impact and/or cost of the event on City property, support services, and holiday schedules;

(8) Risk posed to the City due to the nature of the event;

(9) Impact upon non-participating residents;

(10) Compatibility of the event with the requested location;

(11) Dates and times during which the event will occur;

(12) Number of participants;

(13) Parking availability for the event;

(14) Applicant's experience and capacity to produce the event as planned.

It is the responsibility of the applicant to detail the nature and duration of the event and demonstrate how the event will benefit the general welfare of the City. In deciding whether to issue a Special Event Permit, the City will balance the purpose of the event against the inconvenience of the public of closing streets and sidewalks and against the cost of the City of ensuring the public health, safety, and welfare of the attendees to the Special Event.

EVENT TYPES & IMPORTANT QUESTIONS

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When an applicant is considering putting together a special event in the City, it is important to know the type of event and its purpose. Knowing what type of event is planning to be held will help the Special Events Manager determine the specific needs necessary for that particular event.

Below are some types and definitions of special events:

BLOCK PARTY/NEIGHBORHOOD EVENTS: Neighborhood community events, such as Homeowner Association events, typically involve a street, neighborhood parade, neighborhood garage sale, or other type of event. Please reach out to lifeconnected@celina-tx.gov for more information.

FESTIVALS/CONCERTS: Any festival, concert, or other announced public gathering upon any public street, right-of-way, or property of the City. Festivals/concerts normally occur in Old Celina Park with the intention of attracting participants from outside of the area.

FOOT RACE/WALK: A foot race or walk over a course that includes public streets or sidewalks.

PARK EVENT: Events that occur in the City's park facilities and do not require the closing of streets.

PARADE: A parade of any kind moving upon any public street or sidewalk of the City, which does not comply with normal traffic regulations.

PROMOTIONAL EVENT: Events that are typically related to commercial-related activities, such as tent sales, grand openings, ribbon cuttings, parking lot sales, or other vendor/solicitor type activity. Please contact the City of Celina Permitting Department at permits@celina-tx.gov for more information.



EVENT TYPES & IMPORTANT QUESTIONS

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To help you determine what is best suited for your event, please answer the following questions:

WILL THE EVENT TAKE PLACE IN A NEIGHBORHOOD?

If an event is taking place in a neighborhood (Community Garage Sale, Block Party, etc.), a Special Event Permit Application will not be required. The City of Celina requests that if a neighborhood or Homeowners Association is hosting a community event that arrangements with the Celina Police Department and Celina Fire Department are made through lifeconnected@celina-tx.gov.

WILL THE EVENT TAKE PLACE ON OR IMPACT CITY/PUBLIC PROPERTY?

Examples: Public parks or temporarily blocking roadways for a parade and/or run/walk. If an event takes place on public property, on City streets outside of a neighborhood, or will block traffic for a distance event (i.e. 5K, Bike Race, or Parade) then a Special Event Permit is required.

Important Note: Events held on private property, including residential or businesses, do not require a Special Event Permit unless it would cause significantly increased traffic or would require street closures. Some individual aspects of the event may still require its own permit, such as food and beverage, but a Special Event Permit is not required for the event itself.

WILL THE EVENT BE AN ATYPICAL USE OF THE EVENT LOCATION?

Examples: A festival at a sporting facility. Most facilities and parks are designed for specific activities or have crowd capacities to ensure public safety and reduce the risk of damage to those locations. If an event falls outside of that designated use, a Special Event Permit may be required.

Please fill out a Special Event Permit Application or reach out to the Special Events Manager at events@celina-tx.gov if more information is needed to determine whether a Special Event needs a permit.



SPECIAL EVENT APPLICATION & PROCESS

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To apply for a Special Event Permit, the applicant must complete a Special Event Permit Application that is provided by the City of Celina. The application requires information, including the applicant's contact details, the organization involved (if applicable), the applicant's information, the proposed event location, parking areas, estimated attendance, the type of animals or vehicles involved (if applicable), and details on temporary structures and signage.

All applicants must be at least 18 years of age in order for a Special Event Permit Application to be considered. If an applicant is not at least 18 years of age, the application must be submitted by a legal adult who will be present at the special event.

In accordance with the City of Celina's Code of Ordinances **Division 2; §1.12.042**, the Special Event Permit Application shall set forth as a minimum of the following information:

(1) The name, address, telephone number, and state identification or driver's license number of the person seeking to conduct the event;

(2) If the event is to be held for or by an organization, the name, address, and telephone number(s) of the headquarters of the organization and the authorized and responsible heads of such organization;

(3) If the event is to be held by or for any person other than the applicant, the applicant shall file a written statement from that other person showing authority to make the application;

(4) The name, address, telephone number, and state driver's license or identification number of the person who will be the event chairman and who will be responsible for its conduct;

(5) The name, address, telephone number, email address, and driver's license number of the property owner(s) authorizing the use of the property for a special event;

(6) The proposed location and parking areas for the event;

(7) The approximate number of persons who are attending, including peak attendance and duration of peak and, if applicable, the number and types of animals and vehicles that will constitute such event;

(8) The location and size of tents, awnings, canopies, food service booths, stage, sound system, barricades, merchandise booths, traffic cones, proposed structures, fences, signs, banners, restroom facilities, and/or temporary structures shall be shown, tents shall be inspected and permitted per section A1.006, special events;

(9) Details for any planned signage shall be included;

(10) When loudspeakers/stage sound system will be used, the location and orientation of those speakers shall be shown;

(11) The time at which on-site activities in preparation for the event will begin;

(12) The date(s) and time(s) the special event will start and terminate;

(13) A description of the parade or special event and the requested dates and hours of operation of the parade or special event;

(14) The time and location of street closings, if any are requested for the parade or special event;

(15) Details of how the applicant/promoter will clean up the area used after the parade or special event;

(16) The parade's commencement and termination time, the starting and termination points, and the specific routes to be traveled are provided in written format including detailed directions as well as in an illustrated map format;

(17) A schedule of the order of parade participants;

(18) The estimated number, if any, of animals, animals and riders, animal-drawn vehicles, floats, motor vehicles, motorized displays, and marching units or organizations such as, but not limited to bands, color guards, and drill teams;

(19) If the event is to be held on private property, written permission shall be provided with contact information for the holding of the event from the owner of the property or his authorized representative;

(20) An itinerary for all activities occurring during the special event;

(21) Admission pricing;

(22) List of vendors and merchandise, food or alcoholic beverages to be sold including name, address, phone number, insurance coverage certificates, and required permits, of the vendors;

(23) List of live entertainment to be provided;

(24) Requirement for electricity, water, and other utilities;

(25) List of vendors and programs for fireworks and/or pyrotechnic display(s);

(26) List of aerial events (including but not limited to helicopters and hot air balloons) to be provided. Aerial events are subject to Fire Department review and approval, liability insurance requirements, and inspection permits;

(27) List of amusement/carnival rides and attractions. Carnival rides and activities are subject to Fire Department review and approval, liability insurance requirements, and inspection permits. The estimated number of persons to participate in the parade or special event;

(28) Prior approval by the Parks & Recreation Department to use the park facilities for a special event, if applicable;

(29) Copy of contract, agreement, or details outlining arrangement between applicant and promoter upon request;

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(30) Copies of permits and agreements with all City Departments shall be included with the application for a special event permit;

(31) Any other information that the City shall find necessary relating to public health, safety, and welfare.

The Special Events Review Committee will evaluate permit applications based on several factors that include, but not limited to, ensuring sufficient time for planning and preparation, assessing the impact on City services, such as Celina Police and/or Fire Departments, evaluating the potential for disorderly conduct or property damage, and considering the effect on traffic flow and public health facilities. The committee may also require additional licenses, permits, restrictions, regulations, and safeguards to be incorporated into the permit.

The Special Events Review Committee will approve the Special Event Permit Application if it meets the requirements. However, the application can be denied or revoked under certain circumstances, including, but not limited to, conflicts with other permitted events or City events, violation of City Code of Ordinances or Federal, State, and/or Local Laws, false or misleading information on the application, failure to comply with permit conditions or pay fees, inadequate insurance coverage, or potential disruptions to traffic or public services. The City Manager has sole discretion to review, approve, or deny any Special Event Permit Application.

Below is an example that shows the standard Special Event Permit Application process.

STAGE 1
The applicant will contact the Special Events Manager to confirm the available date for a proposed event. If the proposed event date is available then the applicant will submit a Special Event Permit Application.

STAGE 2
The Special Events Manager or his/her designee will review the Special Event Permit Application and determine if the event meets the requirements for a permit or if there are factors that would inhibit the authorization of a permit.

STAGE 3
Before the Special Event Permit Application goes into committee review, the Special Events Manager or his/her designee will submit an estimated invoice for City-related site reservation fees and non-refundable permit application fee. Upon confirmation of payment and receipt, the Special Events Manager or his/her designee will review the permit and all of its supporting documents.

STAGE 4
Upon confirmation of payment and receipt, the Special Events Manager and his/her designee will send the Special Event Permit Application to the Police Department and Fire Department liaisons for a Public Safety Review.

The Police Department and Fire Department will make a determination on the number of public safety personnel that is required for the event. Once that determination has been made, the applicant will be required to register and pay for the time of the public safety personnel through the Off-Duty Management website or a separate invoice will be sent for public safety personnel. The applicant must have paid for the public safety personnel in full before final approval of a Special Event Permit.

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STAGE 5

Once all required site reservation and Special Event Permit Application fees have been processed, initial review of the event has been completed, and public safety fees have been established, the applicant will receive a Pre-Authorization Letter from the City informing them that the application will be sent to the Special Events Review Committee. However, the Pre-Authorization Letter does not mean an approval of the event or the issuance of a permit at this point. Once the applicant receives the Pre-Authorization Letter, the applicant may proceed to advertise the event.

STAGE 6

After all the requirements on the checklist have been met and the required payments have been processed, the Special Events Review Committee will conduct a final review and issue an approval, denial, or provide comments and/or amendments for the Special Event Permit.

The Special Events Manager or his/her designee will act as the liaison between the applicant and City Departments represented on the Special Events Review Committee. It is important that the applicant meet all deadlines listed on the checklist and bring questions or concerns to the Special Events Manager or his/her designee in a timely manner to avoid delays that would prevent a permit from being issued. If the deadlines are not consistently met by the applicant a denial of the permit may be issued at any time during the permit process. If an applicant anticipates any delays in acquiring the necessary requirements, it is important to communicate with the Special Events Manager or his/her designee.

The Special Events Manager or his/her designee will communicate with the applicant to inform them that the event will not be authorized or if the permit will move to the next stage.

If an objection is raised during the review, the Special Events Manager or his/her designee will give the applicant guidance on how to correct the issue, if time allows. If the objection cannot be corrected in a timely manner, the objectionable aspect will not be allowed at the event or, if the objections involve public safety or security, the Special Event Permit Application as a whole will be denied and the event must be relocated to another city or jurisdiction.

STAGE 7

Upon application approval and all required fees are paid, the Special Event Permit will be approved and issued by the Special Events Manager or his/her designee authorizing the applicant to hold the event with the details that were submitted. The permit will not take effect until it is signed by the applicant and the Special Events Manager or his/her designee. If elements of the event change, the permit will be placed on hold and changes will need to be reviewed and approved before making the permit active again.

There will be no "SAVE THE DATE" for a special event. The special event date will be secured once the Site Reservation and Special Event Permit Application fees have been processed, and registration for Public Safety personnel has been completed.

Once the applicant has received a Pre-Authorization Letter, the applicant can begin to advertise the event. Applicants are not permitted to advertise the event until they have received a Pre-Authorization Letter.

SPECIAL EVENT APPLICATION & PROCESS

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STANDARDS FOR ISSUANCE OF SPECIAL EVENT PERMIT

When considering approval of a permit application, the Special Events Review Committee may consider (without limitation) the following factors under the City of Celina Code of Ordinances **Division 2; §1.12.043**:

(1) Whether the permit application allows for ample opportunity to properly plan and prepare for the parade or special event;

(2) Whether police, fire, and other city services will be unduly burdened or adversely affected by the parade or special event;

(3) Whether the parade or special event is reasonably likely to cause injury to persons or property, provoke disorderly conduct, or create a disturbance;

(4) Whether the special event will substantially interrupt the safe and orderly movement of traffic near its location or route; and

(5) Whether there will be adequate sanitation and other necessary public health facilities in or adjacent to any public assembly areas.

Below are some additional standards for the issuance of special event permits under the City of Celina Code of Ordinances **Division 2; §1.12.043**:

(1) The applicant/promoter should consider the parade or special event approved upon receipt of the permit application indicating approval executed by the Special Events Review Committee or Special Events Manager prior to the start of the special event for (without limitations) the plans described below.

(2) The City, by approving such plans, assumes no liability or responsibility therefor.

(3) The Special Events Review Committee may prescribe licenses and permits required by other City ordinances, or applicable laws, restrictions, cost for City services, safeguards, and other conditions necessary for the safe and orderly conduct of a parade or special event, to be incorporated into the permit before issuance.

(4) The Special Events Review Committee shall provide the Special Events Manager with the estimated cost of City services provided by the respective department to ensure the safe and orderly operation of the parade or special event. The Special Events Manager will prepare and provide the applicant/promotor with an invoice detailing these estimated costs. Payment for City-related services and all applicable fees are due prior to the issuance of a Special Events Permit.

(5) Special events and parades sponsored by the City or school district(s) within the City will be exempt from fees associated with this article; however, nonprofit organizations will not be exempt from fees associated with this article.

(6) Upon review and written approval of the Chief of Police, the Special Events Manager may provide for the issuance of permits for the use of golf carts, all-terrain vehicles, or similar vehicles for use at special events or parades. Application for use of described vehicles shall identify who the drivers will be and the number of vehicles. Such use shall be limited to those times and places indicated on the permit.

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WHY AN APPLICATION (OR PERMIT) MAY BE DENIED

During the Special Event Permit Application process, the Special Events Manager or his/her designee will act as a liaison between the Special Events Review Committee and the applicant. If any objections are raised during the initial or final review, the Special Events Manager requests the right to have the applicant clarify the information provided or provide additional documentation. If this request is not replied to in a timely manner or the information provided does not meet City requirements, the application may be denied. An application or permit may be denied for (but not limited to) the following reasons under the City of Celina Code of Ordinances **Division 2; §1.12.044**:

(1) The event will conflict in time and location with another event for which a permit has already been granted;

(2) The applicant/permittee/promoter fails to comply with, or the proposed parade or special event will violate an ordinance of the City or any other applicable law unless prohibited conduct or activity would be allowed under this article;

(3) The applicant makes or permits the making of a false or misleading statement or omission of material fact on an application for a special event;

(4) The applicant has been convicted of violating this article, or has had a permit revoked within the preceding twelve (12) months or fails to pay a special event fee;

(5) The applicant fails to provide proof of a license or permit required by this article or another City ordinance or by State law;

(6) The event, in the opinion of one or more of the Special Events Review Committee members, would severely hinder the delivery of normal or emergency services or constitute a public threat;

(7) The applicant submits an incomplete application or fails to pay any special event fees;

(8) If a parade crosses or uses a route, or as part of a route, any of the following:
- **(A)** State Highway 289/Preston Road
- **(B)** Dallas Parkway/Dallas North Tollway
- **(C)** F.M. 455

(9) The event will unreasonably disrupt the orderly flow of traffic and no reasonable means of rerouting traffic or otherwise meeting traffic needs is available; or

(10) The event begins and/or ends outside the City limits, unless or until the applicant/promoter receives approval from the adjacent City or County jurisdiction where the parade or special event begins or ends.

(11) The applicant fails to adequately provide for:
- **(A)** The protection of event participants;
- **(B)** Maintenance of public order in and around the special event location;
- **(C)** Crowd security; taking into consideration the size and character of the event;
- **(D)** Emergency vehicle access; or
- **(E)** Safe sanitary conditions for preparation or operation of food concessions.

(12) The applicant/promoter fails to provide a Certificate of Liability Insurance naming the City as an additional insured in the amount designated by the Human Resources/Risk Management representative to the Special Events Review Committee. Applicant/promoter must also provide the Certificate of Liability Insurance and an endorsement agreement no less than thirty (30) days prior to the date of the parade or special event;

(13) The applicant/promoter fails to provide proof that he possesses or is able to obtain all licenses and/or permits required by this code or other City ordinances or by other applicable law for the conduct of all activities included as part of the parade or special event;

(14) The applicant/promoter fails to notify the businesses affected by the parade or special event, in writing, or street closures ten (10) days prior to the event;

(15) The applicant/promoter fails to submit the required fees and agrees in writing to reimburse the City for the estimated costs for the proposed parade or special event;

(16) The proposed parade or special event would unduly burden City services;

(17) Should the applicant/promoter for a parade or special event permit reveal that the route requested would interfere with the orderly flow of vehicular and pedestrian traffic, Special Events Review Committee shall have the authority to establish a reasonable alternative route and regulate the width of the event.

(18) The Special Events Manager or other designated City Official shall revoke a special event permit if:

- **(A)** There are findings that any of the provisions of this article, another City ordinance, or State law is violated;
- **(B)** In the judgment of the Special Events Manager, a violation exists which requires immediate abatement;
- **(C)** The applicant made or permitted to be made a false or misleading statement or omission of material fact on an application for a special events permit;
- **(D)** The applicant fails to comply with the special events permit, an ordinance of the City, or any other applicable law;
- **(E)** The applicant/promoter failed to provide a Certificate of Liability Insurance and endorsement agreement naming the City as an additional insured in the amount designated thirty (30) days prior to the event;
- **(F)** The applicant/promoter failed to pay any outstanding fees or estimated costs owed to the City for the parade or special event permit; or
- **(G)** The parade fails to begin in a timely manner as determined by the Chief of Police, Fire Chief, Special Events Manager, or their designees.

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WRITTEN APPEAL OF DENIAL OF APPLICATION

If the Special Events Manager or the Special Events Review Committee denies the issuance of or revokes a permit application, the Special Events Manager shall send to the applicant or permit holder, by certified mail, return receipt requested, written notice of the denial or revocation, and of the right to an appeal. The decision of the Special Events Manager or Special Events Review Committee is final unless the applicant/promoter/permit holder appeals the decision within three (3) business days to the City Manager, in writing. The City Manager shall, within three (3) business days after the appeal is filed, consider all the evidence in support of or against the action appealed and render a decision either sustaining or reversing the denial or revocation.

The decision of the City Manager shall be final under the City of Celina Code of Ordinances Division 2; §1.12.045.

DISCRIMINATION

Events held on City property and public rights-of-way must not discriminate on the basis of race, religion, sex, age, national origin, familial status, or disability.



EVENT TIERS

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The City of Celina classifies Special Events as Tier 0, Tier 1, Tier 2, Tier 3, or Tier 4. The fees and requirements associated with each category are different; therefore, it is important to know how each event is classified.

TIER 0 EVENTS

HOA, Neighborhood Community Events, or other minor events where notice to the City is encouraged, but no permit is required. These events are subject to staff determination. Please reach out to lifeconnected@celina-tx.gov for more information.

TIER 1 EVENTS (MEET TWO OR MORE CRITERIA)

- Small, single-day event
- No closures of roads or intersections
- Anticipated or recorded attendance under 250
- Held in a City park or public area
- No sales or serving of alcohol

Submission Timeframe: No earlier than six (6) months and no later than sixty (60) days prior.

TIER 2 EVENTS (MEET TWO OR MORE CRITERIA)

- Closure of roads and intersections that will not interfere with public use
- Anticipated or recorded attendance of 251 to 1,000
- Selling or serving alcohol for less than four (4) hours
- Held in a City park or public area
- Presence required of Public Safety personnel

Submission Timeframe: No earlier than six (6) months and no later than ninety (90) days prior.

TIER 3 EVENTS (MEET TWO OR MORE CRITERIA)

- Large, single-day event
- Closure of streets and intersections *(Barricades required at cost to applicant)*
- Anticipated or recorded attendance of 1,001 to 3,000
- Selling or serving alcohol for four (4) to eight (8) hours
- Held in a City park or public area
- Presence required of Public Safety personnel and vehicles

Submission Timeframe: No earlier than one (1) year and no later than ninety (90) days prior.

TIER 4 EVENTS (MEET TWO OR MORE CRITERIA)

- Large, single-day and/or multi-day events (including event set-up)
- Closure of streets and intersections *(Barricades required at cost to applicant)*
- Anticipated or recorded attendance of over 3,001
- Selling or serving alcohol for eight (8) or more hours
- Held in a City park or public area
- Presence required of Public Safety personnel and vehicles

Submission Timeframe: No earlier than one (1) year and no later than one hundred and twenty (120) days prior.

The Special Event Permit Application fee will be updated in the City of Celina Master Fee Chart that was approved by City Council.

FEES

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Fees vary based on event, location, staffing, and services. Fee categories include non-refundable Special Event Permit Application fees, site reservation fees, municipal fees, and other fees specific to the event. The Master Fee Chart, as approved by the City Council, designates the fees for various aspects of special events. Any fee listed in the Special Events Guidelines are subordinate to the Master Fee Chart.

SITE RESERVATION FEE

Applicants will be required to pay for all fees associated with a public facility or park as outlined by the City of Celina's Master Fees Chart approved by the City Council. The Site Reservations Fees will be required in full payment before a Special Event Permit Application is approved.

MUNICIPAL SERVICE FEES

In addition to the non-refundable Special Event Permit Application and site reservation fees, the applicant will be responsible for associated costs for municipal services or municipal resources, including:

(1) Additional security or patrol services provided by the Celina Police Department and/or Off-Duty Management

(2) Additional equipment as requested by the Celina Police Department and/or Off-Duty Management

(3) Fire Inspectors and Emergency Medical Personnel provided by the Celina Fire Department

(4) Additional equipment as requested by the Celina Fire Department

(5) Health Inspections for Food & Beverage service provided by the City of Celina Health Inspector

(6) Rehabilitation of damaged parks or other damaged City facilities or property

NON-CITY-RELATED COSTS

There are a few common non-city-related costs associated with holding an event on City property. When planning an event, it is important for the applicant to keep the following costs in mind, but not limited to:

BARRICADES & CONE RENTAL: For street closures and separating event space from vehicle travel or parking areas, type 1, 2, or 3 barricades are required by the Celina Police Department. The City of Celina will not provide or rent barricades or cones for a special event.

PORTABLE RESTROOMS: Some event locations may not be equipped with permanent restroom facilities. The Special Event Permit Application requires all applicants to provide adequate restroom facilities for the estimated participants. The City of Celina will not provide or rent portable restrooms for a special event.

INSURANCE: Applicants are required to provide a Certificate of Insurance and list the City of Celina as additionally insuranced, which confirms the applicant is covered in the case of an emergency and protects the City of Celina from liability. The City of Celina will not provide Insurance for a special event.

TEMPORARY ALCOHOL LICENSE: If the applicant is considering selling alcohol, the State of Texas requires a Temporary Alcohol Service License. The City of Celina will not provide a Temporary Alcohol License for a special event. Please contact the Texas Alcoholic Beverage Commission for a Temporary Alcohol License.

