



Life Connected.

**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, AUGUST 8, 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. EDC Local Business Report - Granny's Bakery (Jackson)
- B. Recognition of the Summer Reading Award recipients. (Shaw)
- C. Presentation on Data Driven Approach to Crime and Traffic Safety (DDACTS) implementation through Selective Traffic Enforcement Program (STEP) and Traffic Division. (Phillips)

IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Introduction of new employees, recognitions, promotions. (McAfee, Mohan)
- B. Discussion regarding 2023 Boards and Commissions appointment process. (Frank)
- C. Discussion regarding City Water Tower Lighting Policy. (Monaco)
- D. Discussion regarding Council videos with local businesses. (Monaco)
- E. Discussion regarding the Multi-Family & Commercial Vision book. (McAfee)
- F. Presentation of the Library Master Plan. (Shaw)
- G. Review of arterial on-street bike lanes. (Brawner)
- H. Presentation of the City of Celina Roadway Pavement Condition Index (PCI) rating results for 2023. (Figueroa)
- I. Discussion regarding updates to the Downtown Code. (McAfee)

- J. 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. Organizational Development Quarterly Report. (Hunn)
 6. Police Department Quarterly Report. (Cullison)
 7. Public Services Quarterly Report. (Brawner)

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 Eland Ranch development.
- 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 downtown recreation center.
- D. Discussion regarding TNMP transmission line alignment.
- E. Discussion regarding 41-C land acquisition.
- F. Discussion regarding Ownsby right-of-way acquisition.
- G. Discussion regarding potential Development Agreement with Grace Bridge.

Reconvene Into Open Session

H. Consider and act upon any items discussed in executive session.

VII. CONSENT AGENDA:

Items are considered self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the City Council.

- A. Review and acceptance of the Quarterly Investment Report for the period ended June 30, 2023. (Bromiley)
- B. Consider and act to purchase upgrades to the existing access control systems through a cooperative contract with TIPS in an amount not to exceed \$122,421.08. (Quigley)
- C. Consider and act to award bid 2023-053 for Ownsby Parkway Road Improvements to RPM xConstruction in the amount of \$12,116,344.19 plus a ten percent contingency of \$1,211,634.42 for a total amount not to exceed \$13,327,978.61. (Quigley)
- D. Consider and act to authorize additional contingency funds for the Downtown Patio Project in an amount not to exceed \$110,000.00. (Berry)
- E. Consider and act to award bid 2023-054 for DC Ranch Phase 3 to ANA Site Construction in the amount of \$266,814.00 plus ten percent contingency in the amount of \$26,681.40 for a total amount not to exceed \$293,495.40 and to reject the low bid from AT Construction. (Berry)
- F. Consider and act to authorize the use of contingency funds for Parvin Road Asphalt Improvements and authorize Change Order 1 in an amount not to exceed \$174,440.00. (Berry)
- G. Consider and act to authorize the purchase of five vehicles for Development Services from Grapevine Dodge and Silsbee Ford through a cooperative agreement with BuyBoard and TIPS in an amount not to exceed \$196,044.25. (Quigley)
- H. Consider and act to award RFQ 2023-021 to review the Stormwater and Drainage Fees Study to Freese and Nichols in an amount not to exceed \$170,000.00. (Berry)
- I. Consider and act to authorize the Interim City Manager to execute an agreement by and between the City of Celina and Frostfire Terra, LLC., for right-of-way dedication and impact fee credit. (Brawner)
- J. Consider and act upon a Development Agreement between the City of Celina and The Rodarmer Family Revocable Living Trust; generally located at the southeast corner of Ohio Street and Walnut Street, within the City Limits. (Downtown Modular Office – DA) (McAfee)
- K. Consider and act upon an amendment to the Green Meadows Development Agreement; generally located west of Smiley Road and north of Parvin Road, within the Extraterritorial Jurisdiction (ETJ). (Green Meadows – 6th DA Amendment) (Mohan)

- L. Consider and act upon an amendment to the existing Economic Development Agreement for Prestige Pools; generally located north of J Fred Smith Parkway, east of Louisiana Parkway (B 289), and west of BNSF railroad. (Brawner)
- M. Consider and act upon a sixth amendment to the development agreement by and between the City of Celina and Horizon Rockhill Heights, LLC. (Brawner)
- N. Consider and act to approve the third amendment to Development Agreement between the City of Celina and Uptown Celina Partners L.P. (Brawner)
- O. Consider and act upon a Resolution authorizing continued participation with the Atmos Cities Steering Committee; and authorizing the payment of five cents per capita to the Atmos Cities Steering Committee to fund regulatory and related activities to Atmos Energy Corporation. (Behringer)
- P. 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)
- Q. Consider and act upon an Ordinance adopting Film and Media Production regulations. (Texas Film Friendly - Ordinance Adoption) (McAfee)
- R. Consider and act upon an Ordinance of the City of Celina, Texas, amending Ordinance No. 2015-11 restructuring and renaming the Keep Celina Beautiful commission. (Satarino)
- S. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the Cambridge Crossing Public Improvement District and providing an effective date. (Bromiley)
- T. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the Celina Hills Public Improvement District and providing an effective date. (Bromiley)
- U. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the Chalk Hill Public Improvement District and providing an effective date. (Bromiley)
- V. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for The Columns Public Improvement District and providing an effective date. (Bromiley)
- W. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the Creeks of Legacy Public Improvement District and providing an effective date. (Bromiley)

