



Life Connected.

**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, APRIL 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. EDC April Local Business Report - Sylvan Learning of Celina (Alvarez)

IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Introduction of new employees, recognitions, promotions
- B. Presentation of the 2022 Employee Survey Results. (Peters)
- C. Discussion regarding MOU between City of Celina and Texas Department of Transportation (TxDOT) regarding FM 428 and FM 455. (Glasgow)
- D. Discussion regarding a proposed hotel and conference center located at the northwest corner of Dallas Parkway and Frontier Parkway. (Satarino)

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:

- A. Discussion regarding future parkland purchase.
- B. Consider and act upon a Resolution of the City Council of the City of Celina, Texas finding that a public necessity exists and authorizing condemnation to acquire rights of way totaling 0.864-acres and temporary construction easements totaling 0.259-acres for municipal purposes to install a public project, including but not limited to, public roadways, grading, such appurtenant facilities as may be necessary, and other public uses, on two real properties as portions of tracts of land generally described as being located in the Lindsey Lewis survey, abstract A0532, Property ID's #2765805 and #2777422, Collin County, Texas, such properties are generally located on the southeast corner of E. Ownsby Parkway and Preston Road, and being more particularly described herein; providing notice of an official determination to acquire real properties for rights of way and temporary construction easements, such appurtenant facilities as may be necessary, and other public uses; authorizing the city manager to obtain the necessary appraisal reports and make bona fide offers of just compensation for the rights of way and easements; ratifying prior documents made for acquisition of the rights of way and easements; authorizing legal counsel to institute eminent domain proceedings on behalf of the city for the acquisition of the rights of way and easements on said tracts if negotiations are unsuccessful; appropriating funds from a lawful source; providing a cumulative repealer clause; providing a severability clause and providing for an effective date.
- C. Discussion regarding possible Interlocal Agreement with Collin County for 41-C tract condemnation.

Reconvene Into Open Session
- D. 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. Minutes Approval:
 - 1. City Council - Regular Meeting - March 14, 2023, 5:00 PM
- B. Accept the resignation of Michelle Baggett and declare a vacancy on the Downtown Commission. (Vaughns)
- C. Consider and act to authorize an agreement for engineering services with Kimley Horn and Associates for a citywide right turn lane analysis in an amount not to exceed \$63,500.00. (Berry)
- D. Consider and act upon an Economic Development Performance Agreement by and between the Celina Economic Development Corporation, and Achieving Milestones Pediatric Therapy. (Jackson)

- E. Consider and act to authorize the Mayor to execute an Economic Development Agreement by and between the City of Celina, Celina Economic Development Corporation, and Methodist Hospitals of Dallas for economic incentive funding under Chapter 380 of the Texas Local Government Code. (Methodist Hospitals of Dallas) (Satarino)
- F. Consider and act to authorize Amendment XX for Beech Street reconstruction design with [XX Consultants] in an amount not to exceed \$XX,XXX.XX (Berry)
- G. Consider and act to authorize the Contract and Guaranteed Maximum Price (GMP) for the construction of the Beech Street Modular Project to AUI Partners for a guaranteed maximum price not to exceed \$1,197,795.00. (Berry)
- H. Consider and act to authorize a purchase of firefighter protective gear (Bunker Gear) from Casco Industries through a cooperative contract with Buyboard in an amount not to exceed \$52,732.94. (Berry)
- I. Consider and act to authorize a purchase of miscellaneous equipment for the new engine at Fire Station 3 from Municipal Emergency Services (MES) through a cooperative contract with Buyboard in an amount not to exceed \$58,327.67. (Berry)
- J. Consider and act to purchase EMS equipment from various vendors through a combination of cooperative contracts and a sole source in an amount not to exceed \$301,672.50. (Berry)
- K. Consider and act to authorize an agreement for design services for the Government Center Phase 1 & 2 with Harley Ellis Devereaux (HED) in an amount not to exceed \$242,937.00. (Berry)
- L. Consider and act to authorize the City Manager to execute an incentive agreement by and between the City of Celina and the Texas Scottish Rite Hospital for Crippled Children, waiving tree mitigation fees for the property at the southwest corner of Dallas Parkway and Punk Carter Parkway. (Scottish Rite Tree Removal - Incentive Agreement) (McAfee)
- M. Authorize the City Manager to enter into an Interlocal Agreement with Collin County Municipal Utility District No. 1 for the maintenance of Punk Carter Parkway between Dallas Parkway and Light Farms Way. (Brawner)
- N. Consider and act to award bid 2022-033 for Parvin Road Paving Improvements to Apple Pavement Services in the amount of \$3,358,833.18 plus a ten percent contingency in an amount of \$335,883.32 for an total amount not to exceed \$3,694,716.50. (Berry)
- O. Consider and act to authorize an agreement for engineering services for the design of paving and drainage improvements for Coit Road to CobbFendley in an amount not to exceed \$220,200.00. (Quigley)