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GENERATORS: Some event locations have limited access to power or power outlets so generators may be required to power event elements, such as food trucks, bounce houses, lighting, etc. The City of Celina will not provide or rent generators for a special event.

CANCELLATION OF EVENT (FORCE MAJEURE EVENT)

The applicant and the City of Celina will not be in breach of or in default under the Special Event Guidelines on account of, and will not be liable to the other party for, any delay or failure to perform its obligations by the Special Events Guidelines by reason of fire, earthquake, flood, explosion, strike, riot, war, pandemic/epidemic, terrorism, or similar event that is outside the applicant's reasonable control (each a "Force Majeure Event").

A Force Majeure Event is classified as a concept of an act of God, an event for which no party can be held accountable, such as a hurricane or a tornado. However, Force Majeure also encompasses human actions, such as armed conflict. If a Force Majeure Event occurs, the affected party shall, as soon as practicable:

(1) Notify the other party of the Force Majeure Event and its impact under this agreement; and

(2) Use reasonable efforts to resolve any issues resulting from the Force Majeure Event and perform its obligations under the Special Event guidelines.

In cases of weather-related cancellations, the City will designate the City Manager to make a determination for when an event needs to be canceled after consultation with the Celina Fire Chief or his/her designee and Emergency Services Coordinator. At any point before or during the event, the City Manager has the sole discretion to delay, postpone, or cancel the event. The decision of the City Manager will be final.

In the event that a special event needs to be canceled by the applicant, the City will work with the applicant to find a new date within sixty (60) days of the original event date. If an alternative date cannot be agreed upon by the City and applicant, the refund of payment will be provided following the schedule outlined below for the refundable fees. The City Manager will have the right to make a determination on whether a refund will be given due to the cancellation of an event.

TIME PERIOD BEFORE EVENT	REFUND
30 Days Prior to the Event	100%
15 - 29 Days Prior to the Event	50%
Less than 14 Days Prior to the Event	No Refund

OLD CELINA PARK

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Old Celina Park is the only public park in the City of Celina where runs/walks are allowed. No other park may be used for a distance event. Distance events, including 5K races, are permitted on City roadways adjacent to Old Celina Park at the discretion of the Special Events Review Committee, but additional costs and consideration will be added to the event for the presence of Celina Police and Fire Departments. Barricades must be provided to ensure public safety and the safety of the participants. Old Celina Park is a public park and is available for public use by residents and/or visitors. Public use of Old Celina Park must be maintained throughout the event unless limited exclusive use is approved beforehand by the city.

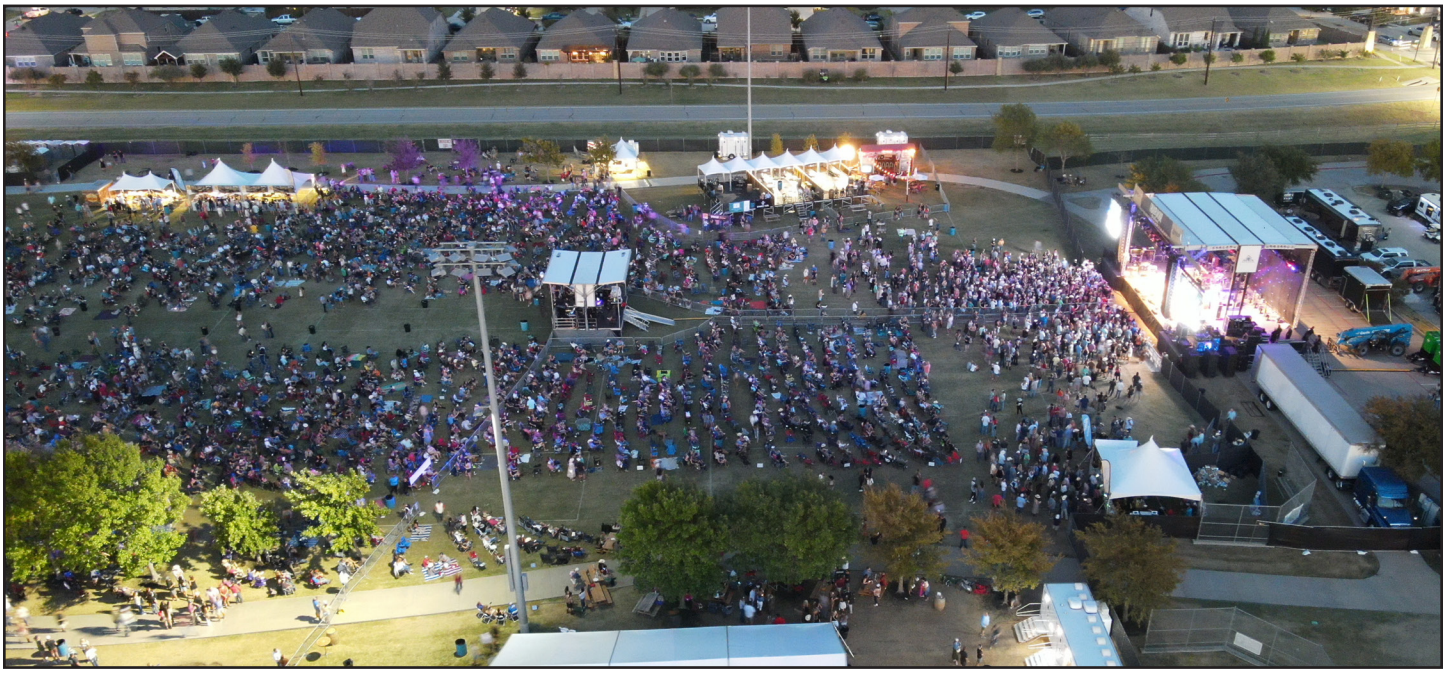
Important Note: Due to athletic league competitions and general public use, Old Celina Park will be considered a limited availability site. All athletic league competitions and tournaments will take first priority in reserving the park for a special event and/or run/walk events.

SITE RESTORATION FEE

The applicant will be required to pay a Site Restoration Fee for the use of Old Celina Park when organizing a run/walk. The applicant will be required to pay the Site Restoration Fee listed on the City of Celina Master Fee Chart that was approved by City Council before the Special Event Permit Application is approved and a permit is issued.

DAMAGES & RESTORATION OF PROPERTY

The applicant shall take all necessary precautions to protect City property from any damages resulting from the event's use and access to the City property. The applicant shall immediately notify the City of Celina of any and all damages resulting from, arising out of, or caused to, the City property by its event, its officers, agents, employees, and attendees. The applicant shall be solely responsible for the costs and repair and/or replacement of all such damages and such repairs and/or replacements shall be commenced immediately and completed within a reasonable time period, with an intention of completing all such work within thirty (30) days, and shall be completed in a manner acceptable to the City of Celina in its sole discretion.



SITE PLANS & ROUTE MAPS

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The City of Celina requires a preliminary and final site map for all special events. The site plan is a simple, visual representation of every structure, activity, amusement, and vendor at the event. It is important to ensure the event is set up in a way that provides safety and convenience to everyone involved, including Police and Fire Department personnel in the case of an emergency. In addition to the site plan, if the event is a distance event, such as a run/walk or parade, a route map showing the route your attendees will take is also required.

SITE PLAN/MAP REQUIREMENTS

Below are the requirements for any event that should be included on the site map (if applicable):

(1) Entrances & Exits

(2) Barricades & Cones In/Around Event Space

(3) Food, Merchant, and/or Sponsor Booths

(4) Bar (where alcohol will be served)

(5) Fencing (if required)

(6) Stage & Music - DJ and/or Band

(7) Restrooms & Hand Wash Stations (including handicap accessible)

(8) Tables & Chairs

(9) Food Trucks

(10) Amusements/Bounce House(s)

(11) Animals

(12) Trash Receptacles/Dumpster

(13) Handicap and Regular Parking Staffs, including drop-off areas

(14) Shuttle and/or Ride Share Station

(15) Event Information Booth (Lost & Found)

(16) Loudspeakers

(17) Generator(s)

(18) First Aid Station

(19) Signage (Description and location of proposed event signage)

SITE PLANS & ROUTE MAPS

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Not every event will include everything on the list. The more detailed an applicant is with the site plan, the less likely they are to run into delays or questions during the permit approval process. Each item on the plan should be clearly labeled or a key provided.

It is understandable that elements of the site plan may change during the event planning process. This is a key reason why the Special Events Manager requires a preliminary site plan and final site plan during the permit process.

ROUTE MAP REQUIREMENTS

In addition to a site map, route maps should include the following details:

(1) Start/Finish Line or Location

(2) Arrows indicating the direction participants will travel

(3) Signage (including directional signage for participants)

(4) Water/Rest Stations



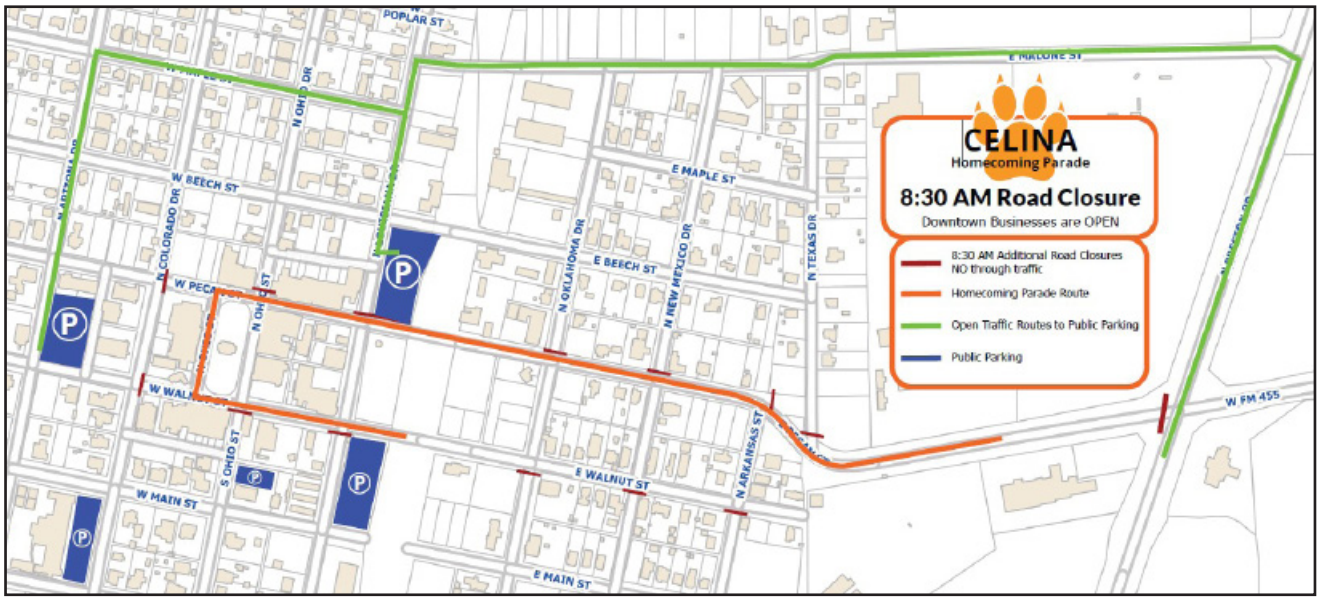
SITE PLANS & ROUTE MAPS

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EXAMPLE OF SITE PLAN



EXAMPLE OF ROUTE MAP



PUBLIC SAFETY

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The Celina Police Department and Celina Fire Department shall remain the lead public safety agencies for all events that occur within the City of Celina's jurisdiction.

POLICE DEPARTMENT

The Celina Chief of Police or his/her designee will determine the number of personnel needed at a special event. Once that information has been established, the applicant will be responsible for contracting the Celina Police Department at the current hourly rate as set forth by the department.

The City of Celina Chief of Police or his/her designee may require, and the applicant shall pay for the number of police officers for the safety of the attendees at a special event. The Celina Chief of Police or his/her designee has the authorization to amend the number of City personnel and resources for any event for any reason.

The Chief of Police or his/her designee may authorize the use of peace officers from other jurisdictions or entities if it is determined that an insufficient number of Celina Police Officers will be available for a special event. All Police Officers, whether Celina Police Department personnel or from outside agencies, and whether working in an on-duty or off-duty capacity at a special event, must comply with Celina Police Department Rules & Regulations.

The Celina Police Department has partnered with Off-Duty Management to provide services related to hiring off-duty officers for special events. The rates provided are for a minimum of four (4) hours per request. The Supervisor rate will apply as determined by the agency on a case-by-case basis on requests for three or more officers. Off-Duty Management can only be used if a special event is not a City-sponsored or City-contracted event. Off-Duty Management will coordinate and handle payments for the services of all Police Officers.

The holiday rate will apply to the following days: New Year's Eve, New Year's Day, Martin Luther King, Jr. Day, Presidents' Day, Good Friday, Easter, Memorial Day, Juneteenth, Independence Day, Labor Day, Thanksgiving, Day after Thanksgiving, Christmas Eve, and Christmas Day. If part of an officier's shift falls on a holiday, the entire shift will be billed at the holiday rate.



EVENT TIER	MINIMUM NUMBER OF POLICE OFFICERS REQUIRED
Event Tier 1 (Under 250 Attendees)	0 - 2
Event Tier 2 (251 - 999 Attendees)	2 Officers per 500 increments + 1 Supervisor over 1,000 Attendees
Event Tier 3 (1,000 - 2,999 Attendees)	6 Officers + 1 Supervisor Add one officer for every 1,000 Attendees
Event Tier 4 (Over 3,000 Attendees)	8 Officers + 1 Supervisor Add one officer for every 1,000 over 3,000 Attendees

FIRE DEPARTMENT

The Celina Fire Chief or his/her designee may require, and the applicant shall provide for fire suppression personnel, emergency medical personnel, emergency medical vehicles, and fire apparatus or equipment necessary for the safety of the attendees at a special event. The Celina Fire Chief or his/her designee has the authorization to amend the number of City personnel and resources for an event for any reason.

The Celina Fire Chief or his/her designee may authorize an applicant to provide emergency medical personnel or fire suppression personnel from other jurisdictions or entities if it is determined that an insufficient number of Celina emergency medical or fire suppression personnel will be available for a respective special event. All emergency medical personnel or fire suppression personnel, whether Celina Fire Department personnel or from outside agencies, and working in an on-duty or off-duty capacity at a special event, must comply with Celina Fire Department Rules and Regulations.

The Special Events Manager or his/her designee will send the Special Event Permit Application to the Fire Chief and his/her designee for review to determine if the presence of the Celina Fire Department is required. If the Fire Chief or his/her designee makes the determination that the Celina Fire Department will need to be present, the Fire Chief or his/her designee will work with the applicant on the costs required.

The number of medical aid posts required would depend on what medical aid room facilities are available. Every venue should have at least one climate-controlled facility with electrical service and running potable water. *(FEMA Guidelines - IS-15: Special Events Contingency Planning Job Aids Manual)*

PUBLIC SAFETY

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Applicants may be required to coordinate with the Celina Fire Department to provide a suitable plan for emergency vehicles to gain access to the area. The Celina Fire Department will also ensure that all fire codes are complied with, including fire safety guidelines for outdoor cooking. Emergency Medical Services may be required on-site where there is a potential risk for participants, officials, or the public. In addition, a first-aid or emergency services plan is required to be included in the Special Event Permit Application.

EVENT TIER	MINIMUM NUMBER OF FIRE DEPARTMENT PERSONNEL	MEDICAL AID POSTS
Event Tier 1 (Under 250 Attendees)	0 - 2	0
Event Tier 2 (251 - 999 Attendees)	2 - 4 Personnel + 1 Supervisor over 1,000 Attendees + 1 Emergency Medical Vehicle	1
Event Tier 3 (1,000 - 2,999 Attendees)	4 - 6 Personnel + 1 Supervisor over 1,000 Attendees + 1 Emergency Medical Vehicle	1
Event Tier 4 (Over 3,000 Attendees)	6 - 12 Personnel + 1 Supervisor over 1,000 Attendees + 1 Emergency Medical Vehicle	1 - 2



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MEDICAL AID POSTS

The number of medical aid personnel and posts will vary with the type of event. It is important to note the considerations in the establishment of medical aid posts as they should:

(1) Provide easy ambulance access and egress

(2) Be located within five (5) minutes of all sections of the crowd

(3) Have available a mode of transport for them

(4) Be clearly marked

(5) Have adequate signage for directions to the medical aid post

(6) Be clearly identified

(7) Be clearly marked on maps of the venue layout

(8) Be in a position known by security and other event personnel

(9) Be stocked and staffed for the duration of the event and for spectator arrival/departure periods

(10) Provide facilities for injured or sick patients to lie down

(11) Ensure privacy in clinical areas

(12) Provide some means of communication with the primary medical control point, venue control, and with mobile medical teams in the venue

(13) Be located in as quiet a place as possible

(14) Ensure the post-security staff considerations are addressed

(15) Include dedicated disposal containers for ablutions, hazardous wastes, and sharps.

(FEMA Guidelines - IS-15: Special Events Contingency Planning Job Aids Manual)

The medical aid posts require a tent for the Celina Fire Department. There may be some special equipment that is requested by the Celina Fire Department, including but not limited to, cooling stations, golf carts, etc. These special equipment requests will be paid for by the applicant.

SANITATION

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Sanitation is a necessary part of the event planning process, and it is vital to making sure that attendees and participants are safe, happy, and comfortable. As part of the Special Event Permit Application, the applicant will be required to provide a sanitation plan that encompasses the duration of the event and the cleanup afterward.

The following guidelines and requirements will help to ensure that the special event meets the sanitation and safety standards expected of any special event in the City of Celina.

PORTABLE RESTROOMS

If permanent restroom facilities are not available to the attendees or participants, portable restrooms are required. Portable restrooms may be rented from a local service provider or vendor. The City will not provide portable restrooms. Applicants are required to adhere to the guidelines provided by the Portable Sanitation Association International. The Americans with Disabilities Act (ADA) requires at least one (1) ADA-compliant restroom within every grouping of portable restrooms.

EVENT TIER	HOURS PER EVENT	NUMBER OF PORTABLE RESTROOMS
Event Tier 1 (Under 250 Attendees)	1 - 4	2 - 5
Event Tier 2 (251 - 999 Attendees)	1 - 4	4 - 8
Event Tier 3 (1,001 - 2,999 Attendees)	4 - 12	6 - 20
Event Tier 4 (Over 3,000 Attendees)	4 - 12	12 - 30

WASTE MANAGEMENT

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WASTE MANAGEMENT

Waste Management is a critical part of the event planning process, and access to garbage receptacles and frequent emptying of those receptacles are integral to maintaining a clean and pleasant experience for the attendees and participants. During the Special Event Permit Application process, the applicant should have a waste management plan. Applicants are required to use City-contracted waste management companies for the event.

The waste management plan should include:

(1) Approximate number of waste receptacles

(2) Location of receptacles in the event (including any dumpsters)

(3) Plan/schedule for emptying garbage during the event

(4) Plan for disposal/removal from the location after the event

(5) Contract or invoice with a waste management and/or dumpster contractor

JANITORIAL SERVICES

The applicant shall be required to make adequate provisions for cleaning up the area, including the entire event footprint, the route of the event, public restrooms and the area between the event footprint and designated parking both during and upon completion of the event. In addition, the applicant shall return the areas listed above to the same condition of material preservation and cleanliness as existed before the event.

The applicant shall provide and distribute an acceptable number of trash/recycle containers throughout the event footprint with a focus on entrances/exits and areas where food and beverages are consumed. All litter, trash, and debris must be removed from the site, including trash removal from all permanent trash receptacles used by the event participants/spectators before teardown is complete.

If the City determines that additional janitorial services are required to get the event site back to its original state, it will come at the expense of the applicant.



INSURANCE

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As an applicant, the goal is to reduce and mitigate potential risks, including financial ones, and this includes providing insurance coverage for your event. The City of Celina requires each applicant to provide proof of insurance to make sure both the applicant and the City are protected in any unforeseen circumstances.

As part of the Special Event Permit Application process, the applicant will be asked to provide a Certificate of Insurance (COI) for the event.

LIABILITY INSURANCE

The City will require proof of public liability insurance in an amount equal to the City's liability under the Government Tort Claims Act of the State. In most cases, this will be a $1,000,000 minimum per occurrence but may be increased depending on the size of the event and activities provided. A Certificate of Insurance (COI) form may be used to submit this information to the City. This policy must include coverage for the event and must name the City of Celina as a certificate holder on the policy. The policy must list as follows: City of Celina, 142 N Ohio St., Celina, Texas 75009.

Proof of insurance must be submitted to the City at least thirty (30) days prior to the event for verification of coverage. The City of Celina does not provide nor obtain insurance coverage for any non-City special events. It is the responsibility of the applicant to obtain, pay, and hold for proper insurance coverage througout the entirety of the event.

HOLD HARMLESS CLAUSE

Applicants will be required to sign and notarize the Hold Harmless Clause included in the Special Event Permit Application. The clause states:

I, the undersigned applicant, having authority to execute this agreement on behalf of myself and/or the organization, agree to indemnify and hold harmless, the City of Celina, its officers, employees, agents, and representatives against all claims of liability and causes of action resulting from injury or damage to persons or property arising out of the special event.

INDEMNIFICATION

An applicant who applies for a Special Event Permit must execute a written agreement to indemnify and defend the City and its officers and employees against all claims, including but not limited to injury or damage to persons or property, whether public or private, arising out of alleged willful or negligent acts or omissions to the applicant, its officers, agents, or employees in connections with the special event.



ALCOHOL

Life Connected.

Sales or service of alcoholic beverages must be in compliance with City of Celina Code of Ordinances **§8.09**, Alcoholic Beverages, as amended, of this code and with all applicable provisions of the Texas Alcoholic Beverage Code and rules promulgated by the Texas Alcoholic Beverage Commission.

It is illegal to serve or sell beer, wine, or liquor on any City street unless a special Texas Alcoholic Beverage Commission (TABC) Permit is obtained for alcohol sales. The TABC Permit should be obtained a minimum of two (2) weeks in advance. Alcohol sales and consumption at the event will affect the number of Police Officers needed. Events serving or selling alcohol are required to serve or sell a non-alcoholic beverage alternative. The TABC Permit holder must comply with the Texas Alcoholic Beverage Code.

The following items must be posted at the sale locations:

(1) TABC Temporary Permit

(2) Sign with serving hours and last call time

In addition, if any condiments, mixers, or ice are served with the alcohol, a Temporary Food Event Permit is required in addition to the TABC Permit. If liquor (not including beer or wine) is served, sold, or consumed at the event, temporary fencing must be placed to restrict access to the area of sale/service to adults 21 or older and the presence of additional security officers may be required by the Celina Police Department. It is important to note that no glass containers can be sold or served at the event.

If a special event will include the sale or consumption of alcohol and any part of the event is located on private property, the applicant is responsible for obtaining approval from the property's owner for such activity.



GENERATORS

Life Connected.

Some event locations have limited access to power or power outlets so generators may be required to power event elements, such as food trucks, bounce houses, lighting, etc. The City of Celina will not provide or rent generators for a special event.

Below are some guidelines for the use of generators at an event:

(1) Generators must be located 10 feet from any permanent structure.

