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**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, MARCH 7, 2024
5:00 PM
AGENDA**

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

II. 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. Discussion regarding the Willard Tract Land Development
- C. Discussion regarding the DNT Batch Plant Locations
- D. Discussion regarding a potential small business support program, including Micro Grants
- E. Discussion regarding security and legal claims
- F. Discussion regarding contract agreement with Upper Trinity Regional Water District Doe Branch Water Reclamation Plant

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

- G. Discussion regarding Project Spark

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

- H. Discussion regarding land acquisition generally located south of Ash Street and west of Oklahoma Drive

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

- I. Consider and act on ratifying land acquisition agreement approved by the Celina EDC for acquisition of real property located south of Ash St. and west of Oklahoma Dr.
- J. Consider and act on ratifying agreement for Project Spark approved by the Celina EDC.

III. PLEDGE OF ALLEGIANCE/INVOCATION:

IV. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

- A. Proclamation observing Public Procurement Month 2024
- B. Proclamation observing Surveyor's Week 2024
- C. Proclamation observing March as National Developmental Disabilities Month

V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Discussion regarding a potential small business support program, including Micro Grants. (Satarino)
- B. Discussion regarding updates to the Landscaping Ordinance. (McAfee)
- C. Discussion regarding updates to the Neighborhood Vision Book. (McAfee)
- D. Discussion regarding the contract with UTRWD for Doe Branch Water Reclamation Plant. (Brawner)
- E. Discussion regarding the proposed location of the temporary batch plant associated with the North Dallas Tollway Construction. (Brawner)

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. City Council - Special Meeting - May 16, 2023, 5:00 PM
- 2. City Council - Special Meeting - June 29, 2023, 5:00 PM
- 3. City Council - Regular Meeting - February 13, 2024, 5:00 PM

- B. Consider and act to authorize the City Manager to execute a cost-sharing agreement with the Rayburn Country Electric Cooperative, Inc; a Texas electric cooperative corporation ("REC") to upsize the waterline from 12" to 18" per City's Water Master CIP for the amount of \$101,608.00. (Glasgow)
- C. Consider and act to authorize the City Manager to execute a work authorization with Freese and Nichols, Inc for the amount of \$370,690.00 for the design of the relocation of waterlines along FM 428. (Glasgow)
- D. Consider and act to award RFP 2024-084 for Construction Management Services (CMAR) to Dean Construction for Wilson Creek Park Phase 1 (P31) for a pre-construction fee of \$8,000 and a construction services fee of 2.5%. (Webb)
- E. Consider and act to award bid 2024-086 for Utility Bill Printing and Distribution to Dataprose, Inc. in an estimated annual amount of \$135,000 for a 5-year contract term total estimated amount of \$675,000.00. (Bromiley)
- F. Consider and act to authorize an Interlocal Arson Task Force Agreement by and between the City of Celina and Denton County. (Metdker)
- G. Consider and act to authorize a Service Agreement for C-3 annexed property between the City of Celina and the owner of approximately 1 acre within the Extraterritorial Jurisdiction (ETJ); generally located at the northeast corner of Preston Road and FM 455. (North 6 – C-3 Expedited Annexation Service Agreement) (Mohan)