- P. Consider and act to authorize an agreement for engineering services for the design of Preston Road Water Line upsize from 455 to Heritage to Simon Engineering and Consulting in an amount not to exceed \$130,585.00. (Berry)
- Q. Consider and act to authorize an agreement for engineering services for the design of Preston Road 12-inch waste water line (CR 99 to CR 134) to Kimley Horn in an amount not to exceed \$127,800.00. (Berry)
- R. Consider and act to authorize the City Manager to execute an Interlocal Agreement with Town of Prosper for improvements to Parvin Road and Frontier Parkway. (Brawner)
- S. Consider and act to authorize the City Manager to execute an Interlocal Agreement by and between the City of Celina and Collin County for the acquisition of property for the Collin County Outer Loop. (Brawner)
- T. Consider and act on a Resolution of the City of Celina, Texas, approving and authorizing the execution of a Project Contract with the Celina Community Development Corporation. (Stovall)
- U. Consider and act upon a Resolution of the City Council of the City of Celina approving the application for grant funds for the Celina Doe Branch Stream Restoration Project from the Bureau of Reclamation Watersmart: Environmental Water Resources Projects Grant Program for fiscal year 2023. (Brawner)
- V. 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)
- W. Consider and act upon an Ordinance amending the City's Code of Ordinances, Chapter 1: General Provisions, Article 1.04: Boards, Commissions and Committees, Division 3: Building and Standards Commission, for additional clarification. (Building Standards Commission - Ordinance Amendment) (Green)
- X. Consider and act upon an Ordinance of the City of Celina, Texas, authorizing the future release of a sanitary sewer easement situated on a 0.2815-acre tract in the Collin County Land Survey No. 14 Abstract number 734 as part of Light Farms, Graham 3 subdivision. (Glasgow)
- Y. Consider and act upon an Ordinance of the City of Celina, Texas, authorizing the future release of water easement situated on a 0.618-acre tract in the Collin County Land Survey No. 771 Abstract number 779 as part of Cross Creek Meadows Phase 2 subdivision. (Glasgow)

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance, by amending approximately 63 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 and northeast corners of Dallas Parkway and Frontier Parkway, within the City Limits. (Mosey (Frontier Crossing) – PD Amendment) (Mohan)
- B. The Celina City Council will conduct a public hearing, in accordance with Section 43.0751(d) of the Texas Local Government Code, to provide members of the public the opportunity to present testimony or evidence and act upon a proposed Strategic Partnership Agreement between the City and the Collin County Municipal Utility District, No. 1 (the “District”), which agreement provides for the City’s limited purpose annexation of all non-residential (i.e. commercial and retail) land along W. Frontier Parkway within the District, with such annexation to commence immediately after the effective date of the Strategic Partnership Agreement. Pursuant to Section 43.0751(f)(1) of the Texas Local Government Code , UPON THE DATE A LIMITED-PURPOSE ANNEXATION ORDINANCE IS ADOPTED, THE NON-RESIDENTIAL (I.E. COMMERCIAL AND RETAIL) LAND ALONG W. FRONTIER PARKWAY INCLUDED WITHIN THE BOUNDARIES OF THE DISTRICT SHALL BE DEEMED TO BE WITHIN THE LIMITED PURPOSE BOUNDARY LIMITS OF THE CITY WITHOUT THE NEED FOR FURTHER ACTION BY THE CITY COUNCIL OF THE CITY, INCLUDING ISSUING NOTICE OR CONDUCTING PUBLIC HEARINGS OR AN ELECTION WITHIN THE DISTRICT ON THE QUESTION OF ANNEXATION. (Light Farms LPA – 2nd Public Hearing) (McAfee)
- C. The Celina City Council will conduct a public hearing to consider testimony regarding the creation of the Cross Creek Meadows Public Improvement District and act upon a resolution creating the Cross Creek Meadows Public Improvement District. (Cross Creek Meadows – PID Creation Resolution) (Pollard)
- D. The Celina City Council will conduct a public hearing to consider testimony regarding the creation of the Parvin Public Improvement District and act upon a resolution creating the Parvin Public Improvement District. (Celina Parvin 101 – PID Creation Resolution) (Pollard)
- E. The Celina City Council will conduct a public hearing to consider testimony and act upon an ordinance accepting and approving a final Mosaic Public Improvement District Service and Assessment Plan, including the Phase #1 Assessment Roll; making a finding of special benefit to property within Phase #1 of the Mosaic 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. (Mosaic Ph #1 Initial – Levy Ordinance) (Pollard)

IX. ACTION ITEM:

- A. Consider and act to accept the 2023 Organizational Assessment conducted by Strategic Government Resources. (Satarino)
- B. 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 (Mosaic Public Improvement District Phase #1 Project) and approving and authorizing related agreements. (Mosaic Ph #1 Initial – Bond Ordinance) (Pollard)
- C. Consider and act upon a resolution of the City of Celina, Texas, determining the costs of certain Authorized Improvements to be financed within the Cross Creek Meadows Public Improvement District; approving a preliminary service and assessment plan, including a proposed Improvement Area #1 Assessment Roll and a proposed Major Improvement Area Assessment Roll; directing the filing of the proposed assessment rolls with the City Secretary; and providing for noticing and calling two public hearings on May 9, 2023, to consider ordinances levying assessments on property located within the Cross Creek Meadows Public Improvement District. (Cross Creek Meadows – Pre-SAP Resolution) (Pollard)
- D. Consider and act upon a resolution approving and authorizing the Mayor to execute an Agreement for the Construction and Funding of Authorized Improvements and Reimbursement of Advances and resolving other related matters incident thereto. (Cross Creek Meadows – Reimbursement Agreement Resolution) (Pollard)
- E. Consider and act upon all matters incident and related to the issuance and sale of “City of Celina, Texas, Tax and Waterworks and Sewer System (Limited Pledge) Revenue Certificates of Obligation, Series 2023”, including the adoption of an ordinance authorizing the issuance of such certificates of obligation. (Bromiley)

X. ADJOURNMENT:

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

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

Draft