(2) Generators must be located 20 feet from any (fire retardant/resistant) tent or temporary membrane or air-inflated structure.

(3) Generators must not be located on any sidewalk or within 10 feet of a building exit or egress path unless otherwise approved.

(4) Generators must be allowed to cool down prior to refueling.

- **(A)** Generators less than 10 gallons may be refueled during normal event hours, provided fueling is 25 feet from the public.
- **(B)** Generators over 10 gallons must be refueled where the public is not present.

(5) Generators must be protected from public access and this is the responsibility of the vendor.

(6) "No Smoking" signs must be posted around the generator and any stored fuels.

(7) Less than 10 gallons of fuel may be stored on-site.

- **(A)** The fuel must be stored 50 feet from any (fire retardant/resistant) tent or temporary membrane or air-inflated structure.

(8) Generators with less than 60 gallons of fuel must have a 2A:10BC or larger fire extinguisher within 30 feet of the generator.

(9) Generators with more than a 60-gallon tank require the tank to be labeled and listed to meet UL 142 specifications.

(10) The maximum fuel capacity for a generator is 660 gallons.

A site review for all generators will require review from the City of Celina Fire Marshal's Office so that they may determine any additional requirements or exceptions. The applicant will need to contact Captain Keith Brumfield (kbrumfield@celina-tx.gov) or Captain Marty Nevil (mnevil@celina-tx.gov) for more information.

FOOD & BEVERAGE

Life Connected.

Food and beverages can often be integral parts of special events. This can come in the form of "fair-style" food sold by food trucks or vendors so it is important for the applicant and the City Health Inspector to ensure everything made available to eat or drink at an event is safe by utilizing the guidelines below. As part of the permit process, the the City Health Inspector will work with the applicant to determine whether or not food or alcohol permits are needed.

(1) Go to the Health & Food Safety Permit Application website (Please do not submit permit applications until contacted by the Health Department).

(2) Click "Request Now" for the Mobile Fire Suppression Permit

(3) Fill out all required information and submit. Currently, there is no fee for the Mobile Fire Suppression Permit.

(4) After submitting the Mobile Fire Suppression application, go back to "Request an Annual Permit" page and click "Request Now" for the Temporary Event Food Vendor Permit.

(5) Fill out all required information, click submit, and pay the fee. The fee will cover both the Fire and Health Permits.

(6) Once both applications have been submitted, contact the Fire Department to schedule the inspection.

(7) After scheduling the Fire Inspection, the applicant will need to contact the Health Inspector with the day and time of the inspection. Depending upon availability, the health inspection will be done at the same time. If the Health Inspector is not available at the same time, the health inspection will be done on the day of the event.

Please Note: If the vendor already has a Temporary Event Food Vendor Permit or Mobile Fire Suppression Permit for the current calendar year, the vendor will not need to submit a new application. If the vendor is unsure whether or not they have a valid Temporary Event Food Permit or Mobile Fire Suppression Permit for the current calendar year, the vendor can contact the Health Inspector. The Celina Fire Department requires that fire inspections be completed by 5 PM on the Wednesday prior to the event unless other arrangements are made. Health Permits will not be issued until the fire inspection has been completed, or at least scheduled.

Please do not submit Health or Fire Permit Applications until contacted by the Health Department. All food vendors, including artisan/retail vendors selling pre-made or pre-packaged food items, must have a current City of Celina TEFV permit. All food items being served must be prepared completely on-site or at a licensed and inspected facility. Proof of agreement with a licensed and inspected facility will be required, if applicable, with the exception of food items that fall under Texas Cottage Food Laws.

NO FOOD ITEMS PREPARED IN A HOME KITCHEN ARE PERMITTED.

Celina follows the rules of the Texas Cottage Food Laws, and generally, Cottage Vendors do not require a TEFC Permit. However, if a Cottage Vendor will have a "live sampling" at the event, a TEFV permit will be required. If an applicant has any questions or needs more information, please contact the Celina Health Inspector.

If cooking with gas, oil, or open flame, vendors must also schedule an inspection to receive a Mobile Fire Supression Permit. Both permit applications can be submitted through the City of Celina website. It's important to remember that Temporary Event Food Vendor Permit or Mobile Fire Suppression Permits are vaild through the end of the calendar year.

Vendors will be responsible for their own cash box and receipts. Vendors must apply for the Texas State Sales Tax ID# and to report their earnings as being sold in Celina, Texas. The State Sales Tax Rate is 8.25%. For more information on applying and filing, please Texas Comptroller's Sales & Use Tax at (800) 252-5555.



FIREWORKS & PYROTECHNICS

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Safety is the biggest priority when holding an event in the City of Celina. The City along with the Celina Fire and Police Departments take the safety of our event attendees seriously. While fireworks/pyrotechnics are a crowd-pleasing event, it can also be an extremely dangerous spectacle. That's why event organizers work closely with the Celina Fire Department to take every precaution to prevent an unsafe situation from occurring during the event.

The applicant is required to inform the City of Celina whether he/she plans on having a fireworks/pyrotechnics display as part of its Special Event Permit Application in accordance with the City of Celina Code of Ordinance **§1.12.042**. If an applicant does plan on having a fireworks/pyrotechnics display, the applicant will be required to contract an insured and licensed professional vendor who will need to apply for a Fireworks/Pyrotechnics Permit from the Celina Fire Marshal's Office. In addition, the applicant will be required to pay for the inspection of the fireworks/pyrotechnics display as outlined in the City of Celina Master Free Chart that was approved by the Celina City Council.

Prior to the event, the applicant and/or fireworks/pyrotechnics vendor will work closely with the Celina Fire Marshal's Office to ensure that all rules and regulations for the display are followed and approved. The Celina Fire Marshal will make the determination on whether or not conditions are acceptable for the fireworks/pyrotechnics display prior to the event and/or at the event. If conditions are determined to be unsafe, the fireworks/pyrotechnics will not be allowed.

All fireworks/pyrotechnic storage, use, and/or display criteria for the Fireworks/Pyrotechnics Permit requirements of the Celina Fire Department shall conform to the 2021 International Fire Code, as adopted, and amended by the City of Celina, Texas State Fire Marshal's Office Rules and Regulations, and National Fire Protection Association (NFPA). These permit requirements do not replace nor supersede any codes and/or ordinances adopted by the City of Celina or determinations and positions of the Fire Department.

Applicants are encouraged to contact the Celina Fire Marshal's Office when planning to host a fireworks/pyrotechnics display at an event.



CANOPY TENTS & TEMPORARY STRUCTURES

Life Connected.

Canopy tents can be a great addition to any special event. Whether it's creating shade for a vendor on a sunny day or providing protection for attendees when it begins to rain, canopy tents can be versatile at an event. However, there are times when a permit to construct a canopy tent and/or temporary structure would be a requirement during an event.

The applicant is required to inform the City of Celina whether he/she plans on having a canopy tent and/or temporary structure as part of its Special Event Permit Application in accordance with the City of Celina Code of Ordinance **§1.12.042**. The applicant will be required to pay for the inspection of the canopy tent and/or temporary structure as outlined in the City of Celina Master Free Chart that was approved by the Celina City Council.

As outlined in the City of Celina Code of Ordinances **§1.12.087**, any special event that includes the use of a tent, canopy, or temporary structure shall meet the requirements in the fire code or other relevant safety codes adopted by the City of Celina. Fire lanes for emergency equipment must be provided and the site prepared in a manner so as not to be a fire hazard as determined by the Celina Fire Chief and/or Celina Fire Marshal's Office.

If the canopy tent is not greater than 400-square feet and enclosed on all side or not greater than 700-square feet and open on all sides, then a permit will not be required. These guidelines shall be followed when requesting the use of a temporary structure. A temporary structure shall be considered a tent, canopy, air-supported, air-inflated, or tensioned membrane structure.

All canopy tents and/or temporary structures for this guideline and any other guidelines or requirements of the Fire Department shall conform to the 2021 International Fire Code, as adopted, and amended by the City of Celina. These guidelines do not replace nor supersede any adopted codes and/or ordinances adopted by the City of Celina, or determinations and/or positions of the Celina Fire Chief or Celina Fire Marshal's Office.



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Planning
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Dustin McAfee, Executive Director of Development Services
CC: Karla Stovall, Interim City Manager
Date: November 14, 2023
Re: Master Fee Chart - Annual Update

Action Requested:
Consider and act upon an Ordinance amending the Master Fee Chart. (Master Fee Chart - Annual Update) (McAfee)

Background Information:
Please refer to the attached documents for further information related to the annual update of the Master Fee Chart.

Legal Review:
N/A

Supporting Documents:
1. Staff Presentation
2. Proposed Redline
3. Draft Ordinance

Financial Consideration:
N/A

Staff Recommendation:
Staff recommends approval.

MASTER FEE CHART

ANNUAL UPDATE

City Council
November 14, 2023



BACKGROUND

- The Master Fee Chart serves many departments, including Building, Fire, Library, Parks, Utility Billing, Planning, and others
- Best practice advises to regularly update the Master Fee Chart
- The redline of the proposed changes to the Master Fee Chart was attached to the packet for review

JUSTIFICATION

- Remove duplicate and/or abandoned fees
- Monitor for improved cost recovery opportunities
- Better match regional standard
- Codify fees created by new ordinances or agreements
- Reflect changes in the market or State law
- Clarify internal policies
- General clean-up purposes

PROPOSED FEE CHANGES

- The Fire table contains many revisions, but mostly to better clarify fee structures, terminology, and processes
- Proposing minor fee increases in Building, Health, and Planning to assist with cost recovery and better match service levels
- Eliminating Library late fees
- Codifying the Film Friendly fees, in addition to recent changes in Special Events and Trash fees
- Proposing large increases to Development Agreement fees to better assist in cost recovery of legal expenses

NEXT STEPS

- ~~October – worksession~~
- November – ordinance adoption
- December – implementation

FYI – in compliance with HB 1922, next year's review of the Master Fee Chart will be conducted in a public hearing format, which is required at least once every ten years for building permit fees.

CITY OF CELINA
MASTER FEE CHART

UPDATED NOVEMBER 2023

Life Connected.

MASTER FEE CHART

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MASTER FEE CHART

Development Fees	
Building Permit Fees	
New 1 & 2 Family Dwellings	
Application	$50
Plan Review	$~~375~~ 400 + $200 each additional review after 2nd
Revised Plan Review	$200
Building Permit	$1.10~~05~~ per sf under roof
T-Pole	$~~75~~100
Irrigation	$185
Fence	$75
Expired Permits/Refund	50% refund on permit fee if prior to work beginning
Re-inspection	$100 per failed inspection after 2nd failed inspection
Unauthorized Cover-Up/ Skipped Inspection	$200 (doubles for every offense on same project)
Paid Same Day Inspection	$150 (requested and paid for before 8AM)
Reinstatement of expired permit	25% (same plan) or 50% (revised) of original fee
Administrative Fee	$20 per MEP sub-swap (on BLDSF projects only)
Parkland Dedication	1 acre each 50 lots (or $3 per sf of land of that acreage or appraisal)
Park Improvement	$1,500 per unit
Building Activity	$600 per building
Technology	$500 if/when applicable
Outdoor Warning Device	$40 per unit (SF)
Capital Recovery Fees	If/When applicable
Impact Fees	See Impact Fee Chart (may vary with agreement)
Residential Remodels & Additions	
Application	$50
Plan Review	$125 + $125 each additional review after 2nd
Building Permit Fee	$0.65 per sf under roof ($200 minimum)
Building Fee	$100 per (MEP)
Re-inspection Fee	$100 per failed inspection after 2nd failed inspection
Working without Permit	Double the permit fee (2nd offense is 3x the cost)

MASTER FEE CHART

Residential Building Permits - Mechanical, Electrical, Plumbing	
Building Permit - Mechanical	$100
Building Permit - Electrical	$100
Building Permit - Plumbing	$100
Working without a Permit	Double the permit fee (2nd offense is 3x cost)
Residential Miscellaneous Permits (Minor Permits)	
Application Fee	$50
Plan Review Fee	$100 ($200 for second & beyond)
After Hours Inspection	$80 per hour (4-hour minimum)
Temporary Gas & Electric Inspection	$100
Paid Same Day Inspection	$150 (before 8AM)
Demolition or Foundation Repair	$100
Curb Cut/Driveway/Flatwork	$100
Fence	$50
Solar Panel/Storm Shelter/Windows	$100
House Moving	$400
Irrigation	$185
Backflow Installation	$75
Manufactured Home	$100 + trades ($100 each)
Accessory Structures (patio covers, decks, outdoor kitchens, detached garages, shade structures, carports, fire pits, etc.)	$2~~25~~50 per structure
Pool/Spa	$250 (Major)/$100 (Minor)
Generator	$100
Refund Policy	50% of permit fee when no work has been done
Re-inspection Fee	$100 per failed inspection after 2nd failed inspection
Retaining Wall	$100
Roof/Roof Repair	$100
Simple Grading- Single Lot	$75
T-Pole	$75
Unauthorized Cover-Up/Skipped Inspection	$200 (doubles for every offense on same project)
Water Well Drilling	$100
Work without Permit fee	Double the permit fee

MASTER FEE CHART

New Commercial & Multi-Family	
Application	$~~200~~225
Plan Review	50% of building permit fee for projects valued at $3,000,000 or less, 25% of permit fee for projects valued greater than $3,000,000, or amount as required by 3rd party review
Fourth (or more) Plan Review Fee	$1,000 + $1,000 for each additional round
Revised Plan Check Fee	50% of original plan review fee
Minor Plan Revision	$500
Paid Same Day Inspection	$150 (before 8AM)
Unauthorized Cover-Up/ Skipped Inspection	$500 (doubles for every offense on same project)
Commercial Building Permit	Current ICC sf construction costs table fee for appropriate construction type (gross area X sf construction cost X permit fee multiplier (.0075) = permit fee
Multi-Family Building Permit	$0.~~88~~ 90 per sf under roof
Re-Inspection	$100 per each inspection after 2nd failed inspection
Building Fee (M.E.P.)	$0.0~~4~~6 per square foot (minimum $100)
Outdoor Warning Device	$~~12~~ 14 per unit
T-Pole	$150
Building Activity	$500 per building
Technology	$50 (per multi-family unit)
Parkland Dedication Fee	$500 per unit (when applicable)
Park Improvement Fee	$1,000 per unit (when applicable)
Certificate of Occupancy (CO)	$250
Temporary CO	$300 every 30 days
Impact Fees (water, sewer, roadway)	See Impact Fee chart

MASTER FEE CHART

Tenant Finish-Out & Remodel Miscellaneous Commercial & Multi-Family	
Application	$200
Plan Review	50% of building permit fee for projects valued at $3,000,000 or less, 25% of permit fee for projects valued greater than $3,000,000, or amount as required by 3rd party review
Fourth (or more) Plan Review	$500 (escalates by $100 each time thereafter)
Minor Plan Revisions	$500 (50% of original plan review fee for major revisions)
Paid Same Day Inspection	$150 (before 8AM)
Commercial Building Permit	$8 per $1,000 in value ($200 minimum)
Multi-Family Building Permit	$0.4441 per square foot
Building Fee (M.E.P.)	$0.046 per square foot ($75 minimum)
Clean & Show/ Meter Release	$75
Demolition	$100
Re-Roof	$100 permit (per building)
Commercial Pool	$500 + trades minimum
Curb Cut / Driveway / Flatwork	$100
Retaining Wall/Screen Wall/ Fence	$6 per $1,000 valuation ($100 minimum)
T-Pole	$150
Temporary Trailer	$200 + trades minimum
Temporary Batch Plant	$350
Unauthorized Cover-up/ Skipped Inspection	$250 (doubles for every offense on same project)
Refund Policy	80% the permit fee (only when no work has been done); 50% when work has been done
Re-inspection Policy	$100 per inspection
Working without a Permit	Double the permit fee
After Hours Inspection	$80 per hour (4-hour minimum)
Certificate of Occupancy (CO)	$125
Temporary CO	$300 every 30 days (escalates)

MASTER FEE CHART

Annual Contractor Registration	
Mechanical, Electrical, Plumbing Contractor	No charge per state law
General Contractor	$100
Irrigator Contractor	$100
Sign Contractor	$100
Right-of-Way Contractor	$100
Utility Franchise Contractor	No charge
Working without Permit Fee	Double the permit fee & Re-register as a Contractor
Signs/Promotional Event Permits	
Wall Sign or Miscellaneous	$150 application + $50 permit + $75 electrical (if applicable)
Monument Sign	$150 application + $100 permit + $75 electrical (if applicable)
Banners	$50 permit (valid for a 2-week period)
Promotional Event	$50 + $50 food (if applicable)
Engineering Fees	
Non-Franchise	$75
After-Hour Inspection	$80 per hour (4-hour minimum)
Minor Review	$500
Floodplain Permit	3rd party review fee (if applicable) + 0-3 acres: $300 3.01-20 acres: $500 20+ acres: $1,000 + $10 per acre
Earthwork/Grading Permit	0-5 acres: $150 5.1-10 acres: $250 10+ acres: $500 + $10 per acre
Site Development Fees (Civil Permit)	
Admin Fee	$2,476
Plan Review	$262 (per page)
Fourth (or more) Plan Review	$1,000 each (escalating $1,000 each round)
Landscape/Hardscape Plan	$250 plan review + $500 permit
Revised Plan Fee	50% of original plan review fee (major) $500 (minor)
Civil Permit Fee - Residential	$601 (per lot)
Civil Permit Fee - Non-Residential	$23,358 (per acre)
Civil Permit Fee - Multi-Family	$8,037 (per connection)
Civil Permit Fee – Off-Site Infrastructure	$262 (per page)
~~Marilee SUD~~District Decertification	$1,750 (per acre) or $2,500 (per meter) ~~No. 401-01829-00~~

MASTER FEE CHART

Right-of-Way Management Fees Streets, sidewalks, and other public places					
Permit Application		$100			
Expedited Application Fee		$250			
Saturday Inspection Fee; each Saturday		$200			
Permit Expiration Fee; each permit for incomplete work on expiration date if not extended		$30			
Electronic Maps Submittal Fee; per hour of labor necessitated by hard copy submittal in lieu of electronic format (2-hour minimum)		$80			
Registration (per right-of-way user per year)		$50			
Inspection Fee		$1/LF or $150/day of anticipated construction time, whichever is greater			
Small Cell Application Fee (this penalty shall not exceed and is capped by statutory limits)		$500 (1–5 network nodes)			
		$500 (1–5 network nodes)			
		$1,000 per pole			
Small Cell User Fees (this penalty shall not exceed and is capped by statutory limits)		$250 annually for each network node			
		$20 per year for city pole attachment			
Public Inconvenience Penalty Public inconvenience penalties are assessed and calculated from the date of expiration of the permit until date of completion of work or repair or of final backfill if turned over to the department for repair. This penalty shall not exceed and is capped by statutory limits.					
Type of Facility	Unit of Cost	Penalty (per day)			
		31-75 days	79-90 days	90-100 days	100+ days
Sidewalk	Per sf	$0.0026	$0.0052	$0.0078	$0.0104
Driveway	Per each	$39	$78	$117	$156

MASTER FEE CHART

Fire Services	
Permit & Inspection Fees	
Application Fee	$200 per permit (applies to all permit types)
In-House Plan Review	$200
In-House Plan Re-Review	$150
3rd Party Plan Review	As applicable
Fire Alarm	1-150 devices: $150 150+ devices: $300 Additional floors (beyond the 1st): $100 each
Fire Sprinkler (new commercial or multi-family)	0-100,000 sf - $0.05 per sf 100,000+ sf - $0.03 per sf
Fire Sprinkler (tenant finish-out / remodel)	1-150 sprinkler heads: $250 150+ sprinkler heads: $300 Additional floors (beyond 1st): $50 each ~~Foam System: + $50~~
Fire Sprinkler – Single Family	$150 ~~(+ $50 foam system)~~
Fire Vertical Release	$150
Standpipe Hose Valve System	$200 Additional floors (beyond the 1st): $50 each
Fire Pump~~/Fire Works~~	$300
Emergency Responder Communications System Smoke Control System	1-150 devices: $150 150+ devices: $300 Additional floors (beyond the 1st): $100 each
Smoke & Heat Removal System	$200
Alternate Suppression System ~~Fire Alarm Releasing System~~	$200 ~~1-150 devices: $150~~
Fire Fighter Air Replenishment System (FARS)	$200 Additional floors (beyond 1st): $50 each
~~Stand Pipe System~~Wire and/or Cable Inspection (per Building) Underground Fire Main & Remote FDC (each) Building Access Control System (per ~~unit~~door) Gate Access Control (per gate) Hood Suppression System (per hood) FM 200 System/ Spray Booth ~~Fire Lane modification/alteration~~ LPG or Compressed Gases Co2 Beverage Dispensing System Flammable/Combustible Storage Tank (each) Hazardous Materials Rack Storage Industrial Oven	$200

MASTER FEE CHART

Fire Lane Traffic Control Device Battery Systems Inspection Types (not accounted for)	
Temporary Tent or Canopy (per structure)	$150
Open Burn Permit	$100 per area
Pyrotechnic Display (Fireworks)	$300
Aboveground Temporary Fuel Tank	$200
~~Fire Wire Inspection~~	~~$100 per building~~
Working without a Permit	Double the permit fee
Annual Re-inspection Failed Fee	$75 per inspection
Red Tag/Failed Inspection/Stop Work Order	$250 (each occurrence)
After Hours Inspection	$80 per hour (4-hour minimum)
Fire Watch Personnel	$50 per hour (4-hour minimum per each fire watch)

Health Services	
Food Service Establishment	$375
Food Service - Limited Purpose/Private School	$100
Food Service - Non-Profit/Public School	No charge
Food Truck (hot or cold)	$325 (includes fire inspection)
Grocery Store - Major	$~~625~~650
Grocery Store - Minor	$275
Late Annual Renewal	$~~125~~150
Re-inspection Fee	$100
Seasonal Food	$150
Temporary Food/ Event Vendor	$100 (included fire inspection)
Other Annual Permits	
Alcohol	Half of the State Fee (TABC regulated)
Pool (Public or semi-private)	$225
Peddler/Solicitor/Vendor	$100 per year per person
Liquid Waste Transporter	$50 each vehicle
Sustainability Registration (multi-family)	$150 + $25 per unit
Sustainability Registration (single-family & duplex)	$50 per unit
COSI Program	$50
Carriage Operator License	$50
Carriage Driver License	$25

MASTER FEE CHART

Planning Services	
Application Fee	$300
Site Plan Review	$750
Minor/Amending/Conveyance Plats	$400
Preliminary/Replat/ Final Plats	$500 + $~~12~~ 15 per lot
Plat ~~Filing~~ Processing Fee	$~~200~~300
Development Agreement (Minor)	$1,000
Development Agreement	$~~3,000~~5,000
Development Agreement (Major)	$~~8,000~~12,000
Legal Interpretation of Development Agreement	At cost (as invoiced) – minimum $3,000
Fourth (or more) Review Fee	$1,000 + $1,000 for each additional review round
Annexations/PDs/Zoning Change	$750
Specific Use Permit	$500
Zoning Verification Letter	$200
Variance (BOA)/HPC	$300
Zoning Signage	$350
Alley/ROW Abandonment	$300
Downtown Parking (in lieu)	$3,000 per space (up to 50%) *Downtown Code*
~~Prints of Long Range Plans~~	~~$50~~
Tree Removal	
Tree Removal Permit	$200 (+ mitigation - see Tree Valuation Schedule)
6”- 10” (DBH)	$600 x (multiplier)
11”- 20” (DBH)	$1,600 x (multiplier)
21”- 30” (DBH)	$4,000 x (multiplier)
31” + (DBH)	$5,000 x (multiplier)
Illegal Tree Removal	$1,000 + double the mitigation costs

MASTER FEE CHART

Fire Department Fees	
EMS Billing Fees	
BLS Nonemergency	$1,150
BLS Emergency	$1,150
ALS Nonemergency	$1,350
ALS Emergency	$1,350
ALS Level 2	$1,450
Specialty Care Transport	$1,350
Oxygen	$125
ALS Disposables	$400
BLS Disposables	$300
Medications	$100
Additional Crew Member	$40
Refusal/No Transport Fee	N/A
Definitive Care Fee (treatment by IV or IM meds with no transport)	$200
Security Alarm Fees	
Annual, Nonrefundable - New Alarm permit or Renewal (Residential)	$35
Annual, Nonrefundable - New Alarm Permit or Renewal (Commercial & MF)	$100
• A permit is valid for a period of twelve (12) months from the date of issuance. Permits must be renewed within ten (10) days of the expiration of the previously issued permit. An updated application and registration renewal fee must be submitted for renewal. • Governmental and public educational sites are exempt from all permit fees, false alarm charges, service fees, and fines that are assessed under this article as long as the entity has a valid alarm permit, but shall comply with all other requirements of this article.	
To register an alarm and/or read the City Ordinances on Alarm Systems visit www.crywolfservices.com/celinatx	
Business Fees	
Liquid Propane Portable Container Permit (retail)	Display: $150 per display A plan submittal by the owner is required prior to inspection. Fees include plan review, one final inspection, and a permit. If a red tag is issued to the contractor during an inspection,

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	there will be a re-inspection fee of up to $250 for each re-inspection.

