



Life Connected.

CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, APRIL 9, 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 Shea Scott v. City of Celina - Cause No. DC-20-18195
- B. Executive session procedures for Boards and Commissions
- C. Discussion regarding a Development Agreement with Founders Classical Academy

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

- D. Discussion regarding Project Trails
- E. Discussion regarding Project Rails

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

- F. Discussion of utilization of offsite parking lots related to government center construction
- G. Eminent Domain proceedings on behalf of the city to acquire the Rights Of Way and Easements for the Coit Road (from Vest Lane to Choate) project
- H. Discussion regarding 9295 Prairie Meadow Lane

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

- I. Consider and act on Resolution No. 2024-17R authorizing the Celina Economic Development Corporation (CEDC) to execute a Performance Agreement with The Twisted

Trails, LLC. (Satarino)

- J. Consider and act on Resolution No. 2024-18R of the City Council of the City of Celina, Texas finding that a Public Necessity exists and authorizing condemnation to acquire three Rights of Way totaling 6.8049 Acres, two temporary construction easements totaling 0.1435 Acres and five drainage easements totaling 0.2613 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 McKenzie Wilhite Survey, Abstract A1008, Property IDs # 2137874 and #2800632, Collin County, Texas, such properties are generally located on the northeast corner of S. Coit Road and Vest Lane and approximately 150 feet north Ownsby Parkway And S. Coit Road Intersection On The West Side, and being more particularly described herein; providing notice of an official determination to acquire real properties for Rights Of Way, Temporary Construction Easements and Drainage 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. (Brawner)

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

- A. Recognition of the 2023 Employee Awards recipients
B. Child Abuse Prevention Proclamation

V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Update on the Government Center schematic design (Brawner)
B. Discussion regarding the 2024 Community Engagement Survey (Satarino)
C. Discussion regarding potential amendments to City Charter. (Satarino)
D. Discussion regarding Council meeting cadence. (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. Minutes Approval:
1. February 9 and 10, 2024, City Council Retreat
 2. March 7, 2024, Regular City Council Meeting
 3. March 26, 2024, Special Called Meeting
- B. Consider and act to authorize the City Manager to execute an agreement with Independent Financial for Bank Depository Services (RFA 2024-083). (Bromiley)
- C. Consider and act to authorize a dark fiber lease from Zayo Group with the annual amount of \$29,484.12 for a contract term of 3 years not to exceed \$88,452.36. (Alexander)
- D. Consider and act to approve a work authorization for design and construction management services of Phase 3 Dark Fiber extension between Police Headquarters and Public Works with

- Capco Communications, for an amount not to exceed \$133,017.75. (Gleason)
- E. Consider and act on an Amended and Restated Chapter 380 Economic Development and Performance Agreement between the City of Celina, Texas, Celina Economic Development Corporation, and Mudea Cafe, LLC; amending performance dates. (Satarino)
 - F. Consider and act to authorize a change order with RPMx for an amount not to exceed \$54,552.42 to add a new storm line to serve the Crossing at Moore Farm development. (Oduro)
 - G. Consider and act on Resolution No. 2024-19R of the City Council of the City of Celina to authorize the removal of a section of FM 428 from TxDOT's jurisdiction of maintenance and control and add the same section to the City's jurisdiction. (Oduro)
 - H. Consider and act on Resolution No. 2024-20R of the City Council of the City of Celina to authorize the execution of conveyance documents necessary to effectuate the acquisition of water easements and temporary construction easements for the Southeast Pump Station Waterlines project; and providing for an effective date. (Glasgow)
 - I. Consider and act on Resolution No. 2024-21R of the City Council of the City of Celina to authorize the execution of conveyance documents necessary to effectuate the acquisition of right-of-way, wastewater easements, and temporary construction easements for E GA Moore Parkway project from Preston Road to approximately 1,850 feet east of Coit Road; and providing for an effective date. (Glasgow)
 - J. Consider and act on Ordinance No. 2024-19 of the City Council of the City of Celina to amend 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. (Bromiley)

