



Life Connected.

**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, FEBRUARY 13, 2024
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, 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 Senate Bill 2038 of the 88th Regular Legislative Session
- B. Discussion regarding Shea Scott v. City of Celina - Cause No. DC-20-18195
- C. Discussion regarding The City of Celina v. Blue Angus Ranch, LP.
- D. Discussion of DNT Batch Plant locations
- E. Discussion of Upper Trinity Regional Water District Doe Branch Contract

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

- F. Discussion regarding Project Spark.
- G. Discussion regarding Project Heyday.
- H. Discussion regarding Project Celina Gateway.
- I. Discussion regarding a potential incentive agreement with a new downtown office building in the Entertainment District.
- J. Discussion regarding land acquisition generally located south of Ash Street and west of Oklahoma Dr.

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

- K. Discussion regarding possible land acquisition of 10317 CR 106 (Brawner)
- L. Discussion of land acquisition for water and sewer easements related to Serenade residential

development (Brawner)

M. Discussion regarding right-of-entry to 15963 Parvin Road (Brawner)

N. Discussion of Lifeway Church Development Agreement (McAfee)

Texas Government Code Section 551.071 Consultation with Attorney and Section 551.075 Personnel Matters:

O. Duties of City Attorney

Reconvene into Open Session to consider and take action, if any, on matters discussed during Executive Session.

K. 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 real property at 10317 CR 106 (Brawner)

L. Consider and act on a resolution of the city council of the city of Celina, Texas finding that a public necessity exists and authorizing condemnation to acquire sewer easements totaling 1.338 acres and temporary construction easements totaling 3.113 acres for municipal purposes to install a public project, including but not limited to, public wastewater line, grading, drainage, 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 Williams C Lewis survey, abstract A0533, property IDs #2133702 and #2718653, Collin County, Texas, such properties are generally located on the northeast corner of future Stallcup Boulevard and Preston Road, and being more particularly described herein; providing notice of an official determination to acquire real properties for sewer easements 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 easements; ratifying prior documents made for acquisition of the easements; authorizing legal counsel to institute eminent domain proceedings on behalf of the city for the acquisition of the 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 (Brawner)

M. Consider and act to authorize legal action for right of entry related to 15963 Parvin Road (Brawner)

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

A. Check presentation for Celina Gift Tour nonprofit recipient (McCarroll)

B. Proclamation for Engineers Week (Tubbs)

V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Discussion regarding the designation of paths for multi-modal transportation to include golf carts, e-bikes, electric scooters, etc. (Satarino)

B. Discussion regarding rental registration (McAfee)

C. Discussion of 2024 CIP Projects (Brawner)

D. Discussion regarding Upper Trinity Regional Water Utility District Doe Branch Expansion Contract (Brawner)

E. Discussion regarding batch plant location related to North Dallas Tollway (Brawner)

F. Discussion of Boards and Commission Policy (Satarino)

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. Approval of Minutes
- B. Consider and act to award Bid 2024-085 for Earthman Park Signage to Legacy Signs of Texas in an amount not to exceed \$99,325.00. (Quigley)
- C. Consider and act to award RFP 2024-090 to BSN Sports for Soccer Uniforms, at the unit process listed, in an estimated annual amount of \$45,000.00 for a contract term not to exceed \$225,000.00 for five years. (Quigley)
- D. Consider and act to approve amendment #1 for Sunset Blvd. Street Improvements with Westwood Professional Services, for an amount not to exceed \$64,600.00. (Quigley)
- E. Consider and act to authorize the City Manager to execute an agreement with Oncor Electric Delivery, LLC for the burial of electric lines on the Downtown Inner Loop Phase 1 project in for an amount not to exceed \$255,094.96. (Glasgow)
- F. Review and acceptance of the Quarterly Investment Report for the period ended December 31, 2023. (Bromiley)
- G. Consider and act to approve the acceptance of the sub-grant for the Hazard Mitigation Grant Program (HMGP) for the Celina Warning Siren System and authorize the City Manager to sign the terms and conditions of the grant. (Metdker)
- H. Consider and act to approve a work authorization for the design of the Arizona Drive Improvements from Walnut Street to Pecan Street with Kimley Horn and Associates for the amount not to exceed \$145,400.00. (Berry)
- I. Consider and act upon a Service Agreement for C-3 annexed property between the City of Celina and the owner of approximately 64 acres within the Extraterritorial Jurisdiction (ETJ); generally located at the southwest and southeast corners of Dallas Parkway and Light Farms Way. (Celina 64 – C-3 Expedited Annexation Service Agreement) (Mohan)
- J. Consider and act to authorize a Partnership Agreement between the City of Celina and First Celina Baptist Church for the annual Easter Egg Hunt to be held at Old Celina Park on Saturday, March 30, 2024. (Monaco)
- K. Consider and act to authorize a Change Order with Quality Excavation to add a new alley on Colorado for an amount not to exceed \$73,587.99. (Berry)
- L. Consider and act upon a Resolution of the City Council of the City of Celina, Texas, ordering and calling a General Election for the purpose of electing a Councilmember for Place 2 and a Councilmember for Place 3 for three (3) year terms each; authorizing a joint election with the Collin County Elections Administrator, Denton County Elections Administrator and the political subdivisions located entirely or partially inside the boundaries of each county to be held on May 4, 2024. (Quinn)
- M. Consider and act upon a Resolution of the City Council authorizing the execution by the City of Celina of conveyance documents necessary to effectuate the acquisition of right-of-way and easements for Coit Road and Glendenning Extension project; and providing for an effective date. (Glasgow)
- N. Consider and act upon an Ordinance of the City of Celina amending Ordinance No. 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 reallocating funds between accounts, attached hereto and incorporated into this Ordinance. (City - Bromiley)