Utility Rates & Charges

Water Deposits

Residential	$200 each living unit
Business - Fewer than 5 employees	$150
Business - 5+ employees	$200
Cleaners/Laundromats	$250
Grocery Store - Minor	$250
All Two-Inch Meters	$250, plus $100 for each inch over 2”

Water Rates - Residential

Inside City (W1) - Monthly Minimum Charge

	Effective Jun-22	Effective Jun-23
¾”	$24.56	$24.56
1”	$41.30	$41.30
1-1/2”	$82.61	$82.61
2”	$132.18	$132.18

Inside City (W1) - Volume Rate/1,000 gallons

	Effective Jun-22	Effective Jun-23
2,001-10,000	$5.37	$5.37
10,001-20,000	$8.13	$8.13
20,001-30,000	$9.57	$9.57
30,001 & above	$13.81	$13.81

Outside City (W2) - Monthly Minimum Charge

	Effective Jun-22	Effective Jun-23
¾”	$36.84	$36.84
1”	$61.95	$61.95
1-1/2”	$123.92	$123.92
2”	$198.27	$198.27

Outside City (W2) - Volume Rate/1,000 gallons

	Effective Jun-22	Effective Jun-23
2,001-10,000	$8.05	$8.05
10,001-20,000	$12.19	$12.19
20,001-30,000	$14.35	$14.35
30,001 & above	$20.72	$20.72

Water Rates - Commercial

Inside City (W3) - Monthly Minimum Charge

	Effective Jun-22	Effective Jun-23
¾”	$29.50	$29.50

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1”	$51.63	$51.63
1-1/2”	$103.27	$103.27
2”	$165.22	$165.22
3”	$247.83	$247.83
4”	$413.05	$413.05
Inside City (W3) - Volume Rate/1,000 gallons		
	Effective Jun-22	Effective Jun-23
2,001-10,000	$5.37	$5.37
10,001-20,000	$8.13	$8.13
20,001-30,000	$9.57	$9.57
30,001 & Above	$13.81	$13.81
Outside City (W4) – Monthly Minimum Charge		
	Effective Jun-22	Effective Jun-23
¾”	$44.25	$44.25
1”	$77.45	$77.45
1-1/2”	$154.90	$154.90
2”	$247.84	$247.84
3”	$371.74	$371.74
4”	$619.58	$619.58
Outside City (W4) – Volume Rate/1,000 gallons		
	Effective Jun-22	Effective Jun-23
2,001-10,000	$8.05	$8.05
10,001-20,00	$12.19	$12.19
20,001-30,000	$14.35	$14.35
30,001 & Above	$20.72	$20.72

Temporary Water Service: Temporary water service may be established at a residential structure for cleaning at the rate of $15.00 per day, which includes services for seven (7) days or less for up to two-thousand gallons. The temporary connection service may be renewed in seven-day increments to a maximum of twenty-eight (28) consecutive days. Water consumed over two-thousand gallons will be billed at the regular volumetric rates.

Bulk water sales: Bulk water sales via a fire hydrant connection will be billed at the most current commercial rate. Anyone caught obtaining water without permission will be charged with a criminal offense.

New Home Builder Service: New homes that are under construction will be charged at monthly fee of $100.00 per month during construction in lieu of standard billing rates. After a Certificate of Occupancy is issued on a new home, the City’s standard rate structure will apply.

Waste Water - Residential		
Inside City - Monthly Minimum Charge		
	Effective Jun-22	Effective Jun-23
¾”	$25.54	$25.54
1”	$45.90	$45.90

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1-1/2”	$85.66	$85.66
2”	$146.85	$146.85
Inside City - Volume Rate/1,000 gallons		
	Effective Jun-22	Effective Jun-23
Minimum - 5,000	$6.37	$6.37
5,001-Above	$7.88	$7.88
Gallon Allowance	1,000	0
Outside City - Monthly Minimum Charge		
	Effective Jun-22	Effective Jun-23
¾”	$38.32	$38.32
1”	$68.84	$68.84
1 ½”	$128.49	$128.49
2”	$220.27	$220.27
Outside City - Volume Rate/1,000 gallons		
	Effective Jun-22	Effective Jun-23
Minimum-5,000	$9.55	$9.55
5,001-Above	$11.82	$11.82
Gallon Allowance	1,000	0
Waste Water - Commercial		
Inside City - Monthly Minimum Charge		
	Effective Jun-22	Effective Jun-23
¾”	$30.59	$30.59
1”	$57.37	$57.37
1 ½”	$107.08	$107.08
2”	$183.56	$183.56
3” (added 12/13/22)	$256.96	$256.96
4”	$458.90	$458.90
6” (added 12/13/22)	$917.80	$917.80
8” (added12/13/22)	$1,835.60	$1,835.60
Inside City - Volume Rate/1,000 gallons		
	Effective Jun-22	Effective Jun-23
2,001 & above	$6.94	$6.94
Outside City - Monthly Minimum Charge		
	Effective Jun-22	Effective Jun-23
¾”	$45.89	$45.89
1”	$86.06	$86.06
1 ½”	$160.63	$160.63
2”	$275.34	$275.34
4”	$688.36	688.36
Outside City - Volume Rate/1,000 gallons		

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	Effective Jun-22	Effective Jun-23
2,001 & Above	$10.41	$10.41

Municipal Drainage Utility System Fees

The drainage utility fee set forth in this section shall be collected through the city's bill for public utilities pursuant to the act

Impervious Area: Fee Assessed

• Drainage utility fees shall be charged based on a property's contribution to the public drainage utility system. The contribution shall be based on the impervious area for the property.

• The drainage utility fee, payable monthly, shall be established with respect to all property within the City according to the following schedule

Single-Family Residential	
Tier 1 (smallest 20%, 0 – 3,750 sf IA)	$4.90
Tier 2 (middle 60%, 3,750–6,400 sf IA)	$7.90
Tier 3 (largest 20%, > 6,400 sf IA)	$13.25

Non Single-Family Residential	
Monthly Rate per ERU	$7.75

*ERU (Equivalent Residential Unit) = 5,000 sf impervious area.

A minimum charge of one (1) ERU shall be applied to each nonexempt non-single family residential developed property, regardless of classification.

Impervious Exemptions

• Property held and maintained in its natural state, until such time that the property is developed and all of the public infrastructure constructed has been accepted by the city in which the property is located for maintenance;

• A subdivided lot, until a structure has been built on the lot and a certificate of occupancy has been issued by the city;

• Property with proper construction and maintenance of a wholly sufficient and privately-owned drainage system;

- State property;
- City property;
- County property;
- School district property;
- Tax-exempt religious institution property; and Public or private institutions of
- higher education property.

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Service Fees

Garbage Collection (Residential / Senior Citizen) + 8.25% Sales Tax

Effective	11/18/2022	11/18/2023
Trash	$16.30 / $15.40	$17.74 / $16.76
Recycling	$3.65 / $3.65	$3.97 / $3.97
Extra Cart	$9.75	$10.75

Garbage Collection (Mustang SUD Customers) + 8.25% sales tax

Effective	11/18/2022	11/18/2023
Trash	$16.30	$17.74
Recycling	$3.65	$3.97
Extra Cart	$9.75	$10.75

Commercial Frontload Rate Schedule

Size/ Frequency	Lifts						
	1	2	3	4	5	6	Extra Lift
2 Cubic Yd	$98.93	$202.55	$273.02	$279.44	$296.91	$302.84	$70.22
3 Cubic Yd	$138.06	$306.51	$381.03	$409.14	$434.71	$443.40	$81.91
4 Cubic Yd	$182.95	$368.18	$504.97	$514.94	$547.12	$558.07	$93.59
6 Cubic Yd	$205.67	$410.53	$567.66	$578.50	$707.05	$806.03	$128.69
8 Cubic Yd	$251.38	$452.45	$694.30	$925.68	$1,256.73	$1,389.21	$140.37

Container with Gates	$7.01
Containers with Casters	$14.02
Containers with Locks	$13.67
Commercial Cart 1x Week	$36.27
Commercial Cart 2x Week	$46.07
Commercial Recycle Cart	$3.76
Additional Cart	$27.75

Roll off Rate Schedule (20, 30, 40 Cubic Yard) Per Ton

Haul	~~$513.33~~$558.81
Delivery	~~$135.10~~$147.07
Daily Rent	~~$5.41~~$5.89
Monthly Rent	~~$162.33~~$176.71
Disposal Per Ton	~~$46.84~~$50.99
Disposal Load	$300.00
Relocation	~~$91.26~~$99.35

Downtown Compactors (City Owned)

	Monthly (1 pickup/week)	Monthly (2 pickup/week)
Tier 1 - Service Company	$50	$80
Tier 2 - Service Company	$150	$250

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Tier 3 - Food Service Company		
0-125 Max Occupancy (inside/outside)	$500	$600
126-225 Max Occupancy (inside/outside)	$600	$700
226-300 Max Occupancy (inside/outside)	$700	$800
Replacement of Key	$100	
Illegal Dumping Fee (no 1-time use allowed)	$1,000	
Water & Sewer Service Charges		
Disconnect/Reconnect Fee	$50 ($75 if beyond the City's normal business hours)	
Transfer Fee	$25	
Trip Fee	$15 ($75 if beyond the City's normal business hours)	
Re-Read	$20	
Profile History	$25 plus $0.10 per page	
Temporary Disconnect/Reconnect	$25	
Meter Test	$150	
Tamper Fee	$1,000	
Returned Check Fee	$25	
Meter Fees		
¾"	$415 (existing meters only)	
1"	$480 (minimum meter size)	
1 ½"	$1730	
2"	$1,970	
Meter Change Out (Customer Request)	Current cost of the meter plus labor & materials	
Fire Hydrant Meter Fees		
Meter Deposit	$2,700	
Monthly Administrative Fee	$50	
Relocation Fee	$100 (original) $150 (2nd time) $200 (3rd+ time)	
Tamper Fee	$1,000	
Damaged Collar Lock	$95	

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Damage (due to improper freeze protection or abuse)	$1,400
Damaged RPZ (due to improper freeze protection or abuse)	$806
Contractors are responsible for providing proper freeze protection to Fire Hydrant Meter and RPZ assembly	
Re-inspection Fees	
First	$125
Second	$175
Third	$225
Water/Wastewater Connection Fees	
Water	
1” Access	$2,175
1 ½” Access	$2,475
2” Access	$2,475
Boring Fee	$1,200
• All taps and meters greater than two inches will need to be installed by the contractor, shall require a meter vault, and shall meet the most current engineering design standards. The City will only install meters up to 2” in size; larger meters must be picked up and installed by the builder. • Standard fees reference herein do not include extraordinary costs incurred by the City, including but not limited to the cost of labor and materials related to boring and repairs to streets and easements. The city will provide an itemized list detailing the actual costs of such labor and materials.	
Sewer	
4” Tap	$1,500
Boring Fee	$1,000
• All taps greater than four inches will need to be installed by the contractor. • Standard fees referenced herein do not include extraordinary costs incurred by the City, including but not limited to the cost of labor and materials related to boring, manholes, and repairs to streets and easements. The city will provide an itemized list detailing the actual costs of such labor and materials.	
Pro-Rata Charges The rate of recovery will be calculated at the time of installation, however, will not exceed the actual amount of the line installed. The time period for recovery is five years past the date of the end of the maintenance bond.	
Impact Fees Impact fees for water and sewer service units shall be charged in accordance with the current impact fee ordinance.	
Repair Fees Repair to a city-owned infrastructure, including meters/components, will be charged to the party responsible for the damage or disruption of service. The fees associated with the repair	

MASTER FEE CHART

charge will be actual cost of materials, equipment, labor, and repair to streets and easements.
Review Fees for Permits - Individual wastewater discharge permit A review fee and administration fee will be due at time of application in the amount of seven thousand five hundred dollars ($7,500). No permit will be issued until this fee is paid by the applicant.

Parks & Recreation

Practice/Tournament

	Practice (2 hours)	Tournament*	Camp/Clinic/Etc.
Turf Baseball/Softball	$50	$400 (per day)	$10 per participant, as applicable**
Baseball/Softball (per field)	$50	$350 (per day)	
Soccer/Football (per field)	$25	$200 (per day)	
Tennis Court (per court)	$20	$40 (per day)	

*Tournament fee includes 1 field setup, typically for the start of the event
**The Parks Department reserves the right to adjust pricing based on the specifics of any given event

Additional Facility Costs

Lighting (per field)	$40 per hour
Electrical Pedestal Station (Max 50 AMPS)	$100 per pedestal station
Game Preparation (baseball/softball)	$30 per field, per setup
Game Preparation (multiuse fields)	Costs contingent upon dimensions and markings required ($30 minimum)
Parks and Recreation Staff (per employee)	$40 hourly

- After 11:00 PM, it is mandatory to have one parks representative on site
- At the discretion of the Director, more than one parks representative may be required
- Repair of damaged facilities to be paid for at actual cost of labor and materials
- Parks department reserves exclusive right to sale of concession items and use of concession stand unless agreed upon otherwise in rental agreement contract

Pavilion (per 4 hours)

Less than 50 attendees	$50
51-100 Attendees	$75
More than 100 Attendees	$125

Senior Center

Deposit	$~~100~~200
Rental Fee	$~~50~~ 100 per day

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Races (walk/run/other)	
Site Restoration Fee	0 – 250 participants ($250) 251 – 500 participants ($400) 501 – 1,000 participants ($600)
Old Celina Park (facility rental fee)	$1,100 (4 hours)
~~Special Events, Tents~~	~~$150 per event~~
Downtown Pavilion Wedding Rental	
$500 - please note that the City entered into an exclusivity agreement with Two29 On The Square and S&S Events Rentals, requiring all interested parties to book this City facility through that license.	
Special Events	
Special Events Permits	$~~50~~100 – Tier 1 $175 – Tier 2 $250 – Tier 3 $350 – Tier 4
~~Special Events, Tents~~	~~$150 per event~~
Film Friendly	
Minor Application	$100
Major Application	$300
Library Fees	
~~Overdue Books, Audio Books, Music CD's, and Magazines~~	~~$0.25 per day~~
~~Overdue DVDs~~	~~$1 per day~~
~~Maximum Fine~~	~~Replacement cost of the item documented in the library database record~~
Replacement Library Cards	$1
Damaged Audio/Visual Cases	$3
Lost or Damaged Material	Replacement cost of the item documented in the library database record
Copies & Printing	$0.10 per page
Fax (sending and receiving)	$1 for first page and $0.50 for each additional page
*Library material that is 60 days or more overdue is considered lost, and the replacement cost of the item is added to the borrower's record.	
Miscellaneous Fees	

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Copies of fire and police reports and other special documents	Charges to recover costs associated with public information requests related to fire and police shall be assessed in accordance with Texas Administrative Code, title 1, part 3, chapter 70, rule 70.3 Charges for Providing Copies of Public Information.
	Copies of special documents for police reports shall be assessed in accordance with the Texas Transportation Code (550.065) Release of Certain Information Relating to Accidents.
Copies of public information	Charges to recover costs associated with public information requests shall be assessed in accordance with Texas Administrative Code, title 1, part 3, chapter 70, rule 70.3 Charges for Providing Copies of Public Information.
Fingerprinting Fee	$25
Garage Sale Permit	$10 per event held
Animal Control Related Fees	Animal control related fees shall be in accordance with the Collin County Animal Services and City of Celina Interlocal Agreement, as amended.
Financial Statements or Year-End Audits	$10
Code of Ordinances	$100
Comprehensive Plans with Maps	$200

ORDINANCE NO. 2023-___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING THE CITY'S MASTER FEE CHART (APPENDIX A); PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FINDINGS; PROVIDING FOR AMENDMENT TO THE CODE OF ORDINANCES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR PENALTY, PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; ANDPROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a home rule municipality located in Collin County and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code, the Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City Council of the City of Celina, Texas is empowered under Local Government Code 54.001 to do all acts and make all regulations which may be necessary or expedient for the promotion of the public health, safety, and general welfare; and

WHEREAS, the City Council is empowered to recover costs through the collection of various fees;

WHEREAS, it is in the best interest of the public health, safety, and welfare that the City's fee schedule be revised.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS

SECTION 1
INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2
FINDINGS

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas and of the public health, safety, and welfare.

SECTION 3
AMENDMENTS

3.01 That the City of Celina Code of Ordinances, Appendix A: Master Fee Chart, is hereby amended by way of replacement to read as contained in the attached Exhibit A.

3.02 All other articles, chapters, sections, paragraphs, sentences, phrases, and words are not amended and are hereby ratified and affirmed.

SECTION 4
CUMULATIVE REPEALER CLAUSE

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 5
SAVINGS CLAUSE

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting utility rates and fees which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 6
SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in while in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

SECTION 7
PENALTY

If the governing body of the City of Celina determines that a violation of this Ordinance has occurred, the City of Celina may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity. Any person, firm or corporationviolating any of the provisions or terms of this ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Celina, and upon conviction shall be punished by a fine not to exceed Five Hundred Dollars ($500) for each offense, and a separate offense shall be deemed committed upon each day during or on which a violation occurs and continues.

SECTION 8
PUBLICATION CLAUSE

The City Secretary of the City of Celina is hereby directed to publish in the Official Newspaper of the City of Celina the Caption, and Effective Date Clause of this Ordinance as required by Section 52.013 of the Local Government Code.

SECTION 9
ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the

descriptive Caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 10
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage in accordance with law.

DULY PASSED AND APPROVED by the City Council of the City of Celina, Texas this 14th day of November 2023.

CITY OF CELINA

_____
Ryan Tubbs, Mayor

ATTEST:

_____
Lauren Vaughns, City Secretary

CITY OF CELINA
MASTER FEE CHART

UPDATED NOVEMBER 2023

Life Connected.