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider and act on Ordinance No. 2024-11 (postponed from February) 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)
- B. Conduct a public hearing to consider and act on Ordinance No. 2024-20 amending the Comprehensive Zoning Ordinance, by rezoning approximately 42 acres to Community Facilities District (CF); generally located north of Old Glendenning Road, and approximately 1,200 feet west of Coit Road, within the City Limits. (Bellevue Miller Tract (City of Celina & CISD) – Rezoning) (Mohan)
- C. Conduct a public hearing to consider and act on a Development Agreement on approximately 14 acres, generally located north of County Road 58 and approximately 325 feet west of County Road 59, within the Extraterritorial Jurisdiction (ETJ). (Lifeway Church – Development Agreement) (Mohan)
- D. Conduct a public hearing to consider and act on Ordinance No. 2024-21 amending the City's Code of Ordinances, by amending Chapter 14: Zoning, Article 14.04: Site Development Standards, Part Two: Landscaping & Tree Preservation, to modify landscaping regulations. (Landscaping & Tree Preservation – Text Amendment) (McAfee)
- E. Conduct a public hearing to consider testimony and act on Ordinance No. 2024-22 accepting and approving a final Wells South Public Improvement District Amended and Restated Service and Assessment plan, including an updated Neighborhood Improvement Area #6 assessment roll and a final Neighborhood Improvement Area #7 assessment roll; making a finding of special benefit to property within Neighborhood Improvement Area #7 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 #7 assessed property, in accordance with Chapter

372 of the Texas Local Government Code, as amended; providing penalties and interest on delinquent assessments; providing for severability; and providing an effective date. (Kearney)

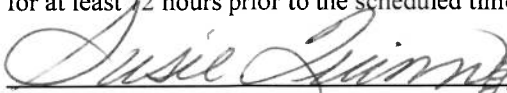
IX. ACTION ITEM:

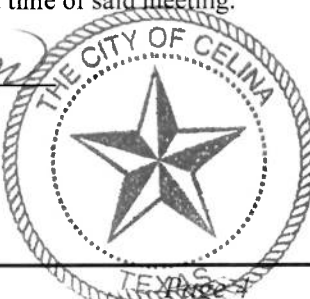
- A. Consider and act on an amendment to the Development Agreement for Hubbard; generally located at the northwest corner of Preston Road and future G. A. Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (Hubbard – DA Amendment) (McAfee)
- B. Consider and act to award RFP 2024-087 for Construction Management Services (CMAR) to Swinerton Builders for the Government Center pre-construction services in an amount not to exceed \$75,009.00. (Brawner)
- C. Consider and act to award bid 2024-099 for the Bothwell Boulevard Median Lighting project to Roadway Solutions, Inc. at the unit prices listed in the amount of \$994,955.00 plus ten percent contingency in the amount of \$99,495.50 for a total amount not to exceed \$1,094,450.50. (Glasgow)
- D. Consider and act to award bid 2024-093 for the Downtown Street Improvement project (Arizona and Colorado) to J&L Construction, LLC in the amount of \$3,122,350.40 plus fifteen percent contingency in the amount of \$468,352.56 for a total amount not to exceed \$3,590,702.96. (Glasgow)
- E. Consider and act to authorize the Mayor to execute an agreement with the Upper Trinity Regional Water District for the expansion of the Doe Branch Water Reclamation Facility (DBWRF) and construction of the wastewater pipeline extension from DBWRF to Fishtrap Road for \$121,500,000. (Brawner)
- F. Consider and act upon removal and replacement of board and commission members in non-conformance with the attendance section of the Boards and Commissions Policy. (Satarino)
- G. Consider and act on Resolution No. 2024-22R revising the Neighborhood Vision Book. (Neighborhood Vision Book Updates) (McAfee)
- H. Consider and act on Ordinance No. 2024-23 of the City of Celina, Texas, approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2024 (Wells South Public Improvement District Neighborhood Improvement Areas #6-7 Project); approving and authorizing related agreements; and providing an effective date. (Kearney)

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: April 4, 2024 at 6:06 p.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."


Susie Quinn, CMC, TRMC
Interim City Secretary



April 10, 2024
Date Notice Removed