



Life Connected.

**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JULY 9, 2024
4:00 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 Randall Collins, et al v. City of Celina.
- B. Personnel investigation.
- C. Discussion regarding severance agreement with former employee.
- D. Discussion regarding funding agreement for Ramble.

Texas Government Code Section 551.071 Consultation with Attorney and Section 551.074 Personnel Matters:

- E. Update regarding hiring process for Fire Chief.

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

- F. Discussion regarding land acquisition of property generally located south of Ash Street and west of Oklahoma Dr.
- G. Discussion regarding Parvin Road land purchase.
- H. Discussion regarding Koch land purchase.
- I. Discussion regarding Locke land acquisition.
- J. Discussion regarding Development Agreement for G-bar (Uptown).

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

IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Discussion regarding the Emergency Response Communications Feasibility Study. (Brawner)
- B. Discussion of the Parks Administration Office Schematic Design. (Davis)
- C. Discussion regarding the appointment of Economic Development Corporation Board Members.

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

- A. Presentation of the Friends' Group Booksale Donation to the Library. (Stovall)
- B. Presentation of a proclamation declaring July, "National Parks and Recreation Month." (Davis)
- C. Presentation of Texas Fire Chiefs Association Best Practice Recognition to the Celina Fire Department. (Metdker)
- D. Recognition of the City of Celina Marketing Department for awards won at the Texas Association of Municipal Information Officers (TAMIO) Conference. (Monaco)
- E. EDC Local Business Report (McCarroll)

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 - Regular Meeting - June 11, 2024, 4:00 p.m.
- B. Consider and act to award bid 2024-105 to Trinity Lighting, for on-call electrical services, for the unit prices listed not to exceed the annual budgeted amount. (Figueroa)
- C. Consider and act to award bid 2024-100 for the construction and installation of fiber phase 2 at the unit prices listed in the amount of \$347,742.00 plus ten percent contingency in the amount of \$34,774.20 for a total amount not to exceed \$382,516.20. (Alexander)
- D. Consider and act to authorize the City Manager to execute a contract with Westwood Professional Services for the schematic design of the Legacy Drive road improvements from Carey Road to Punk Carter Parkway and the FM 428 intersection with Legacy Drive and Collin County Outer Loop Frontage Road in an amount not to exceed. \$335,560.00. (Glasgow)
- E. Consider and act to authorize the City Manager to execute a reimbursement agreement by and between the City of Celina and Serenade Municipal Utility District (the MUD) for an amount of \$2,026,561.90 to oversize the offsite sanitary sewer as depicted on Exhibit A in the attached agreement. (Glasgow)
- F. Consider and act on a third amendment to the Development Agreement between the City of Celina and Celina 557 Partners, L.P. and JCH Group, LLC for approximately 557 acres of land; generally located at the northwest corner of Frontier Parkway and future Custer Road, within the Extraterritorial Jurisdiction (ETJ). (Mustang Lakes – DA Amendment) (Brawner)
- G. Consider and act on a fourth amendment to the Development Agreement between the City of Celina and the Parks at Wilson Creek, L.P. for approximately 701 acres of land, generally located east of Coit Road and north of the Collin County Outer Loop. (Parks at Wilson Creek Bike Lanes – Fourth Amended DA) (Brawner)
- H. Consider and act upon a Service Agreement for C-3 annexed property between the City of Celina and the owner of approximately 8 acres within the Extraterritorial Jurisdiction (ETJ); generally