MASTER FEE CHART

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Development Fees	
Building Permit Fees	
New 1 & 2 Family Dwellings	
Application	$50
Plan Review	$400 + $200 each additional review after 2nd
Revised Plan Review	$200
Building Permit	$1.10 per sf under roof
T-Pole	$100
Irrigation	$185
Fence	$75
Expired Permits/Refund	50% refund on permit fee if prior to work beginning
Re-inspection	$100 per failed inspection after 2nd failed inspection
Unauthorized Cover-Up/ Skipped Inspection	$200 (doubles for every offense on same project)
Paid Same Day Inspection	$150 (requested and paid for before 8AM)
Reinstatement of expired permit	25% (same plan) or 50% (revised) of original fee
Administrative Fee	$20 per MEP sub-swap (on BLDSF projects only)
Parkland Dedication	1 acre each 50 lots (or $3 per sf of land of that acreage or appraisal)
Park Improvement	$1,500 per unit
Building Activity	$600 per building
Technology	$500 if/when applicable
Outdoor Warning Device	$40 per unit (SF)
Capital Recovery Fees	If/When applicable
Impact Fees	See Impact Fee Chart (may vary with agreement)
Residential Remodels & Additions	
Application	$50
Plan Review	$125 + $125 each additional review after 2nd
Building Permit Fee	$0.65 per sf under roof ($200 minimum)
Building Fee	$100 per (MEP)
Re-inspection Fee	$100 per failed inspection after 2nd failed inspection
Working without Permit	Double the permit fee (2nd offense is 3x the cost)

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Residential Building Permits - Mechanical, Electrical, Plumbing	
Building Permit - Mechanical	$100
Building Permit - Electrical	$100
Building Permit - Plumbing	$100
Working without a Permit	Double the permit fee (2nd offense is 3x cost)
Residential Miscellaneous Permits (Minor Permits)	
Application Fee	$50
Plan Review Fee	$100 ($200 for second & beyond)
After Hours Inspection	$80 per hour (4-hour minimum)
Temporary Gas & Electric Inspection	$100
Paid Same Day Inspection	$150 (before 8AM)
Demolition or Foundation Repair	$100
Curb Cut/Driveway/Flatwork	$100
Fence	$50
Solar Panel/Storm Shelter/Windows	$100
House Moving	$400
Irrigation	$185
Backflow Installation	$75
Manufactured Home	$100 + trades ($100 each)
Accessory Structures (patio covers, decks, outdoor kitchens, detached garages, shade structures, carports, fire pits, etc.)	$250 per structure
Pool/Spa	$250 (Major)/$100 (Minor)
Generator	$100
Refund Policy	50% of permit fee when no work has been done
Re-inspection Fee	$100 per failed inspection after 2nd failed inspection
Retaining Wall	$100
Roof/Roof Repair	$100
Simple Grading- Single Lot	$75
T-Pole	$75
Unauthorized Cover-Up/Skipped Inspection	$200 (doubles for every offense on same project)
Water Well Drilling	$100
Work without Permit fee	Double the permit fee

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New Commercial & Multi-Family	
Application	$225
Plan Review	50% of building permit fee for projects valued at $3,000,000 or less, 25% of permit fee for projects valued greater than $3,000,000, or amount as required by 3rd party review
Fourth (or more) Plan Review Fee	$1,000 + $1,000 for each additional round
Revised Plan Check Fee	50% of original plan review fee
Minor Plan Revision	$500
Paid Same Day Inspection	$150 (before 8AM)
Unauthorized Cover-Up/ Skipped Inspection	$500 (doubles for every offense on same project)
Commercial Building Permit	Current ICC sf construction costs table fee for appropriate construction type (gross area X sf construction cost X permit fee multiplier (.0075) = permit fee
Multi-Family Building Permit	$0.90 per sf under roof
Re-Inspection	$100 per each inspection after 2nd failed inspection
Building Fee (M.E.P.)	$0.06 per square foot (minimum $100)
Outdoor Warning Device	$14 per unit
T-Pole	$150
Building Activity	$500 per building
Technology	$50 (per multi-family unit)
Parkland Dedication Fee	$500 per unit (when applicable)
Park Improvement Fee	$1,000 per unit (when applicable)
Certificate of Occupancy (CO)	$250
Temporary CO	$300 every 30 days
Impact Fees (water, sewer, roadway)	See Impact Fee chart

MASTER FEE CHART

Tenant Finish-Out & Remodel Miscellaneous Commercial & Multi-Family	
Application	$200
Plan Review	50% of building permit fee for projects valued at $3,000,000 or less, 25% of permit fee for projects valued greater than $3,000,000, or amount as required by 3rd party review
Fourth (or more) Plan Review	$500 (escalates by $100 each time thereafter)
Minor Plan Revisions	$500 (50% of original plan review fee for major revisions)
Paid Same Day Inspection	$150 (before 8AM)
Commercial Building Permit	$8 per $1,000 in value ($200 minimum)
Multi-Family Building Permit	$0.44 per square foot
Building Fee (M.E.P.)	$0.06 per square foot ($75 minimum)
Clean & Show/ Meter Release	$75
Demolition	$100
Re-Roof	$100 permit (per building)
Commercial Pool	$500 + trades minimum
Curb Cut / Driveway / Flatwork	$100
Retaining Wall/Screen Wall/ Fence	$6 per $1,000 valuation ($100 minimum)
T-Pole	$150
Temporary Trailer	$200 + trades minimum
Temporary Batch Plant	$350
Unauthorized Cover-up/ Skipped Inspection	$250 (doubles for every offense on same project)
Refund Policy	80% the permit fee (only when no work has been done); 50% when work has been done
Re-inspection Policy	$100 per inspection
Working without a Permit	Double the permit fee
After Hours Inspection	$80 per hour (4-hour minimum)
Certificate of Occupancy (CO)	$125
Temporary CO	$300 every 30 days (escalates)

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Annual Contractor Registration	
Mechanical, Electrical, Plumbing Contractor	No charge per state law
General Contractor	$100
Irrigator Contractor	$100
Sign Contractor	$100
Right-of-Way Contractor	$100
Utility Franchise Contractor	No charge
Working without Permit Fee	Double the permit fee & Re-register as a Contractor
Signs/Promotional Event Permits	
Wall Sign or Miscellaneous	$150 application + $50 permit + $75 electrical (if applicable)
Monument Sign	$150 application + $100 permit + $75 electrical (if applicable)
Banners	$50 permit (valid for a 2-week period)
Promotional Event	$50 + $50 food (if applicable)
Engineering Fees	
Non-Franchise	$75
After-Hour Inspection	$80 per hour (4-hour minimum)
Minor Review	$500
Floodplain Permit	3rd party review fee (if applicable) + 0-3 acres: $300 3.01-20 acres: $500 20+ acres: $1,000 + $10 per acre
Earthwork/Grading Permit	0-5 acres: $150 5.1-10 acres: $250 10+ acres: $500 + $10 per acre
Site Development Fees (Civil Permit)	
Admin Fee	$2,476
Plan Review	$262 (per page)
Fourth (or more) Plan Review	$1,000 each (escalating $1,000 each round)
Landscape/Hardscape Plan	$250 plan review + $500 permit
Revised Plan Fee	50% of original plan review fee (major) $500 (minor)
Civil Permit Fee - Residential	$601 (per lot)
Civil Permit Fee - Non-Residential	$23,358 (per acre)
Civil Permit Fee - Multi-Family	$8,037 (per connection)
Civil Permit Fee – Off-Site Infrastructure	$262 (per page)
District Decertification	$1,750 (per acre) or $2,500 (per meter)

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Right-of-Way Management Fees Streets, sidewalks, and other public places					
Permit Application		$100			
Expedited Application Fee		$250			
Saturday Inspection Fee; each Saturday		$200			
Permit Expiration Fee; each permit for incomplete work on expiration date if not extended		$30			
Electronic Maps Submittal Fee; per hour of labor necessitated by hard copy submittal in lieu of electronic format (2-hour minimum)		$80			
Registration (per right-of-way user per year)		$50			
Inspection Fee		$1/LF or $150/day of anticipated construction time, whichever is greater			
Small Cell Application Fee (this penalty shall not exceed and is capped by statutory limits)		$500 (1–5 network nodes)			
		$500 (1–5 network nodes)			
		$1,000 per pole			
Small Cell User Fees (this penalty shall not exceed and is capped by statutory limits)		$250 annually for each network node			
		$20 per year for city pole attachment			
Public Inconvenience Penalty Public inconvenience penalties are assessed and calculated from the date of expiration of the permit until date of completion of work or repair or of final backfill if turned over to the department for repair. This penalty shall not exceed and is capped by statutory limits.					
Type of Facility	Unit of Cost	Penalty (per day)			
		31-75 days	79-90 days	90-100 days	100+ days
Sidewalk	Per sf	$0.0026	$0.0052	$0.0078	$0.0104
Driveway	Per each	$39	$78	$117	$156

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Fire Services	
Permit & Inspection Fees	
Application Fee	$200 per permit (applies to all permit types)
In-House Plan Review	$200
In-House Plan Re-Review	$150
3rd Party Plan Review	As applicable
Fire Alarm	1-150 devices: $150 150+ devices: $300 Additional floors (beyond the 1st): $100 each
Fire Sprinkler (new commercial or multi-family)	0-100,000 sf - $0.05 per sf 100,000+ sf - $0.03 per sf
Fire Sprinkler (tenant finish-out / remodel)	1-150 sprinkler heads: $250 150+ sprinkler heads: $300 Additional floors (beyond 1st): $50 each
Fire Sprinkler – Single Family	$150
Standpipe Hose Valve System	$200 Additional floors (beyond 1st): $50 each
Fire Vertical Release	$150
Fire Pump	$300
Emergency Responder Communications System Smoke Control System	1-150 devices: $150 150+ devices: $300 Additional floors (beyond the 1st): $100 each
Smoke & Heat Removal System	$200
Alternate Suppression System	$200
Fire Fighter Air Replenishment System (FARS)	$200 Additional floors (beyond 1st): $50 each
Wire and/or Cable Inspection (per Building) Underground Fire Main & Remote FDC (each) Building Access Control System (per door) Gate Access Control (per gate) Hood Suppression System (per hood) FM 200 System/ Spray Booth LPG or Compressed Gases Co2 Beverage Dispensing System Flammable/Combustible Storage Tank (each) Hazardous Materials Rack Storage Industrial Oven Fire Lane Traffic Control Device Battery Systems Inspection Types (not accounted for)	$200
Temporary Tent or Canopy (per structure)	$150

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Open Burn Permit	$100 per area
Pyrotechnic Display (Fireworks)	$300
Aboveground Temporary Fuel Tank	$200
Working without a Permit	Double the permit fee
Annual Re-inspection Failed Fee	$75 per inspection
Red Tag/Failed Inspection/Stop Work Order	$250 (each occurrence)
After Hours Inspection	$80 per hour (4-hour minimum)
Fire Watch Personnel	$50 per hour (4-hour minimum per each fire watch)

Health Services	
Food Service Establishment	$375
Food Service - Limited Purpose/Private School	$100
Food Service - Non-Profit/Public School	No charge
Food Truck (hot or cold)	$325 (includes fire inspection)
Grocery Store - Major	$650
Grocery Store - Minor	$275
Late Annual Renewal	$150
Re-inspection Fee	$100
Seasonal Food	$150
Temporary Food/ Event Vendor	$100 (included fire inspection)
Other Annual Permits	
Alcohol	Half of the State Fee (TABC regulated)
Pool (Public or semi-private)	$225
Peddler/Solicitor/Vendor	$100 per year per person
Liquid Waste Transporter	$50 each vehicle
Sustainability Registration (multi-family)	$150 + $25 per unit
Sustainability Registration (single-family & duplex)	$50 per unit
COSI Program	$50
Carriage Operator License	$50
Carriage Driver License	$25

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Planning Services	
Application Fee	$300
Site Plan Review	$750
Minor/Amending/Conveyance Plats	$400
Preliminary/Replat/ Final Plats	$500 + $15 per lot
Plat Processing Fee	$300
Development Agreement (Minor)	$1,000
Development Agreement	$5,000
Development Agreement (Major)	$12,000
Legal Interpretation of Development Agreement	At cost (as invoiced) – minimum $3,000
Fourth (or more) Review Fee	$1,000 + $1,000 for each additional review round
Annexations/PDs/Zoning Change	$750
Specific Use Permit	$500
Zoning Verification Letter	$200
Variance (BOA)/HPC	$300
Zoning Signage	$350
Alley/ROW Abandonment	$300
Downtown Parking (in lieu)	$3,000 per space (up to 50%) *Downtown Code*
Tree Removal	
Tree Removal Permit	$200 (+ mitigation - see Tree Valuation Schedule)
6”- 10” (DBH)	$600 x (multiplier)
11”- 20” (DBH)	$1,600 x (multiplier)
21”- 30” (DBH)	$4,000 x (multiplier)
31” + (DBH)	$5,000 x (multiplier)
Illegal Tree Removal	$1,000 + double the mitigation costs

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Fire Department Fees	
EMS Billing Fees	
BLS Nonemergency	$1,150
BLS Emergency	$1,150
ALS Nonemergency	$1,350
ALS Emergency	$1,350
ALS Level 2	$1,450
Specialty Care Transport	$1,350
Oxygen	$125
ALS Disposables	$400
BLS Disposables	$300
Medications	$100
Additional Crew Member	$40
Refusal/No Transport Fee	N/A
Definitive Care Fee (treatment by IV or IM meds with no transport)	$200
Security Alarm Fees	
Annual, Nonrefundable - New Alarm permit or Renewal (Residential)	$35
Annual, Nonrefundable - New Alarm Permit or Renewal (Commercial & MF)	$100
• A permit is valid for a period of twelve (12) months from the date of issuance. Permits must be renewed within ten (10) days of the expiration of the previously issued permit. An updated application and registration renewal fee must be submitted for renewal. • Governmental and public educational sites are exempt from all permit fees, false alarm charges, service fees, and fines that are assessed under this article as long as the entity has a valid alarm permit, but shall comply with all other requirements of this article.	
To register an alarm and/or read the City Ordinances on Alarm Systems visit www.crywolfservices.com/celinatx	
Business Fees	
Liquid Propane Portable Container Permit (retail)	Display: $150 per display A plan submittal by the owner is required prior to inspection. Fees include plan review, one final inspection, and a permit. If a red tag is issued to the contractor during an inspection, there will be a re-inspection fee of up to $250 for each re-inspection.

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Utility Rates & Charges		
Water Deposits		
Residential	$200 each living unit	
Business - Fewer than 5 employees	$150	
Business - 5+ employees	$200	
Cleaners/Laundromats	$250	
Grocery Store - Minor	$250	
All Two-Inch Meters	$250, plus $100 for each inch over 2”	
Water Rates - Residential		
Inside City (W1) - Monthly Minimum Charge		
	Effective Jun-22	Effective Jun-23
¾”	$24.56	$24.56
1”	$41.30	$41.30
1-1/2”	$82.61	$82.61
2”	$132.18	$132.18
Inside City (W1) - Volume Rate/1,000 gallons		
	Effective Jun-22	Effective Jun-23
2,001-10,000	$5.37	$5.37
10,001-20,000	$8.13	$8.13
20,001-30,000	$9.57	$9.57
30,001 & above	$13.81	$13.81
Outside City (W2) - Monthly Minimum Charge		
	Effective Jun-22	Effective Jun-23
¾”	$36.84	$36.84
1”	$61.95	$61.95
1-1/2”	$123.92	$123.92
2”	$198.27	$198.27
Outside City (W2) - Volume Rate/1,000 gallons		
	Effective Jun-22	Effective Jun-23
2,001-10,000	$8.05	$8.05
10,001-20,000	$12.19	$12.19
20,001-30,000	$14.35	$14.35
30,001 & above	$20.72	$20.72
Water Rates - Commercial		
Inside City (W3) - Monthly Minimum Charge		
	Effective Jun-22	Effective Jun-23
¾”	$29.50	$29.50
1”	$51.63	$51.63
1-1/2”	$103.27	$103.27

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2”	$165.22	$165.22
3”	$247.83	$247.83
4”	$413.05	$413.05
Inside City (W3) - Volume Rate/1,000 gallons		
	Effective Jun-22	Effective Jun-23
2,001-10,000	$5.37	$5.37
10,001-20,000	$8.13	$8.13
20,001-30,000	$9.57	$9.57
30,001 & Above	$13.81	$13.81
Outside City (W4) – Monthly Minimum Charge		
	Effective Jun-22	Effective Jun-23
¾”	$44.25	$44.25
1”	$77.45	$77.45
1-1/2”	$154.90	$154.90
2”	$247.84	$247.84
3”	$371.74	$371.74
4”	$619.58	$619.58
Outside City (W4) – Volume Rate/1,000 gallons		
	Effective Jun-22	Effective Jun-23
2,001-10,000	$8.05	$8.05
10,001-20,00	$12.19	$12.19
20,001-30,000	$14.35	$14.35
30,001 & Above	$20.72	$20.72

Temporary Water Service: Temporary water service may be established at a residential structure for cleaning at the rate of $15.00 per day, which includes services for seven (7) days or less for up to two-thousand gallons. The temporary connection service may be renewed in seven-day increments to a maximum of twenty-eight (28) consecutive days. Water consumed over two-thousand gallons will be billed at the regular volumetric rates.

Bulk water sales: Bulk water sales via a fire hydrant connection will be billed at the most current commercial rate. Anyone caught obtaining water without permission will be charged with a criminal offense.

New Home Builder Service: New homes that are under construction will be charged at monthly fee of $100.00 per month during construction in lieu of standard billing rates. After a Certificate of Occupancy is issued on a new home, the City’s standard rate structure will apply.

Waste Water - Residential		
Inside City - Monthly Minimum Charge		
	Effective Jun-22	Effective Jun-23
¾”	$25.54	$25.54
1”	$45.90	$45.90
1-1/2”	$85.66	$85.66
2”	$146.85	$146.85

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Inside City - Volume Rate/1,000 gallons		
	Effective Jun-22	Effective Jun-23
Minimum - 5,000	$6.37	$6.37
5,001-Above	$7.88	$7.88
Gallon Allowance	1,000	0
Outside City - Monthly Minimum Charge		
	Effective Jun-22	Effective Jun-23
¾”	$38.32	$38.32
1”	$68.84	$68.84
1 ½”	$128.49	$128.49
2”	$220.27	$220.27
Outside City - Volume Rate/1,000 gallons		
	Effective Jun-22	Effective Jun-23
Minimum-5,000	$9.55	$9.55
5,001-Above	$11.82	$11.82
Gallon Allowance	1,000	0

Waste Water - Commercial		
Inside City - Monthly Minimum Charge		
	Effective Jun-22	Effective Jun-23
¾”	$30.59	$30.59
1”	$57.37	$57.37
1 ½”	$107.08	$107.08
2”	$183.56	$183.56
3” (added 12/13/22)	$256.96	$256.96
4”	$458.90	$458.90
6” (added 12/13/22)	$917.80	$917.80
8” (added12/13/22)	$1,835.60	$1,835.60
Inside City - Volume Rate/1,000 gallons		
	Effective Jun-22	Effective Jun-23
2,001 & above	$6.94	$6.94
Outside City - Monthly Minimum Charge		
	Effective Jun-22	Effective Jun-23
¾”	$45.89	$45.89
1”	$86.06	$86.06
1 ½”	$160.63	$160.63
2”	$275.34	$275.34
4”	$688.36	688.36
Outside City - Volume Rate/1,000 gallons		
	Effective Jun-22	Effective Jun-23
2,001 & Above	$10.41	$10.41

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Municipal Drainage Utility System Fees The drainage utility fee set forth in this section shall be collected through the city's bill for public utilities pursuant to the act	
Impervious Area: Fee Assessed	
• Drainage utility fees shall be charged based on a property's contribution to the public drainage utility system. The contribution shall be based on the impervious area for the property. • The drainage utility fee, payable monthly, shall be established with respect to all property within the City according to the following schedule	
Single-Family Residential	
Tier 1 (smallest 20%, 0 – 3,750 sf IA)	$4.90
Tier 2 (middle 60%, 3,750–6,400 sf IA)	$7.90
Tier 3 (largest 20%, > 6,400 sf IA)	$13.25
Non Single-Family Residential	
Monthly Rate per ERU	$7.75
*ERU (Equivalent Residential Unit) = 5,000 sf impervious area. A minimum charge of one (1) ERU shall be applied to each nonexempt non-single family residential developed property, regardless of classification.	
Impervious Exemptions	
• Property held and maintained in its natural state, until such time that the property is developed and all of the public infrastructure constructed has been accepted by the city in which the property is located for maintenance; • A subdivided lot, until a structure has been built on the lot and a certificate of occupancy has been issued by the city; • Property with proper construction and maintenance of a wholly sufficient and privately-owned drainage system; ○ State property; ○ City property; ○ County property; ○ School district property; ○ Tax-exempt religious institution property; and Public or private institutions of ○ higher education property.	

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Service Fees

Garbage Collection (Residential / Senior Citizen) + 8.25% Sales Tax

Effective	11/18/2022	11/18/2023
Trash	$16.30 / $15.40	$17.74 / $16.76
Recycling	$3.65 / $3.65	$3.97 / $3.97
Extra Cart	$9.75	$10.75

Garbage Collection (Mustang SUD Customers) + 8.25% sales tax

Effective	11/18/2022	11/18/2023
Trash	$16.30	$17.74
Recycling	$3.65	$3.97
Extra Cart	$9.75	$10.75

Commercial Frontload Rate Schedule

Size/ Frequency	Lifts						
	1	2	3	4	5	6	Extra Lift
2 Cubic Yd	$98.93	$202.55	$273.02	$279.44	$296.91	$302.84	$70.22
3 Cubic Yd	$138.06	$306.51	$381.03	$409.14	$434.71	$443.40	$81.91
4 Cubic Yd	$182.95	$368.18	$504.97	$514.94	$547.12	$558.07	$93.59
6 Cubic Yd	$205.67	$410.53	$567.66	$578.50	$707.05	$806.03	$128.69
8 Cubic Yd	$251.38	$452.45	$694.30	$925.68	$1,256.73	$1,389.21	$140.37

Container with Gates	$7.01
Containers with Casters	$14.02
Containers with Locks	$13.67
Commercial Cart 1x Week	$36.27
Commercial Cart 2x Week	$46.07
Commercial Recycle Cart	$3.76
Additional Cart	$27.75

Roll off Rate Schedule (20, 30, 40 Cubic Yard) Per Ton

Haul	$558.81
Delivery	$147.07
Daily Rent	$5.89
Monthly Rent	$176.71
Disposal Per Ton	$50.99
Disposal Load	$300.00
Relocation	$99.35

Downtown Compactors (City Owned)

	Monthly (1 pickup/week)	Monthly (2 pickup/week)
Tier 1 - Service Company	$50	$80
Tier 2 - Service Company	$150	$250

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Tier 3 - Food Service Company		
0-125 Max Occupancy (inside/outside)	$500	$600
126-225 Max Occupancy (inside/outside)	$600	$700
226-300 Max Occupancy (inside/outside)	$700	$800
Replacement of Key	$100	
Illegal Dumping Fee (no 1-time use allowed)	$1,000	
Water & Sewer Service Charges		
Disconnect/Reconnect Fee	$50 ($75 if beyond the City's normal business hours)	
Transfer Fee	$25	
Trip Fee	$15 ($75 if beyond the City's normal business hours)	
Re-Read	$20	
Profile History	$25 plus $0.10 per page	
Temporary Disconnect/Reconnect	$25	
Meter Test	$150	
Tamper Fee	$1,000	
Returned Check Fee	$25	
Meter Fees		
¾"	$415 (existing meters only)	
1"	$480 (minimum meter size)	
1 ½"	$1730	
2"	$1,970	
Meter Change Out (Customer Request)	Current cost of the meter plus labor & materials	
Fire Hydrant Meter Fees		
Meter Deposit	$2,700	
Monthly Administrative Fee	$50	
Relocation Fee	$100 (original) $150 (2nd time) $200 (3rd+ time)	
Tamper Fee	$1,000	
Damaged Collar Lock	$95	

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Damage (due to improper freeze protection or abuse)	$1,400
Damaged RPZ (due to improper freeze protection or abuse)	$806
Contractors are responsible for providing proper freeze protection to Fire Hydrant Meter and RPZ assembly	
Re-inspection Fees	
First	$125
Second	$175
Third	$225
Water/Wastewater Connection Fees	
Water	
1” Access	$2,175
1 ½” Access	$2,475
2” Access	$2,475
Boring Fee	$1,200
• All taps and meters greater than two inches will need to be installed by the contractor, shall require a meter vault, and shall meet the most current engineering design standards. The City will only install meters up to 2” in size; larger meters must be picked up and installed by the builder. • Standard fees reference herein do not include extraordinary costs incurred by the City, including but not limited to the cost of labor and materials related to boring and repairs to streets and easements. The city will provide an itemized list detailing the actual costs of such labor and materials.	
Sewer	
4” Tap	$1,500
Boring Fee	$1,000
• All taps greater than four inches will need to be installed by the contractor. • Standard fees referenced herein do not include extraordinary costs incurred by the City, including but not limited to the cost of labor and materials related to boring, manholes, and repairs to streets and easements. The city will provide an itemized list detailing the actual costs of such labor and materials.	
Pro-Rata Charges The rate of recovery will be calculated at the time of installation, however, will not exceed the actual amount of the line installed. The time period for recovery is five years past the date of the end of the maintenance bond.	
Impact Fees Impact fees for water and sewer service units shall be charged in accordance with the current impact fee ordinance.	
Repair Fees Repair to a city-owned infrastructure, including meters/components, will be charged to the party responsible for the damage or disruption of service. The fees associated with the repair	

MASTER FEE CHART

charge will be actual cost of materials, equipment, labor, and repair to streets and easements.
Review Fees for Permits - Individual wastewater discharge permit A review fee and administration fee will be due at time of application in the amount of seven thousand five hundred dollars ($7,500). No permit will be issued until this fee is paid by the applicant.

