



Life Connected.

**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JULY 11, 2023
5:00 PM
AGENDA**

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

II. PLEDGE OF ALLEGIANCE/INVOCATION:

III. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

- A. Presentation of a Proclamation to the City of Celina Parks and Recreation Department declaring July as, "National Parks and Recreation Month." (Tubbs)
- B. Recognition of Celina Parks & Recreation Winners of Coaches and Parent of the Year for the Spring 2023 Youth Sports Season. (Tubbs)
- C. Recognition of the City of Celina Parks and Recreation Department for receiving the Field of Excellence Award. (Webb)
- D. Recognition of the City of Celina Marketing Department for awards won at the Texas Association of Municipal Information Officers (TAMIO) Conference. (Monaco)

IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Introduction of new employees, recognitions, promotions. (Berry, Cullison, Metdker, Monaco)
- B. Discussion regarding Texas Film Friendly Ordinance. (McAfee)
- C. Presentation of the 2022 Tree City USA & Growth Award. (Mohan)
- D. Discussion regarding Downtown Code updates. (McAfee)
- E. EDC July Local Business Report - Injectology by Bliss Beauty Bar. (Alvarez)

V. OPEN FORUM:

Open Forum is for information only. If you wish to speak, please sign one of the “Speaker Cards” and present to the City Secretary prior to the beginning of the City Council meeting. Speakers are limited to three (3) minutes. The Council can take no action. No charges and/or complaints will be heard against any elected official or employee of the city that are prohibited by law.

Please note Anyone wishing to furnish the City Council with copies/handouts regarding their item of interest must provide 9 copies and present them to the City Secretary for distribution to the City Council.

VI. EXECUTIVE SESSION:

As authorized by Section 551.071 of the Texas Government Code, the Regular Meeting may be Convened into Closed Executive Session for the Purpose of Seeking Confidential Legal Advice from the City Attorney on any Agenda Item Listed Herein. (Closed to Public as Provided in the Texas Government Code.)

Texas Government Code Section 551.071 Consultation with Attorney:

- A. Discussion regarding City-owned property at 11901 and 11905 County Road 58, including deed to City and leases.
- B. Discussion regarding administration of utility billing.

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

- C. Discussion regarding potential hotel with conference space located west of Dallas Parkway and north of Frontier Parkway, and agreement economic development incentives.
- D. Discussion regarding amendment to Development Agreement with Shades of Green.
- E. Discussion regarding amendment to Development Agreement with Prestige Pools.
- F. Discussion regarding amendment to Development Agreement with Uptown Celina Partners, L.P.
- G. Discussion regarding amendments to Development Agreements, TIRZ documents, and non-standard service agreements with Huffines.
- H. Discussion regarding potential incentive agreement with new downtown office building in the Entertainment District.
- I. Discussion regarding potential agreement for a modular office at 222 W. Walnut Street.
- J. Discussion regarding Project Motor.

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

- K. Discussion regarding potential Development Agreement for properties located off Doe Branch.

Reconvene Into Open Session

- L. Consider and act upon any items discussed in executive session.
- M. Consider and act upon a Non-Standard Water Service Agreement by and between the City of Celina and North Collin County Municipal Utility District No. 1
- N. Consider and act upon a Non-Standard Wastewater Service Agreement by and between the City of Celina and North Collin County Municipal Utility District No. 1.
- O. Consider and act upon an amendment to the Development Agreement for Serenade (Huffines Bray); generally located at the southeast corner of future Coit Road and future Marilee Road (CR 107), within the City Limits.
- P. Consider and act upon an amendment to the Development Agreement for LaUna (Huffines Carter); generally located at the northwest corner of future Peterman Parkway and future Carl Darnall Parkway (CR 135), within the Extraterritorial Jurisdiction. (ETJ).