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive

- Zoning Ordinance by rezoning approximately 1.2 acres to Commercial, Office, & Retail District (C) with the Preston Road Overlay (PRO); generally located west of Preston Road and approximately 825 feet north of Founders Lane, within the City Limits. (910 N Preston – Rezoning) (Mohan)
- B. Conduct a public hearing to consider and act upon an Ordinance on the voluntary annexation of approximately 64 acres; generally located at the southwest and southeast corners of Dallas Parkway and Light Farms Way, within the Extraterritorial Jurisdiction (ETJ). (Celina 64 – C-3 Expedited Annexation) (Mohan)
 - C. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning approximately 64 acres to the Dallas North Tollway Overlay District (DNTO); generally located at the southwest and southeast corners of Dallas Parkway and Light Farms Way. (Celina 64 – Zoning) (Mohan)
 - D. Conduct a public hearing to consider and act upon an Ordinance on the voluntary annexation of approximately 12 acres; generally located west of FM 455 and approximately 435 feet south of future J Fred Smith Parkway, within the Extraterritorial Jurisdiction (ETJ). (Legacy Townhomes – C-3 Expedited Annexation) (Mohan)
 - E. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning approximately 12 acres to a Planned Development (PD) with Single-Family Residential, Attached District (SF-A) or Multi-Family, Horizontal District (MF-0) base zoning, and modified development standards; generally located west of FM 455 and approximately 435 feet south of future J Fred Smith Parkway. (Legacy Townhomes – PD Zoning) (Mohan)
 - F. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by amending approximately 641 acres of Planned Development (PD) No. 70 with Single-Family Residential, Detached District (SF-R), Single-Family Residential, Attached District (SF-A), and Mixed-Use District (MU) base zoning, and modified development standards; generally located west and east of Custer Road and north of County Road 130, within the City Limits. (Rainwater (O'Donnell Tract) – PD Amendment) (Mohan)
 - G. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by rezoning approximately 33 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R) base zoning, and modified development standards; generally located west of Legacy Drive and approximately 775 feet south of Punk Carter Parkway, within the City Limits. (Stiles Tract (Estates on Legacy) – PD Zoning) (McAfee)
 - H. 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)
 - I. Conduct a public hearing to consider and act upon an Ordinance of the City of Celina, abandoning County Road 50 from Frontier Parkway to approximately 1,672 feet north, as more particularly described and depicted in Exhibit "A", to the abutting owners; and providing an effective date. (Glasgow)

IX. ACTION ITEM:

- A. Consider and act to authorize the City Manager to execute an Agreement by and between the City of Celina, Texas, and Buffalo Ridge Homeowner Association for a Neighborhood Integrity Program Grant. (2023 NIP - Buffalo Ridge HOA) (Satarino)
- B. Consider and act to approve a work authorization for engineering services from TRC Engineers, Inc. for the 2024 Annual Street Maintenance (ASM) Program at an amount not to exceed \$204,940.00. (Berry)
- C. Consider and act upon a Resolution accepting the results of the 2023 Tax Increment Reinvestment Zone Impact Study. (Stovall)

- D. Consider and act upon an amendment to the Amended and Restated Articles of Incorporation of the Celina Economic Development Corporation. (Bissett)
- E. Consider and act upon a Resolution selecting an artist and their mural concept to appear on Celina Fire Station #3 located at 4400 FM1385 (Satarino)

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."

Susie Quinn, TRMC, CMC
Interim City Secretary

Date Notice Removed