Parks & Recreation

Practice/Tournament

	Practice (2 hours)	Tournament*	Camp/Clinic/Etc.
Turf Baseball/Softball	$50	$400 (per day)	$10 per participant, as applicable**
Baseball/Softball (per field)	$50	$350 (per day)	
Soccer/Football (per field)	$25	$200 (per day)	
Tennis Court (per court)	$20	$40 (per day)	

*Tournament fee includes 1 field setup, typically for the start of the event
**The Parks Department reserves the right to adjust pricing based on the specifics of any given event

Additional Facility Costs

Lighting (per field)	$40 per hour
Electrical Pedestal Station (Max 50 AMPS)	$100 per pedestal station
Game Preparation (baseball/softball)	$30 per field, per setup
Game Preparation (multiuse fields)	Costs contingent upon dimensions and markings required ($30 minimum)
Parks and Recreation Staff (per employee)	$40 hourly

- After 11:00 PM, it is mandatory to have one parks representative on site
- At the discretion of the Director, more than one parks representative may be required
- Repair of damaged facilities to be paid for at actual cost of labor and materials
- Parks department reserves exclusive right to sale of concession items and use of concession stand unless agreed upon otherwise in rental agreement contract

Pavilion (per 4 hours)

Less than 50 attendees	$50
51-100 Attendees	$75
More than 100 Attendees	$125

Senior Center

Deposit	$200
Rental Fee	$100 per day

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Races (walk/run/other)	
Site Restoration Fee	0 – 250 participants ($250) 251 – 500 participants ($400) 501 – 1,000 participants ($600)
Old Celina Park (facility rental fee)	$1,100 (4 hours)
Downtown Pavilion Wedding Rental	
$500 - please note that the City entered into an exclusivity agreement with Two29 On The Square and S&S Events Rentals, requiring all interested parties to book this City facility through that license.	
Special Events	
Special Events Permits	$100 – Tier 1 $175 – Tier 2 $250 – Tier 3 $350 – Tier 4
Film Friendly	
Minor Application	$100
Major Application	$300
Library Fees	
Replacement Library Cards	$1
Damaged Audio/Visual Cases	$3
Lost or Damaged Material	Replacement cost of the item documented in the library database record
Copies & Printing	$0.10 per page
Fax (sending and receiving)	$1 for first page and $0.50 for each additional page
*Library material that is 60 days or more overdue is considered lost, and the replacement cost of the item is added to the borrower's record.	
Miscellaneous Fees	
Copies of fire and police reports and other special documents	Charges to recover costs associated with public information requests related to fire and police shall be assessed in accordance with Texas Administrative Code, title 1, part 3, chapter 70, rule 70.3 Charges for Providing Copies of Public Information.
	Copies of special documents for police reports shall be assessed in accordance with the Texas Transportation Code (550.065) Release of Certain Information Relating to Accidents.

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Copies of public information	Charges to recover costs associated with public information requests shall be assessed in accordance with Texas Administrative Code, title 1, part 3, chapter 70, rule 70.3 Charges for Providing Copies of Public Information.
Fingerprinting Fee	$25
Garage Sale Permit	$10 per event held
Animal Control Related Fees	Animal control related fees shall be in accordance with the Collin County Animal Services and City of Celina Interlocal Agreement, as amended.
Financial Statements or Year-End Audits	$10
Code of Ordinances	$100
Comprehensive Plans with Maps	$200

Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Dustin McAfee, Executive Director of Development Services
CC: Madhuri Mohan, Planning Director
Date: November 14, 2023
Re: Multi-Family & Commercial Vision Book

Action Requested:
Consider and act upon a Resolution adopting the Multi-Family & Commercial Vision Book. (Multi-Family & Commercial Vision Book) (McAfee)

Background Information:
The proposed Vision Book supplements the City's base ordinances to further enhance design standards for new development by focusing on amenities, open space, and place-making. Please refer to the attachments for further information.

Legal Review:
N/A

Supporting Documents:
1. Staff Presentation
2. Draft Resolution

Financial Consideration:
N/A

Staff Recommendation:
Staff recommends approval.

MULTI-FAMILY & COMMERCIAL VISION BOOK

City Council

November 14, 2023



BACKGROUND

- The Comprehensive Plan and Strategic Plan directed Staff to proactively monitor development standards for improvements
- Celina is among the few cities that already regulate amenities and open space for new development
- This Vision Book enhances and better defines the existing regulations for amenities, open space, and place-making to take them to the next level

TIMELINE

- ~~July – Planning & Zoning Commission (Worksession)~~
- ~~August – City Council (Worksession)~~
- ~~August – Planning & Zoning Commission (Action)~~
- ~~September – City Council (Worksession)~~
- ~~October – Developer Meetings~~
- November – City Council (Action)

DEVELOPER MEETINGS

Staff invited over a dozen development firms to provide feedback on the proposed Vision Book and received the following commentary:

- Flexibility is important to avoid being overly prescriptive with any new regulations (options, choices, & rewards in lieu of inflexible standards)
- Focus on regulations that add value to a project (*and not regulations that add time or money with little purpose*)
- Keep the Minor Modification process at the staff level to avoid unnecessary public hearings and time delays for minor adjustments to site design
- The MF market is strong enough that it should not be challenged to meet the Vision Book
- Commercial development will depend upon size, shape, and situation

POLICY CONSIDERATIONS

- Celina received positive feedback and experienced tangible design improvements with the award-winning Neighborhood Vision Book
- This Vision Book requires future commercial and multi-family development to invest more into experiential design
- This results not only in a greater experience for customers and residents, but also in the long-term sustainable value of the project
- Staff worked with the consultant and development community to balance the standards to be pragmatic, yet also help advance regulations
- While drafting the ensuing ordinance revisions in 2024, Staff will incorporate the feedback into the policies

NEXT STEPS

- ~~July – Planning & Zoning Commission (Worksession)~~
- ~~August – City Council (Worksession)~~
- ~~August – Planning & Zoning Commission (Action)~~
- ~~September – City Council (Worksession)~~
- ~~October – Developer Meetings~~
- November – City Council (Action)

Staff recommends approval of the proposed Vision Book and accompanying Resolution

RESOLUTION NO. 2023-___R

A RESOLUTION OF THE CITY OF CELINA AUTHORIZING A MULTI- FAMILY & COMMERCIAL VISION BOOK

WHEREAS, the City of Celina, Texas ("Celina"), adopted a Strategic Plan in 2023 containing many strategic goals; and

WHEREAS, two of the goals were to "Be the Life Connected. City" and "Be the City of Innovative Infrastructure,"; and

WHEREAS, the Multi-Family & Commercial Vision Book is intended to function as a guide to future non-residential developers in order to implement meaningful open space, create amenities of value, offer opportunities for outdoor interaction for future tenants and visitors, and enhance future developments with quality design; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

Section 1. The recitals contained in the preamble of this Resolution are hereby found and declared to be true and correct.

Section 2. The City Council hereby finds that the creation of a Multi-Family & Commercial Vision Book will set forth a consistent standard of quality throughout the City of Celina community. The Design Guidelines are intended to guide the physical development of non-residential projects and help enforce that the design remains true to the developed vision and character of the City of Celina.

Section 3. The City Council recognizes that the Design Guidelines are one of several documents providing design guidance and restrictions for Celina by the master developer or developer/builder in undertaking any improvement, alteration, or remodel. These Design Guidelines shall be used in conjunction with other documents relating to the physical development of Celina including, but not limited to, the Zoning Ordinance, Engineering Standards, Subdivision Ordinance, Downtown Master Plan, Trails Master Plan, Parks Master Plan, and Comprehensive Plan of the City of Celina, along with International Model Construction Codes and Local Amendments.

Section 4. The City's policy which shall specify the provisions and requirements for the Multi- Family & Commercial Vision Book is included in Exhibit "A."

Section 5. This Resolution shall take effect immediately from and after its passage and publication as required by law.

DULY PASSED AND APPROVED by the City Council of the City of Celina, Texas, on this 14th day of November 2023.

CITY OF CELINA

Ryan Tubbs, Mayor

ATTEST:

Lauren Vaughns, City Secretary



Life Connected.

MULTI-FAMILY & COMMERCIAL VISION BOOK

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1 **Introduction**

8 **Multi-Family**

10 **Commercial**

15 **Open Space**

15 **Quality Guidelines**

PURPOSE AND INTENT

The purpose of these Guidelines is to set forth a consistent standard of quality throughout the City of Celina that provides guidance in addition to the City of Celina's zoning regulations found in the Zoning Ordinance. These Design Guidelines will guide the physical development of multi-family and commercial projects and help to enforce a consistent design that remains true to the developed vision and character of the City. This document is intended to guide the developer in the determining the location, size and design aspects to creating meaningful open space and gathering areas that improve the public realm throughout the City.

ORGANIZATION OF DESIGN GUIDELINES

These Design Guidelines are intended to address the built and public realm and include sections related to:

- General development layout, location, access, and connectivity
- Open Space Requirements including typologies and quality control

RELATIONSHIP TO EXISTING PLANNING INITIATIVES

The Design Guidelines are one of several documents providing design guidance and restrictions for Celina and will be the primary document for use by the master developer or developer/builder in undertaking any improvement, alteration, or remodel. Other documents relating to the physical development of Celina include but are not limited to:

- Zoning Ordinance
- Engineering Standards
- Subdivision Ordinance
- Downtown Master Plan
- Trails Master Plan
- Parks Master Plan
- Comprehensive Plan
- International Model Construction Codes and Local Amendments
- Street Best Practices

INTERPRETATION

Flexibility in interpretation and innovation is encouraged to create distinct individual development of Multi-Family project identities within the common vision for the City of Celina. All deviations from this Vision Book are subject to the approval of the Director of Planning. Approved waivers/ deviations do not set precedent except where provided herein for future Applications.

For purposes of interpretation of these Guidelines, the following provisions apply:

Except as specifically defined herein all words and terms used in this Vision Book shall have their customary dictionary definitions.

- The use of “may” or “should” means permissive, recommended or advised but not mandatory; the use of “shall”, “shall not”, “must,” “will,” “prohibited” or “not allowed” means compliance is mandatory and not voluntary or permissive.
- Where terms or phrases are subject to more than one reasonable interpretation, the more stringent interpretation shall apply.
- Where two or more provisions conflict between what is described in this document, the more specific controls the more general and the more stringent controls the less stringent.
- It is the obligation of the Applicant to request updated copies of the Vision Book.

GENERAL PROJECT LAYOUT

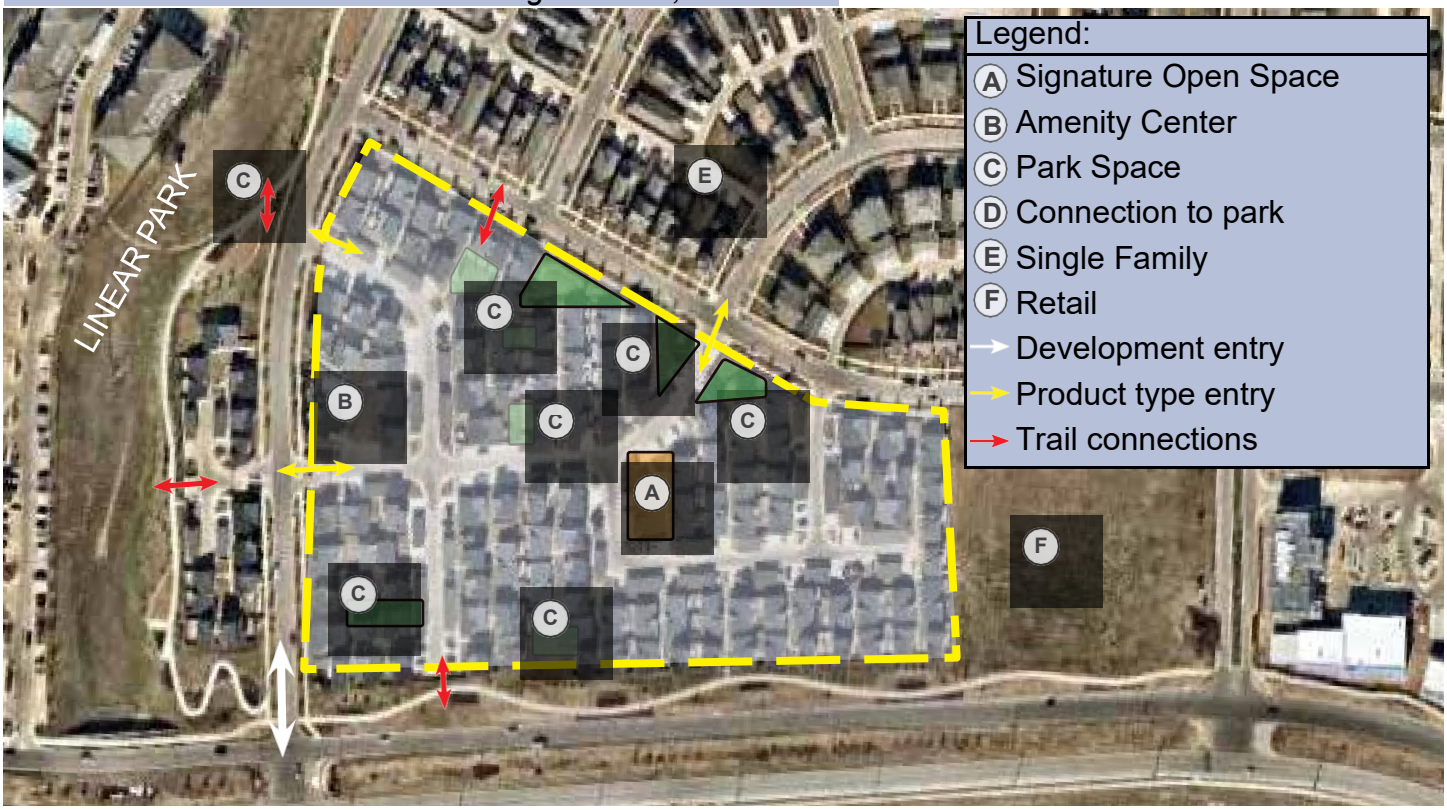
Developments shall take into consideration the project location and provide connections between adjacent residential or commercial developments and natural features. The following shall be considered when developing the site plan for the project:

1. Provide pedestrian and vehicular connections to city parks or schools by integrating open space near these elements to create a connected open space network.
2. Pathways shall be provided to adjacent developments through natural corridors and/or other trails or sidewalk systems. These trails or sidewalks shall be stubbed out to the edge of the property for future connections.
3. Provide pedestrian connections to/from adjacent retail/commercial.
4. The design of internal private streets should provide safe pedestrian and vehicular connections within the development
5. Provide pedestrian and vehicular connections to adjacent properties and roadways.
6. Pedestrian connections internal to the development should occur “off-street” within a system of pedestrian friendly connections through sidewalks / passageways / trails or connected open space to support Celina’s Life Connected vision for the City.

EXAMPLE CONNECTED COMMUNITY: Urbana at Goodnight Ranch, Austin TX

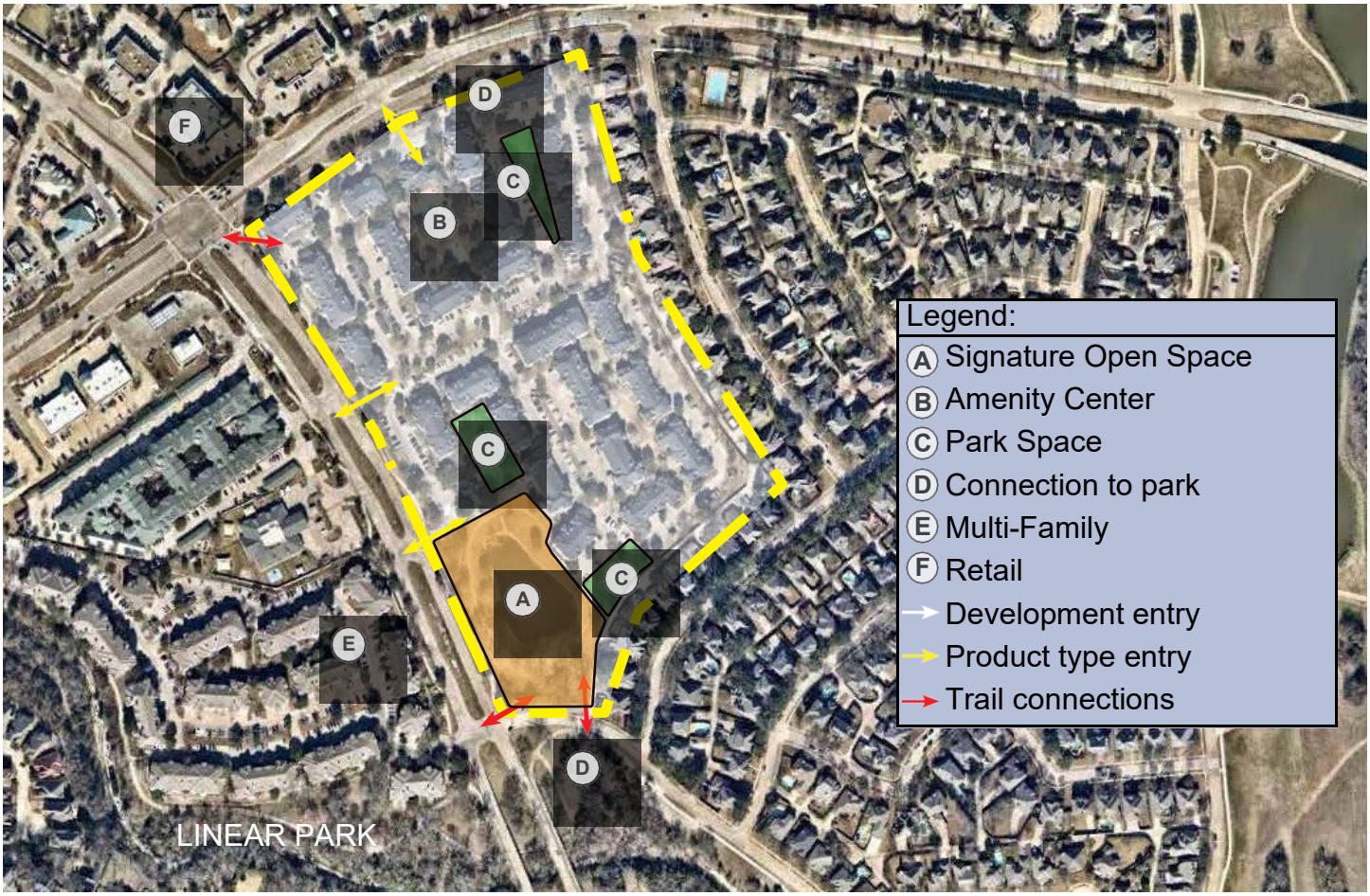


MF-0 EXAMPLE: Urbana at Goodnight Ranch, Austin TX



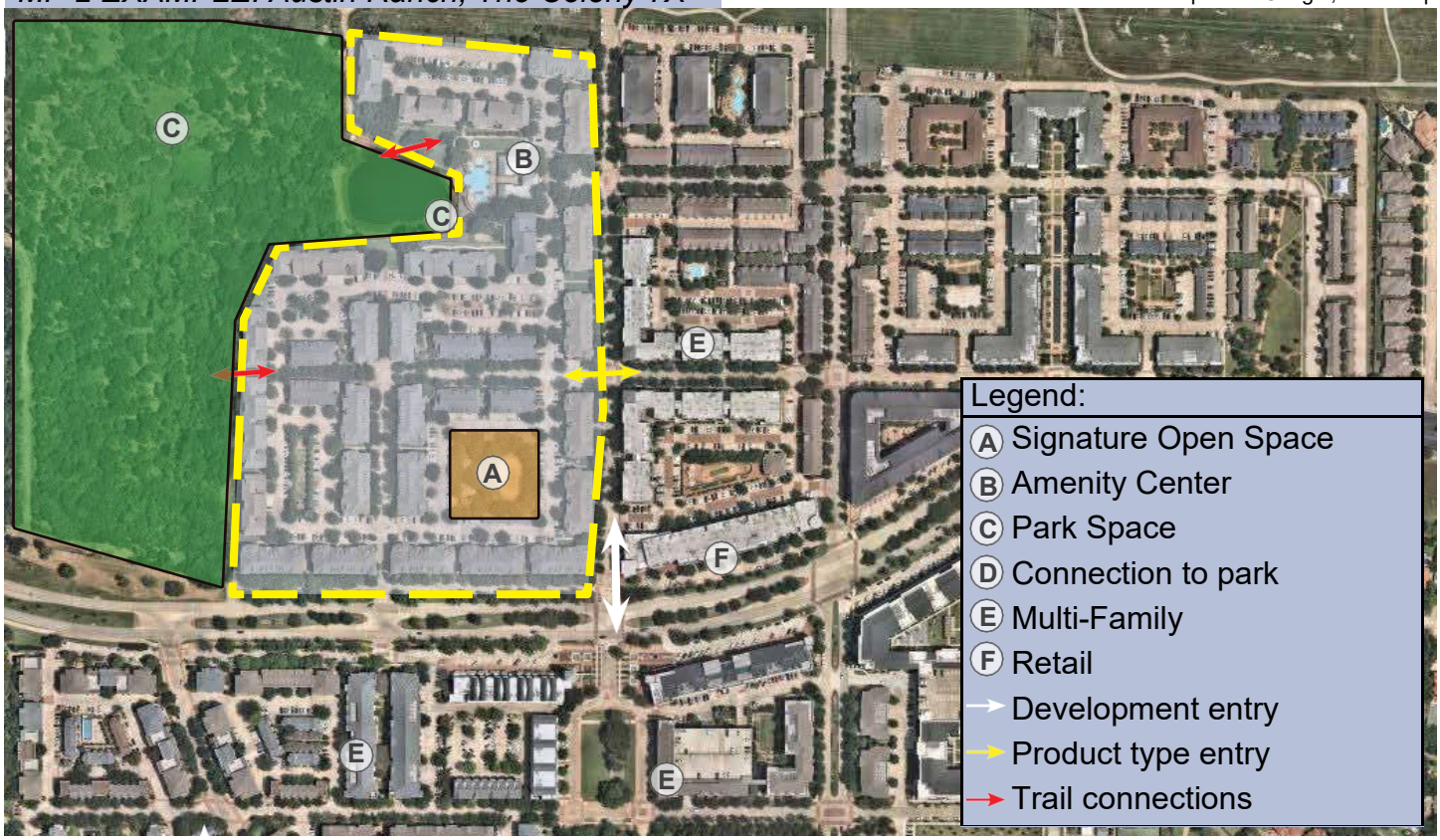
MF-1 EXAMPLE: Breckenridge Point, Richardson TX