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 - May 9, 2023, 5:00 PM
- 2. City Council - Regular Meeting - June 13, 2023, 5:00 PM

- B. Consider and act upon a City of Celina Downtown Water Tower Lighting Policy. (Monaco)
- C. Consider and act upon a First Amendment to the Economic Development Incentive Agreement by and between the City of Celina, Celina Economic Development Corporation, and Valley Vines Distribution, LLC. (Satarino)
- D. Consider and act upon a Performance Agreement by and between the Celina Economic Development Corporation and Swirls Bakery, LLC, and terminating prior agreement. (Swirls Bakery Performance Agreement) (Jackson)

- E. Consider and act to authorize the use of contingency funds for 2023 Annual Street Maintenance and authorize Change Order 1 in an amount not to exceed \$238,665.45. (Berry)
- F. Consider and act to award bid 2023-049 for dark fiber lease at the unit prices listed to Gigabit Fiber in an amount not to exceed \$97,000.00. (Quigley)
- G. Consider and act to authorize an agreement for engineering services with Kimley Horn and associates for the design of asphalt roadway improvements (CR 90 (CR 92 to CR 98); CR 97 (Lynn Stanbaugh Pkwy to CR 134); and CR 100 (Preston to CR 97) in an amount not to exceed \$205,700.00. (Quigley)
- H. Consider and act to authorize an agreement for engineering services with Brown and Gay Engineers, Inc. (BGE) for the design of Legacy Drive 24" to 30" water line in an amount not to exceed \$469,280.00. (Quigley)
- I. Consider and act to authorize an agreement for engineering services with Cobb Fendley for the design of the downtown sewer upgrade in an amount not to exceed \$1,016,875.00. (Quigley)
- J. Consider and act to authorize the purchase of IT managed services with Sequel Data Systems, Inc, at the unit prices listed in an amount not to exceed \$54,600.00. (Quigley)
- K. Consider and act upon the purchase of third-party inspection services from Atlas Municipal Services, LLC. and Bureau Veritas at the unit prices listed, in an amount not to exceed \$82,000.00. (Quigley)
- L. 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 Two on August 8, 2023, at 4:50 p.m. and a public hearing of the City Council on August 8, 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)
- M. Consider and act upon an Ordinance of the City Council of the City of Celina, Texas, approving the Final Project and Reinvestment Zone Financing Plan for Reinvestment Zone Number Fifteen, City of Celina, Texas; providing that the Zone take effect immediately upon passage of the Ordinance; providing a severability clause; and providing an effective date. (Final Project and Financing Plan - Serenade) (Behringer)
- N. Consider and act upon a Tax Increment Reinvestment Zone Agreement by and between the City of Celina, the Board of Directors for Tax Increment Reinvestment Zone Number Fifteen, and HC Celina 414, LLC. (TIRZ Agreement - Serenade) (Behringer)

- O. Consider and act upon an Ordinance of the City Council of the City of Celina, Texas, approving the Final Project and Reinvestment Zone Financing Plan for Reinvestment Zone Number Sixteen, City of Celina, Texas; providing that the Zone take effect immediately upon passage of the Ordinance; providing a severability clause; and providing an effective date. (Final Project and Financing Plan - LaUna Ranch) (Behringer)
- P. Consider and act upon a Tax Increment Reinvestment Zone Agreement by and between the City of Celina, the Board of Directors for Tax Increment Reinvestment Zone Number Sixteen, and Huffines Ranch, LLC. (TIRZ Agreement - LaUna) (Behringer)
- Q. Consider and act upon a Resolution consenting to the creation of LaUna Ranch Municipal Utility District, consisting of approximately 666 acres of land located wholly within the City's Extraterritorial Jurisdiction (ETJ); generally located south of future Stallcup Boulevard, approximately 2,800 feet east of County Road 132, north of County Road 135, and west of future Peterman Parkway, 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. (LaUna Ranch MUD Creation) (Mohan)
- R. Consider and act upon a Resolution of the City of Celina, Texas, determining the costs of certain Neighborhood Improvement Area #6 Improvements to be financed within Neighborhood Improvement Area #6 of the Wells South Public Improvement District; approving a preliminary amended and restated service plan and assessment plan, including a proposed Neighborhood Improvement Area #6 Assessment Roll; directing the filing of the proposed Neighborhood Improvement Area #6 Assessment Roll with the City Secretary; and providing for noticing and calling a public hearing on August 8, 2023, to consider an ordinance levying assessments on property located within Neighborhood Improvement Area #6 of the Wells South Public Improvement District. (Wells South IA #6 – Pre-SAP Resolution) (Pollard)
- S. Consider and act upon a Resolution of the City of Celina, Texas, determining the costs of certain Authorized Improvements to be financed within the Parvin Public Improvement District; approving a Preliminary Service Plan and Assessment Plan, including a proposed Assessment Roll; directing the filing of the proposed Assessment Roll with the City Secretary; and providing for noticing and calling a public hearing on August 8, 2023, to consider an Ordinance levying assessments on property located within the Parvin Public Improvement District. (Celina Parvin 101 – Pre-SAP Resolution) (Pollard)
- T. 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)