- located north of future O'Brien Drive and approximately 2,350 feet east of future Legacy Drive. (Farr Tract - C-3 Expedited Annexation Service Agreement) (Mohan)
- I. Consider and act to authorize a change order with RPMx for an amount not to exceed \$165,600 to extend the proposed cast in place retaining wall approximately 400 feet due to existing field conditions. (Glasgow)
 - J. Consider and act to purchase Construction Material Aggregates for the Public Works Department from CJA Enterprise LLP through a interlocal agreement with City of Denton for an amount not to exceed \$79,900.00.
 - K. Consider and act to authorize an additional \$200,000.00 purchase of Sensus water meters and accessories from Aqua-Metric Sales as the sole source provider in an amount not to exceed \$1,251,800.00. (Figueroa)
 - L. Consider and act to authorize the City Manager to execute an agreement with Baker Tilly US for the assessment of Development Services Processes in the amount of \$79,900.00. (Brawner)
 - M. Consider and act to authorize the City Manager to amend an agreement with Upper Trinity Regional Water District for water demand subscription to increase usage as needed in increments of 500,000 gallons per day from the current 8.5 million gallons a day (MGD) to an amount not to exceed an amount of 10.0 MGD or \$809,152.50.
 - N. Consider and act to authorize a change order with Austin Infrastructure for an amount not to exceed \$69,154.00 to account for changes and interferences with the installation of 36" Water Line. (Glasgow)
 - O. Consider and act to authorize the City Manager to execute an agreement by and between the City of Celina and BNSF Railroad Company for the reconstruction of Beech Street roadway approaches, new center medians, rail-road crossing signals and activation equipment across the BNSF right of way. (Glasgow)
 - P. Consider and act to purchase staff augmentation hours for the IT Department from GTS Technology Solutions Inc. through a cooperative contract with DIR for an amount not to exceed \$70,784. (Alexander)
 - Q. Consider and act to purchase uniforms for the Fire Department through a cooperative contract with Galls for an amount not to exceed \$75,000.00. (Berry)
 - R. Consider and act upon a Chapter 380 Economic Development Agreement between the City of Celina and Bears on the Square, LLC, for Alley Improvements; not to exceed \$21,000. (Behringer)
 - S. Consider and act upon a Resolution to authorize the City Manager to execute conveyance documents for the acquisition of the necessary easements for Parkside Lift Station improvements to improve the safety of ingress and egress to the Parkside Lift Station Facility. (Glasgow)
 - T. Consider and act on an amendment to 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)
 - U. Consider and act upon an Ordinance approving the final Project Plan and Reinvestment Zone Financing Plan for Tax Increment Reinvestment Zone (TIRZ) Number Fourteen. (Kearney)
 - V. Consider and act upon an amendment to Exhibit A of Ordinances, Chapter 12, Traffic and Vehicles, Article 12:03, Section 12:03:051 speed limits to add new school zones for the Prosper ISD and Celina ISD. (Glasgow)
 - W. Consider and act upon an Ordinance authorizing the future release of the 30-foot Road Easement dedicated to the City of Celina/Collin County for the construction of County Road 86 (between CR 88 and Coit Road). (Glasgow)
 - X. Consider and act upon a Resolution pertaining to the sale of certain properties, 19,459 square foot (0.447-acre) part of the land previously dedicated as right-of-way reservation on the plat for Fire

Station No. 3 to the Texas Department of Transportation (TXDOT) for the future widening of Farm to Market Road 1385 (FM 1385). (Glasgow)

- Y. Consider and act on an Ordinance 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. (Bromiley)
- Z. Consider and act on an Ordinance 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. (Bromiley)
- AA. Consider and act on an Ordinance amending Chapter 1 “General Provisions”, Article 1.03 “City Council”, Division 2 “Meetings”, Section 1.03.031 “Types of meetings; time and place” and Section 1.03.035 “Citizen participation.”

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider and act upon a Development Agreement on approximately 49 acres of land; generally located at the southeast corner of future G.A. Moore Parkway and future Celina Parkway, within the Extraterritorial Jurisdiction (ETJ). (Ariana Access – Development Agreement) (McAfee)
- B. Conduct a public hearing to consider and act upon an Ordinance on the voluntary annexation of approximately 8 acres within the Extraterritorial Jurisdiction (ETJ); generally located north of future O’Brien Drive and approximately 2,350 feet east of future Legacy Drive, within the Extraterritorial Jurisdiction. (Farr Tract - 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 8 acres to Commercial, Office, & Retail District (C); generally located north of future O’Brien Drive and approximately 2,350 feet east of future Legacy Drive. (Farr Tract – Zoning) (Mohan)
- D. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning approximately 414 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R), Single-Family Residential, Attached District (SF-A), Multi-Family, Horizontal District (MF-0), Multi-Family, Urban Edge District (MF-2), & Multi-Family, Urban Living District (MF-3) base zoning; generally located south of Marilee Road and approximately 1,400 feet east of Preston Road, within the City Limits. (Serenade – PD Zoning) (McAfee)
- E. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by amending approximately 4 acres of Planned Development No. 67 (PD-67); generally located at the northwest corner of Preston Road and Frontier Parkway, within the City Limits. (The Grove at Frontier (Lanterra) – PD Amendment) (Mohan)
- F. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by rezoning approximately 15 acres to a Planned Development (PD) with Commercial, Office, & Retail District (C) base zoning, with modified development standards; generally located south of Sunset Boulevard and approximately 1,500 feet west of Coit Road, within the City Limits. (Off the Rails Icehouse – PD Zoning) (McAfee)
- G. Conduct a public hearing to consider and act upon a Major Modification to the design standards in the Downtown Code, in order to allow for the redevelopment of Grace Bridge; generally located at the northeast corner of Oklahoma Drive and Ash Street, within the Preston Streams District. (Grace Bridge - Major Modification) (McAfee)

IX. ACTION ITEM:

- A. Consider and act to authorize the City Manager to execute an agreement for the award of Bid 2024-114 for New Mexico Dr. Improvement (Ash to Pecan) to Quality Excavation, LLC, to

include the base bid and the additive alternate at the unit prices listed in the amount of \$1,407,883.00 plus ten percent contingency in the amount of \$140,788.30 for a total amount not to exceed \$1,548,671.30. (Glasgow)

- B. Consider and act upon a Resolution adopting the 2024-2026 Strategic Plan. (Ranc)
- C. Consider and act on a Resolution prescribing Regular Meeting dates and times of the City Council. (Vaughns)

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."

Lauren Vaughns, TMRC
City Secretary

Date Notice Removed