- H. Consider and act to authorize the purchase of computer hardware from GTS Technology Solutions through a cooperative contract with the State of Texas Department of Information Resources (DIR) in an amount not to exceed \$175,000.00. (Alexander)
- I. Consider and act to reject all bids relating to bid 2024-091 for Bookmobile Outfitting. (Shaw)
- J. Consider and act to reject all bids relating to bid 2024-079 Downtown Street Maintenance Improvements for Arizona & Colorado (D56). (Glasgow)
- K. Consider and act on a Resolution to authorize the execution of a Performance Agreement by and between the Celina Economic Development Corporation and 3-D Performing Arts Academy, LLC. (Thomas)
- L. Consider and act on a Resolution to amend the “Amended and Restated Articles of Incorporation” of the Celina Economic Development Corporation. (Bissett)
- M. Consider and act on a Resolution to approve the proposed cybersecurity assessment project for submittal to the Texas Public Safety Office’s (PSO) State and Local Cybersecurity grant program. (Alexander)
- N. Consider and act on a Resolution to approve the proposed mental health project for submittal to the Texas Public Safety Office’s (PSO) State grant program. (Cullison)
- O. Consider and act on an Ordinance 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 an Ordinance on the voluntary annexation of approximately 15 acres; generally located south of County Road 106, and approximately 3,500 feet east of Preston Road, within the Extraterritorial Jurisdiction (ETJ). (Public Works Expansion – C-3 Expedited Annexation) (Mohan)
- B. Conduct a public hearing to consider and act on an Ordinance amending the Comprehensive Zoning Ordinance by zoning approximately 15 acres to Community Facilities District (CF); generally located south of County Road 106, and approximately 3,500 feet east of Preston Road. (Public Works Expansion – Zoning) (Mohan)
- C. Conduct a public hearing to consider and act on an Ordinance on the voluntary annexation of approximately 1 acre; generally located at the northeast corner of Preston Road and FM 455, within the Extraterritorial Jurisdiction (ETJ). (North 6 – C-3 Expedited Annexation) (Mohan)
- D. Conduct a public hearing to consider and act on an Ordinance amending the Comprehensive Zoning Ordinance by amending approximately 53 acres of Planned Development (PD) No. 110 with Commercial, Office, & Retail District (C), Multi-Family, Urban Edge District (MF-2), Multi-Family, Urban Living District (MF-3), Single-Family Residential, Attached District (SF-A), and Single-Family Residential, Detached District (SF-R) and the Preston Road Overlay (PRO), with modified development standards, generally located at the northeast corner of Preston Road and FM 455. (North 6 – PD Amendment) (Mohan)
- E. Conduct a public hearing to consider and act on an Ordinance amending the Comprehensive Zoning Ordinance for a Specific Use Permit (SUP) to allow for Senior Living - Assisted & Advanced Care and Senior Living - Independent Living uses on approximately 16 acres; generally located west of Preston Road and approximately 400 feet south of John Campbell Trail, within the City Limits. (eVantage Senior Living – Specific Use Permit) (McAfee)

IX. ACTION ITEM:

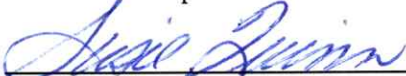
- A. Consider and act on all matters incident and related to (i) approving and authorizing publication of notice of intention to issue certificates of obligation and (ii) declaring the expectation to reimburse expenditures with proceeds of future debt, including the adoption of Resolutions pertaining to items (i) and (ii). (Stovall)

- B. Consider and act on acceptance of the Fiscal Year 2023 Audit, the Annual Comprehensive Financial Report (ACFR), and presentation by FORVIS. (Bromiley)
- C. Consider and act to award bid 2024-076 for the construction of the Preston Road Green Ribbon Project to C. Green Scaping, LP in the amount of \$1,017,433.86 plus ten percent contingency in the amount of \$101,743.39 for a total amount not to exceed \$1,119,177.25. (Webb)
- D. Consider and act on a Resolution of the City of Celina, Texas, determining the costs of certain authorized improvements to be financed within Neighborhood Improvement Area #7 of the Wells South Public Improvement District; approving a preliminary amended and restated service plan and assessment plan, including a proposed Neighborhood Improvement Area #7 Assessment Roll; directing the filing of the proposed Neighborhood Improvement Area #7 Assessment Roll with the City Secretary; and providing for noticing and calling a public hearing on April 9, 2024 to consider an ordinance levying assessments on property located within Neighborhood Improvement Area #7 of the Wells South Public Improvement District. (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: March 4, 2024 at 9:30 AM 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



March 11, 2024
Date Notice Removed