Map data: Google, Near Map



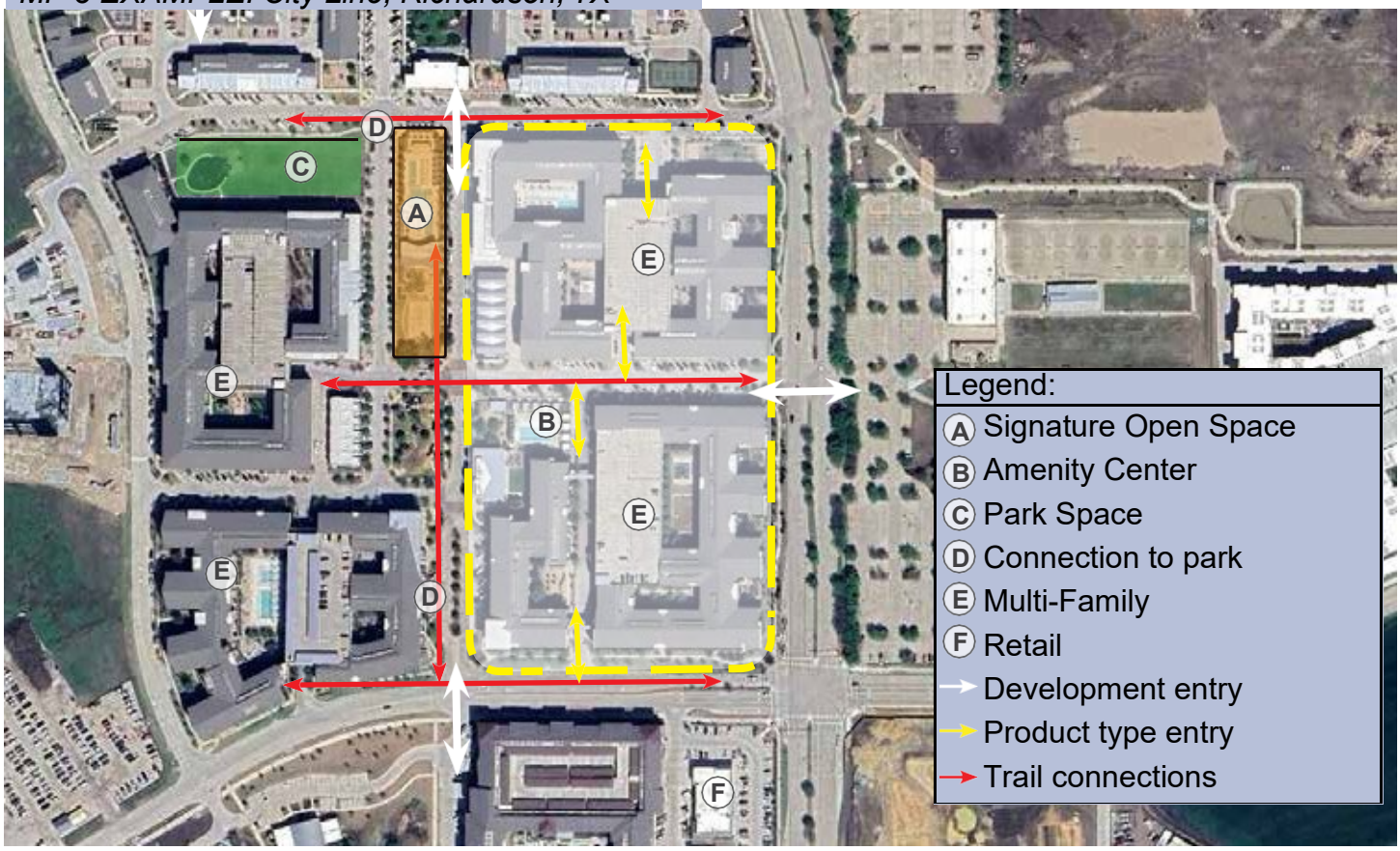
MF-2 EXAMPLE: Austin Ranch, The Colony TX

Map data: Google, Near Map



MF-3 EXAMPLE: City Line, Richardson, TX

Map data: Google, Near Map

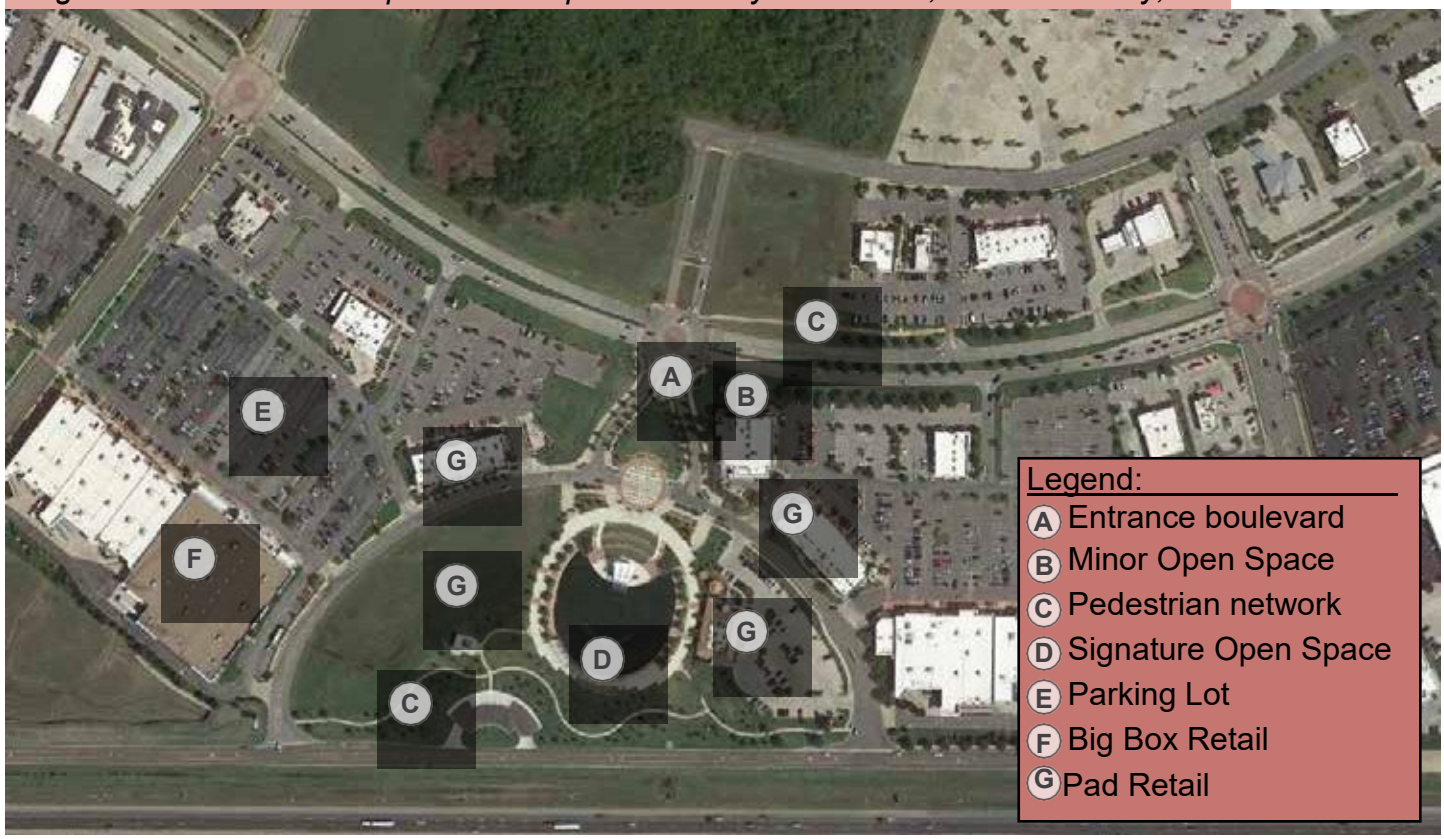


This Vision Book provides guidance for retail pad sites and larger connected development sites with in-line retail and/or big box. The goal is to create walkable developments that provide connection opportunities to adjacent retail and residential developments and that the open space that is required is usable and meaningful to the user.

1. All developments shall take into consideration the project location to provide both vehicular and pedestrian connections between adjacent developments, parks, schools, open space, or natural features.
    a. Where possible utilize existing natural corridors for trail connections;
    b. Provide stub outs to future trail connections.

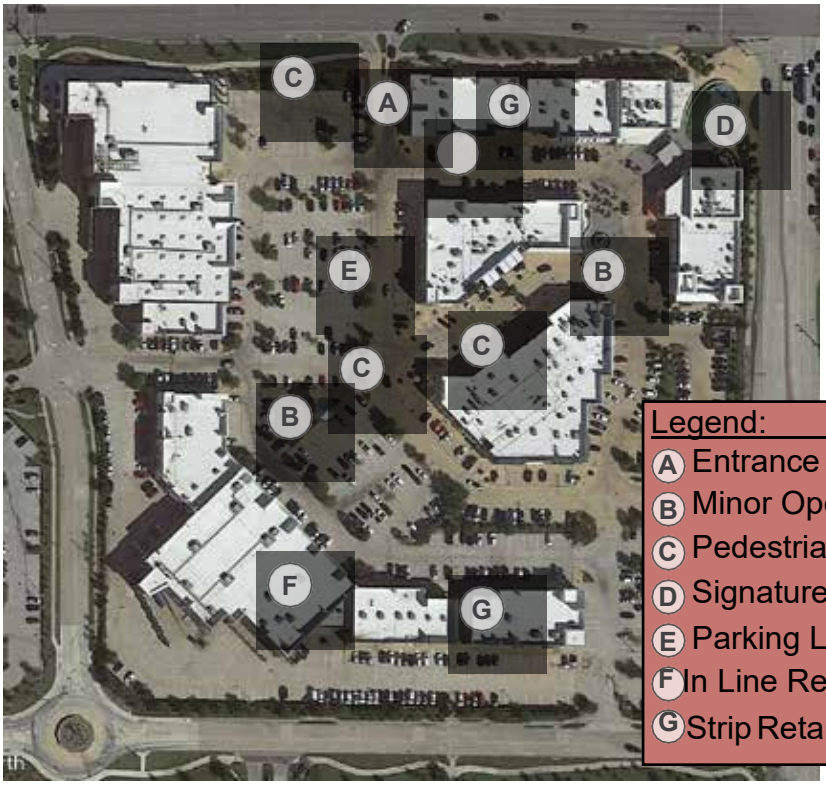
2. Larger Multi-Tenant developments - utilize a full development open space plan that satisfies the open space requirement needs through creating safe connected walkways and usable open space for the entire development.
    a. Signature Open Space (SOS) and multiple minor open spaces are required.
    b. Encourages the use of detention / retention areas for Signature Open Space (SOS).
    c. Provides a centralized gathering space. This may be counted as a Signature Open Space or as Minor Open Space.
    d. Increases the opportunity to incorporate courtyards adjacent to or within the front facade zone of the building.

Large Multi-Tenant Development Example: University North Park, Oklahoma City, OK



Map data: Google, Maxar Technologies

FULL DEVELOPMENT EXAMPLE: South Lake, TX





Legend:
- A Entrance boulevard
- B Minor Open Space
- C Pedestrian network
- D Signature Open Space
- E Parking Lot
- F In Line Retail
- G Strip Retail

Map data: Google, Maxar Technologies

FULL DEVELOPMENT EXAMPLE: Frisco, TX





Legend:
- A Entrance boulevard
- B Minor Open Space
- C Pedestrian network
- D Signature Open Space
- E Parking Lot
- F In Line Retail
- G Strip Retail

Map data: Google, Maxar Technologies

STRIP DEVELOPMENT EXAMPLE: Dallas, TX



Legend:
- A Outdoor Seating
- B Pedestrian network
- C Signature Open Space
- D Parking Lot
- E Strip Retail



Map data: Google, Maxar Technologies

3. Smaller single tenant or pad sited development shall include Minor Open Space.
   a. Provide connection to adjacent development by maintaining the front facade in the same general area as the adjacent development.
   b. Open Space requirement may be met by providing a single usable area that is connected with the building and easily accessible to the users of the facility.

Pad Sited: Prosper,TX



Legend:
- A Outdoor Seating
- B Minor Open Space
- C Pedestrian network
- D Signature Open Space
- E Parking Lot
- F Pad Retail

Map data: Google, Nearmap

OPEN SPACE

General Open Space

The type, size, and location of open spaces within the community are just as important as the amount of cumulative open space. Quality open space should provide the opportunity for users to interact in small to large groups. Each space should have a unique quality and be located within reasonable walking distance of the designated user group it serves, and shall be safely connected to the city's trail or pedestrian sidewalk system. Open Space dedication requirements are described in the Celina Subdivision Ordinance.

- Shall be a minimum of 10' wide and minimum 300 SF in size and located outside of the R.O.W. The calculation may include area that is less than 10' in width if it is contiguous with the open space. Any area that is less than 10' in width shall not consist of more than 10% of the contiguous open space.
- Signature Open Space (SOS) improvements shall be required in conjunction with any commercial or multi-family building 15,000 square feet (cumulative) or larger.

The following spaces / items cannot be counted toward any open space:
- Vehicular Paving
- Building Foot Prints
- Utility Yards
- Parking lot tree islands
- Required landscaping per Zoning Ordinance (Landscaping Requirement);
- Required Licensed Child Care Facility play space; or
- Open space that is not publicly accessible or highly visible (except for multi-family).

There are 3 levels of open space identified in this document:
- Signature Open Space (SOS)
- Minor Open Space (MOS)
- Amenity Center Open Space

CONTIGUOUS OPEN SPACE CALCULATION:



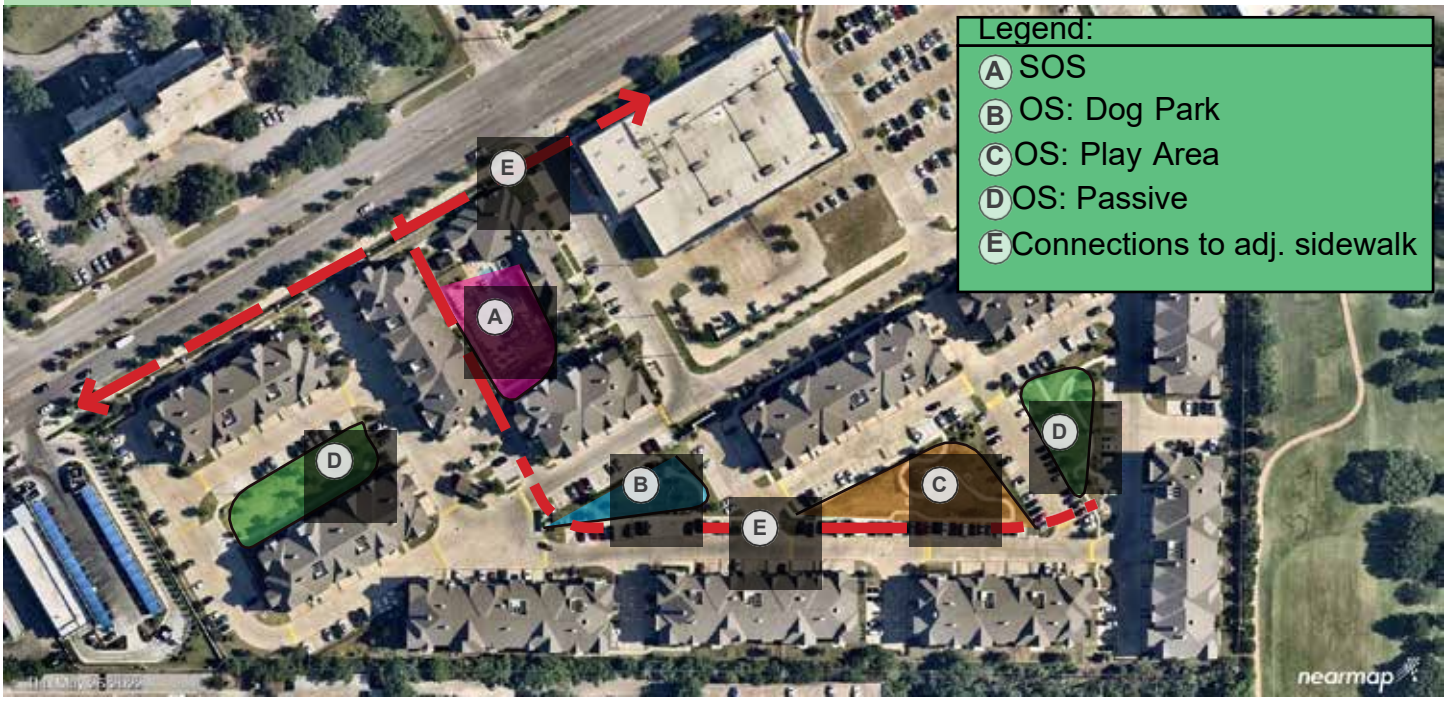
Parking islands do not count toward the required open space

Multi-Family

- Multi-Family developments shall have a minimum of one outdoor amenity / leasing center space in addition to a Signature Open Space (SOS).
- Open space provided for residents' use only may be counted toward the required open space.

MULTI-FAMILY OPEN SPACE TYPOLOGIES (20% OPEN SPACE CODE REQUIREMENT)

Dallas, TX



RETAIL OPEN SPACE TYPOLOGIES

Dallas, TX



OPEN SPACE

Signature Open Space (SOS)

Signature Open Space (SOS) improvements shall be required in conjunction with any commercial or multi-family building 15,000 square feet (cumulatively counted) or larger (excluding MF-3). Shared, regional approaches are encouraged. Elements, both in terms of quality and quantity, shall be in scale with the development and appropriately aligned with its land uses, as determined by the Director.

Each SOS shall incorporate a minimum of 4 of the following elements:

- A decorative pathway with enhanced pavement traversing the open space with adequate illumination;
- Patio/plaza/Synthetic Turf Space of adequate size for mass gathering space;
- Signature tree;
- Furniture and monuments, such as benches, low masonry seating walls, trash receptacles, and education plaques;
- Overlook (in association with retention/detention ponds or other comparable situations);
- Sculptures, and/or pedestrian entry monuments/gateways;
- Water features, excluding required retention/detention ponds;
- Shade structures such as pavilions or pergola;
- Pollinator gardens or raised planter beds;
- Incorporation and integration of natural features, such as creeks, drainage areas, riparian woodlands, floodplains, and waterways, where and when practical, in compliance with all Engineering Design Standards

Detention or Retention Ponds shall be considered as a SOS if they meet the above element requirements, are amenitized per the below, and meet all of the City of Celina Engineering Design Standards:

1. Minimum slope of 6:1 for detention ponds and 4:1 for retention ponds;
2. Provide for a 10’ minimum flat surface at the top of the bank suitable for a concrete sidewalk or trail;
3. Provide an additional landscape area on the outside of the trail for perimeter trees;
4. Perimeter trees shall be planted on the perimeter of the facility at a rate of one large canopy tree for every 50 linear feet;
5. Walls and pits are prohibited;
6. Detention ponds may not be located in a landscape buffer area adjacent to perimeter roadways;
7. Accessible by the public; and
8. Natural stone or brick veneer is required on headwalls, bridges, wall, culverts, retaining walls, and like structures.
9. Where possible, not separated from adjacent retail by firelane or parking
10. Other features as approved by the Director.

Map data: Google, Near Map

Signature Open Space (SOS)

Century Court, College Station, TX



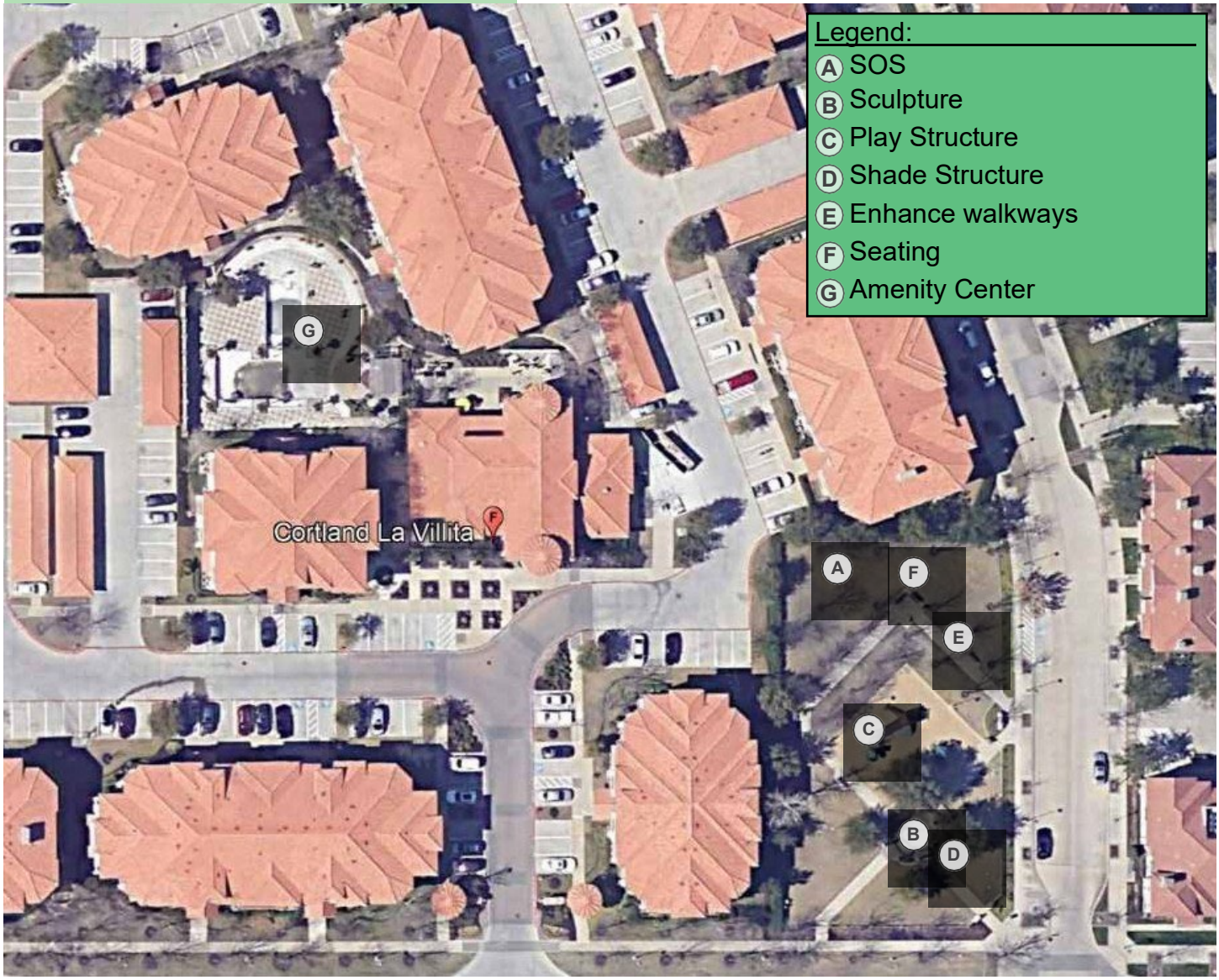


OPEN SPACE

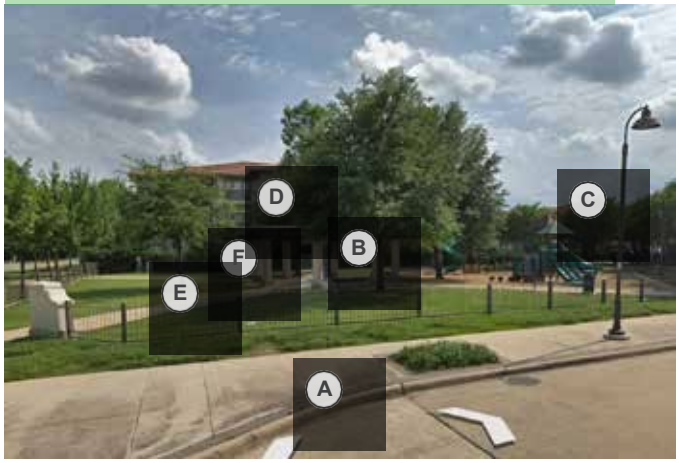
Signature Open Space (SOS)