- X. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the Edgewood Creek Public Improvement District and providing an effective date. (Bromiley)
- Y. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the Glen Crossing Public Improvement District and providing an effective date. (Bromiley)
- Z. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the Glen Crossing West Public Improvement District and providing an effective date. (Bromiley)
- AA. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the Harper Estates Public Improvement District and providing an effective date. (Bromiley)
- AB. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the Hillside Village Public Improvement District and providing an effective date. (Bromiley)
- AC. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the Lakes at Mustang Ranch Public Improvement District and providing an effective date. (Bromiley)
- AD. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the Legacy Hills Public Improvement District and providing an effective date. (Bromiley)
- AE. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the Mosaic Public Improvement District and providing an effective date. (Bromiley)
- AF. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the North Sky Public Improvement District and providing an effective date. (Bromiley)
- AG. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the Ownsby Farms Public Improvement District and providing an effective date. (Bromiley)
- AH. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the Parks at Wilson Creek Public Improvement District and providing an effective date. (Bromiley)
- AI. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the Sutton Fields II Public Improvement District and providing an effective date. (Bromiley)

- AJ. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the Sutton Fields East Public Improvement District and providing an effective date. (Bromiley)
- AK. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the Ten Mile Creek Public Improvement District and providing an effective date. (Bromiley)
- AL. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the Wells North Public Improvement District and providing an effective date. (Bromiley)
- AM. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the Wells South Public Improvement District and providing an effective date. (Bromiley)
- AN. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2023-2024 Annual Service Plan update to the Service and Assessment Plan for the Wilson Creek Meadows Public Improvement District and providing an effective date. (Bromiley)

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider and act upon an Ordinance of the City Council of the City of Celina, Texas adopting an Amended and Restated Final Project And Financing Plan for Tax Increment Reinvestment Zone Number Two and providing for severability. (TIRZ #2 - Creeks of Legacy) (Behringer)
- B. 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 future Custer Road and north of County Road 130, within the City Limits. (O'Donnell (HFI & Rainwater Crossing) – Development Agreement) (McAfee)
- C. Conduct a public hearing and 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)
- D. 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) (McAfee)

- E. Conduct a public hearing to consider testimony and act upon an Ordinance accepting and approving a final Wells South Public Improvement District Amended and Restated Service and Assessment Plan, including the Neighborhood Improvement Area #6 assessment roll; making a finding of special benefit to property within Neighborhood Improvement Area #6 of the Wells South Public Improvement District; levying special assessments against such property and establishing a lien on such property; providing for the method of assessment and the payment of the assessments levied against the Neighborhood Improvement Area #6 assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Wells South (Lilyana) PID IA#6 – Levy Ordinance) (Pollard)
- F. Conduct a public hearing to consider testimony and act upon an Ordinance accepting and approving a final Parvin Public Improvement District Service and Assessment Plan, including the Assessment Roll; making a finding of special benefit to property within the Parvin Public Improvement District; levying special assessments against such property and establishing a lien on such property; providing for the method of assessment and the payment of the assessments levied against the assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Celina Parvin 101 – 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 (Parvin Public Improvement District Project) and approving and authorizing related agreements. (Celina Parvin 101 – Bond Ordinance) (Pollard)
- B. Consider and act upon a Resolution approving and authorizing the Mayor to execute an Interlocal Cooperative Agreement by and between the City of Celina, Texas and Mustang Special Utility District related to certain improvements constructed within the Parvin Public Improvement District and resolving other related matters. (Celina Parvin 101 – Interlocal Agreement Resolution) (Pollard)
- C. Consider and act upon a Resolution accepting the proposed property tax rate; establishing dates for public hearings on the proposed property tax rate and Fiscal Year 2023-2024 budget; providing for the dates for the City Council to approve the property tax rate and Fiscal Year 2023-2024 budget; and providing for publication of public hearing notices as provided by the Texas law. (Bromiley)
- D. Consider and act upon an amendment to the existing Interlocal Agreement between Denton County and City of Celina for Frontier Parkway/Parvin Road. (Brawner)
- E. Consider and act to authorize an agreement for engineering services for the design of Parvin Road and Frontier Parkway from FM 1385 to Legacy in Denton County and from Legacy Drive to Dallas Parkway South in Collin County in an amount not to exceed \$4,246,925.41. (Berry)

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 3, 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