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider and act upon a Development Agreement between the City of Celina and HFI Celina Realty, LLC, for approximately 641 acres; generally located west and east of Custer Road and north of County Road 130, within the City Limits. (O'Donnell (HFI & Rainwater Crossing) – Development Agreement) (McAfee)
- B. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance for a Specific Use Permit (SUP) to allow for a Communication Antenna Tower on approximately 2 acres; generally located north of Frontier Parkway and approximately 375 feet west of Pebble Creek Drive, within the City Limits. (Anthemnet - Frontier Lift Station Cell Tower – Specific Use Permit) (McAfee)
- C. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance, by amending approximately 10 acres of Planned Development (PD) No. 80 with the Dallas North Tollway Overlay District (DNTO) base zoning, in order to modify development standards; generally located at the northwest corner of Dallas Parkway and Frontier Parkway, within the City Limits. (Mosey (Hotel/Conference Center) – PD Amendment) (Mohan) - ITEM TO BE TABLED
- D. Conduct a public hearing to consider and act upon an Ordinance on the voluntary annexation of approximately 110 acres; generally located north of Frontier Parkway and approximately 2,500 feet east of Bothwell Boulevard, within the Extraterritorial Jurisdiction (ETJ). (Sutton Fields East – C-3 Expedited Annexation) (Mohan)
- E. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance, by zoning approximately 110 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R) base zoning; generally located north of Frontier Parkway and approximately 2,500 feet east of Bothwell Boulevard, within the Extraterritorial Jurisdiction (ETJ). (Sutton Fields East - PD Zoning) (Mohan)
- F. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance, by amending approximately 19 acres of Planned Development (PD) No. 142 with the Collin County Outer Loop Overlay District (CCOLO) base zoning, and modified development standards; generally located north of the Collin County Outer Loop and approximately 1,300 feet east of future Coit Road, within the City Limits. (Rayburn Electric Cooperative Tap Substation Addition (Ten Mile Creek) – PD Amendment) (McAfee)

- G. 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 – PD Zoning) (McAfee)
- H. Conduct a public hearing to consider testimony and act upon an Ordinance accepting and approving a final Chalk Hill Public Improvement District No. 2 Service and Assessment Plan, including the Phases #2-3 Direct Improvements Assessment Roll; making a finding of special benefit to property within Phases #2-3 of the Chalk Hill Public Improvement District No. 2; levying special assessments against such property and establishing a lien on such property; providing for the method of assessment and the payment of the assessments levied against the assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Chalk Hill PID No. 2 – Levy Ordinance) (Pollard)

IX. ACTION ITEM:

- A. Consider and act upon an Ordinance of the City of Celina, Texas, approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2023 (Chalk Hill Public Improvement District No. 2 Phases #2-3 Direct Improvement Project) and approving and authorizing related agreements. (Chalk Hill PID No. 2 – Bond Ordinance) (Pollard)
- B. Consider and act to authorize an agreement for engineering services with Freese and Nichols for the design of Southeast Pump Station and pipeline in an amount not to exceed \$4,540,100.00. (Glasgow)
- C. Consider and act to authorize an agreement for engineering services with Kimley Horn and associates for the design of a Southeast ground storage tank in an amount not to exceed \$642,200.00. (Glasgow)
- D. Consider and act upon a Resolution of the City Council of the City of Celina, Texas, adopting the Wilson Creek Park Master Plan; and providing an effective date. (Webb)

X. ADJOURNMENT:

City Council Chambers is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Chapter 551. “I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily

accessible to the general public at all times and said Notice was posted on the following date and time: Thursday, July 6, 2023 at 5:00 p.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting.”

Lauren Vaughns, TRMC
City Secretary

Date Notice Removed