EXAMPLES: MF

La Villita, Las Colinas / Irving, TX



La Villita, Las Colinas / Irving, TX



Multi-family Courtyard



EXAMPLES: DETENTION OR RETENTION PONDS

Granite Park, Plano TX



Glorias Restaurant, Frisco TX

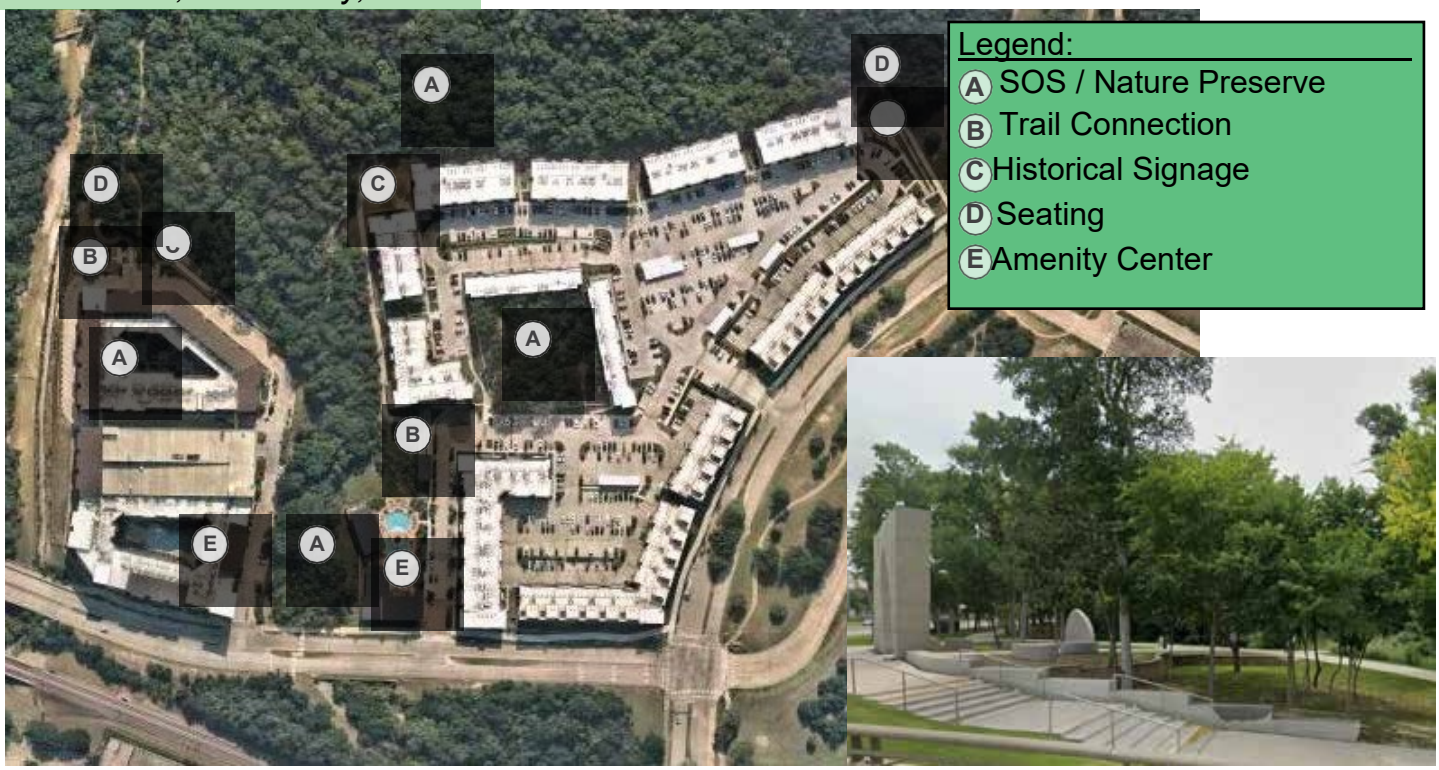


OPEN SPACE

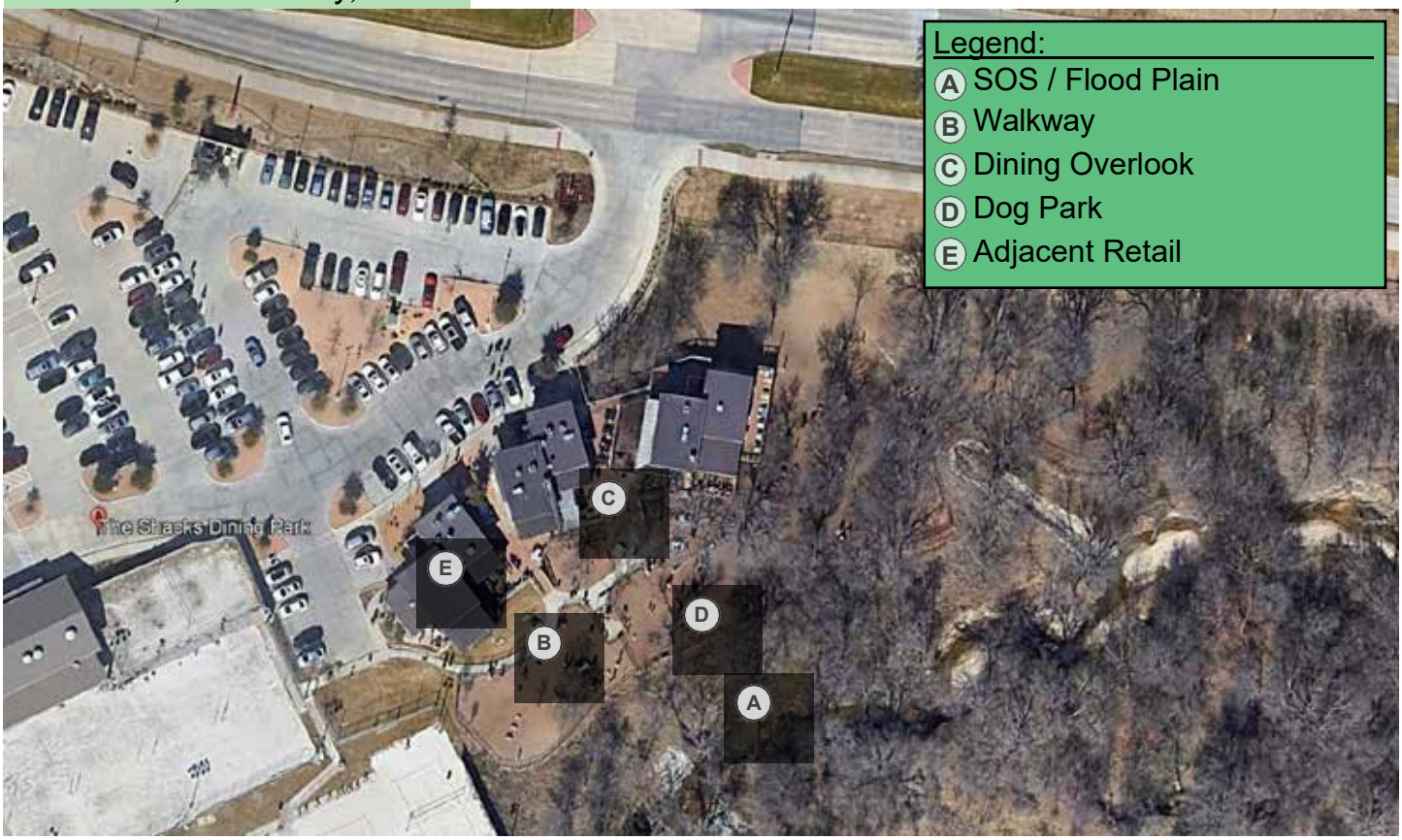
Signature Open Space (SOS)

EXAMPLE: NATURAL AREAS

The Shacks, The Colony, TX



The Shacks, The Colony, TX



Amenity Center Open Space

Amenity Center Open Spaces are required for MF land uses. Elements, both in terms of quality and quantity, shall be in scale with the development, as determined by the Director.

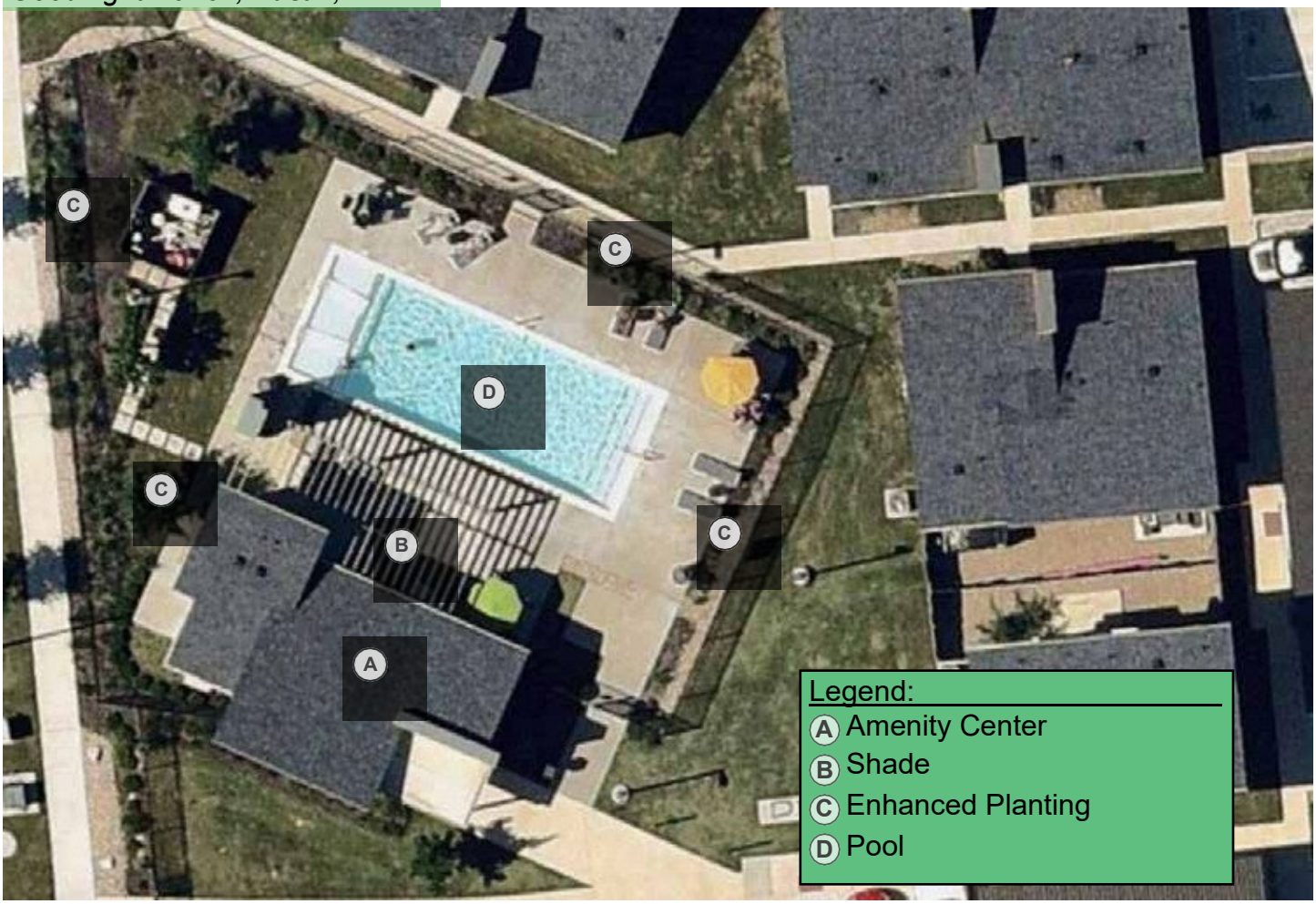
This open space type shall include at least 4 of the following:

- Pool appropriately sized for the development
- Accessory features such as pool fountains, spa, or tanning ledge
- Shade structures (cabanas, pergolas, etc)
- Gathering space (synthetic turf or enhanced paving)
- 25% enhanced planting
- 25% enhanced paving
- Children's play area (splash zone, play structure)
- Enhanced fencing with masonry columns
- Outdoor kitchen
- Outdoor fire pit

The list is not meant to be exhaustive, but provides general guidance for the expected level of quality for the open space.

MF-0 EXAMPLE

Goodnight Ranch, Austin, TX



OPEN SPACE

Amenity Center Open Space

EXAMPLE: MF-1

Cortland on Cherry Creek, Denver CO



MF-1&2 EXAMPLE

Lincoln Kessler Park, Dallas, TX



Minor Open Space

Minor Open Space (MOS) is considered any other open space that is not identified as an Amenity Center Open Space (MF Only) or SOS. Elements, both in terms of quality and quantity, shall be in scale with the development, as determined by the Director. MOS is required of all multi-family and non-residential development, regardless of size.

In addition to the minimum standards set forth in the City of Celina Zoning Ordinance, each Minor Open Space shall generally include the following elements:

- Min. 5' wide pathway connecting elements within the open space;
- Shade trees spaced in a manner to provide shade to the open space;
- Seating areas (benches, natural seating, tables and chairs, etc.);
- Play areas (Play structures, sport courts, exercise equipment, etc.);
- Shade structures (Pavilions, trellis, cabanas, overhead building extensions, etc.);
- Synthetic turf for gathering areas;
- Jogging trails;
- Entry monumentation (columns, plaques, signage, art, etc.);
- Sculpture;
- Decorative fencing;
- Drinking fountains;
- Decorative fountains.

The list is not meant to be exhaustive, but provides general guidance for the expected level of quality for the open space. Where multiple Minor Open Spaces are provided, the elements above may be combined so that no less than 2 elements are provided in a smaller open space as long as the total number of elements for the project meets the total cumulative requirement.

MINOR OPEN SPACE TABULATION

Dallas, TX



OPEN SPACE

Minor Open Space

The following pages identify different types of Minor Open Spaces and how they meet the requirements of Minor Open Space calculation may include area that is less than 20’ width but contiguous with the courtyard.

COURTYARDS

Space within the development for gathering that is separate from the amenity / leasing space.

- 2,000 SF min.
- 5’ width pathway connecting internal elements
- Connects to adjacent walkways
- Enhanced planting
- Enhanced paving
- Pedestrian lighting (Festoon, bollard, pole)
- Surrounded on 3 sides by buildings
- Sculpture
- Fountain
- Seating areas
- Scale 2:1 Building height to space width

MF-1&2 EXAMPLE



EXAMPLE: MF-1&2

Austin Ranch, The Colony, TX



Legend:

- (A) Courtyard
- (B) Enhanced Planting
- (C) Walkways
- (D) Enhanced Paving
- (E) Enclosed on 3 sides
- (F) Fountain
- (G) Seating

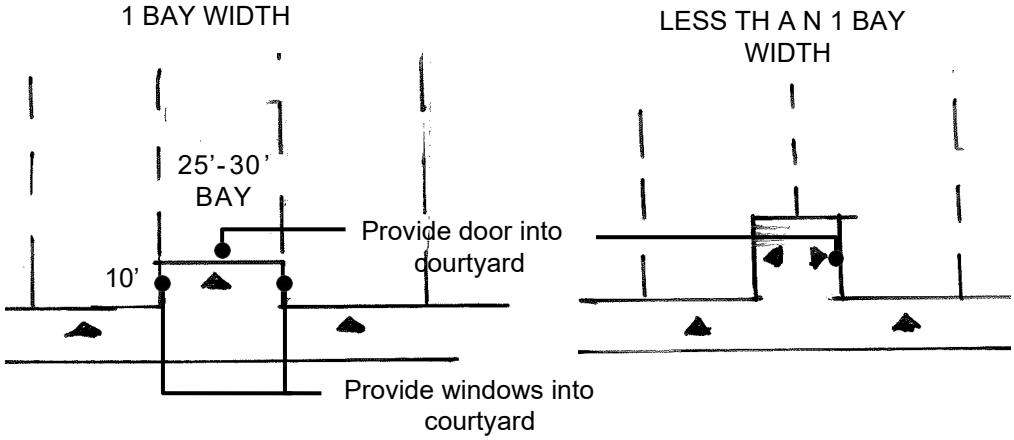


COURTYARDS - COMMERCIAL

Space between stores/offices that is set back from the building facade and used for outdoor dining or gathering. These spaces may be much smaller than MF courtyards.

- 20’ width at entry point;
- If fronting parking, a bump out in the parking area immediately fronting the courtyard should be provided to increase the perceived size of the space and create a buffer between the parking lot with landscape;
- Building entries to the courtyard are highly encouraged and may be located on the sides orback of the courtyard

COURTYARD ACCESS DIAGRAM



EXAMPLE: COMMERCIAL

Southlake, TX



Legend:
- A Courtyard
- B Enhanced Planting
- C Walkways
- D Enhanced Paving
- E Enclosed on 3 sides
- F Seating

PEDESTRIAN PASSAGEWAY

The space between buildings that create connections inside of the community, between the front and rear of a building, and between amenity spaces. The creation of pedestrian passageways is encouraged.

- 15’ wide minimum.
- MF - 6’ wide min. concrete walkway.
- Seating.
- Enhanced paving.
- Enhanced planting (commercial projects may use raised planters and trees in tree wells).
- Shade: May be addressed with building orientation, shade structures or trees.
- Sides of buildings facing the passageway should be articulated and have windows and/or doors that engage the space.



Gateway Crossing, Plano TX



Frisco, TX



Legend:

- A Enhanced Planting
- B Walkways
- C Enhanced Paving
- D Fountain
- E Seating
- F Shaded



DOG PARK

Space within the development for users to take their dogs to run off-leash. The park shall be enclosed with a fence and located so that it does not create a sound or waste issue for adjacent residents. The area directly outside of dog park fence may be counted toward this open space calculation if the area is an enhanced landscape or hardscape material or if the area contains landscape and trees.

- Min. 4' tall open ornamental metal fence (no chain link);
- Seating inside dog park fencing;
- Double access gate that creates a safe zone between the public entry and park exit;
- If dog park is large enough, provide separate large and small dog zones;
- Combined dog and people water fountain provided for each dog park separation;
- Hose bib for cleaning (may be included in the water station);
- 2 dog waste stations per dog park separation;
- Shade structure;

Dallas, TX



Legend:
- A Fence
- B Double access Gate
- C Shade
- D Drinking fountain
- E Seating
- F Waste Stations
- G Trees





Quality Guidelines

The quality of the furnishings and materials provided in the open spaces is important for reducing maintenance issues and increasing longevity for the developments.

Where manufacturers are listed for high quality elements, alternate manufacturers may be selected if they provide the same level of product specification quality. The examples provided are not intended to be all encompassing but to provide general direction for material and quality selection.

FURNITURE:

Shall be made of non-corrosive metal or a combination of non-corrosive metal and long lasting composite / wood like (recycled material).

- Where metal is utilized for seating, consideration should be given to using aluminum neutral colors to reduce heat gain and create a comfortable seating condition during summer months.
- Where composite material is utilized, the material should consist of recycled Linear Low Density Polyethylene (LLDPE) and composite wood which is extruded into the shapes required for the furnishing.
- Bike racks shall be considered as part of the design and built in to the environment.

SEATING







WASTE BINS





BICYCLE RACKS



DOG WASTE STATIONS:

- Shall be made of non-corrosive metal and/or recycled plastics;
- Located along pathways and within the fenced-in area of dog parks;
- Shall include signage that requires the pick up and disposal of pet waste and identifying the waste bin;
- Shall include a waste bin and location for waste bags;
- Shall be located away from benches, gathering spaces or other seating areas.
- Neutral in color





ENHANCED PLANTING:

Enhanced planting is defined as any planting area that includes:

- Plant material other than turf or ground cover alone;
- Includes ornamental trees but not shade trees.
- Pollinator gardens







ENHANCED PAVING:
Is considered any paving other than standard concrete with broom, salt rock, or sand blasted finish. May include the following:

- Concrete unit pavers
- Brick pavers
- Colored and/or stamped concrete
- Decomposed granite, loose gravel, or mulched walking paths are not considered enhanced paving.






Paving design should encourage safe, unhampered pedestrian circulation and reinforce connections between adjacent neighborhoods and public spaces. All pedestrian walkways, trails, multi-use paths, and sidewalks shall be considered components of the pedestrian circulation system.

- Stamped and stained paving areas are required at crosswalks, site entries, and building entrances to delineate pedestrian zones and accent large expanses of concrete.
- Where a pedestrian walkway or accessibility route crosses a street at a major intersection or crosses the shop-front drive lane, the crosswalk shall be clearly delineated with enhanced paving that should extend into the sidewalk zone.




PLAY STRUCTURES:

Shall be made of non-corrosive metal or a combination of commercial grade non-corrosive metal.

- Where metal is utilized for seating, consideration should be given to using aluminum to reduce heat gain and create a comfortable seating condition during summer months
- Acceptable specifications:

a. Play area - protected from adjacent streets by planting, low seat wall or fencing not to exceed 36” in height.
b. Playground - shall include multiple age groups and shall provide opportunities for all-inclusive play. The playground equipment shall incorporate shade. Shade may be provided in the form of shade structure, canopy, or adjacent trees. Metal slides are prohibited.

- Seating - Multiple types of seating may be provided. Where metal is utilized for seating, commercial grade non-corrosive metal should be used.



Location Criteria

MF-0. Locations of MF-0 development should be sited on tracts that are more challenging to develop with limited alternative opportunities, or as a buffer between Single-Family zoning districts and more intense uses. Prime real estate, larger tracts with higher and better land uses, and speculative situations are discouraged from being developed as Horizontal Multi-Family.

MF-1. Locations of MF-1 development should be sited adjacent to areas that have generally lower density suburban, residential development, which might be more challenging to develop for various reasons, and is not anticipated to develop with an urban character or with higher value options.

MF-2. Locations of MF-2 development are typically provided at the edge of urban centers, often combined with commercial, office, and entertainment uses in close proximity. MF-2 should be sited in areas that will develop with more intensity, such as at major intersections and crossing arterials or other mixed-use hubs throughout Celina.

MF-3. Locations of MF-3 development should be sited in areas that will develop with an urban character, such as along major regional corridors, major intersections, or as an integrated component of a mixed-use destination center.

Safety & Security

Celina shall review and revise its building codes, fire codes, zoning regulations, and other applicable regulations to ensure that the latest and greatest safety and security functions, features, products, and designs are required in the base codes. Resident safety is a critical component of Celina's long-range Life Connected vision for all its residents, both present and future.

Entitlement Summary

Considering the existing multi-family entitlements in Celina and its ETJ, future multi-family entitlements should be restricted to higher-value products with structured parking. Entitlements for surface-parked projects should receive high scrutiny and be limited in application.

Life Connected.

MULTI-FAMILY & COMMERCIAL VISION BOOK