



Life Connected.

**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, AUGUST 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 a Development Agreement for Willard Tract (Louisiana)
- B. Discussion regarding a Development Agreement for Legacy Branch
- C. Discussion regarding a Development Agreement for Ramble Expansion
- D. Discussion regarding a Development Agreement for Masonic Lodge (Property ID 2041418)
- E. Discussion regarding right-of-way condemnation Choate Pkwy from Kinship Parkway to Roseland Parkway

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

- F. Deliberation regarding the appointment, employment, evaluation, reassignment duties, discipline, or dismissal of a public officer or employee: Fire Chief appointment and employment.
- G. Deliberation regarding the appointment, employment, evaluation, reassignment duties, discipline, or dismissal of a public officer or employee: Director of Parks and Recreation appointment and employment.
- H. Personnel investigation

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

- I. Discussion regarding a performance agreement with NWC Tollway/Frontier, LP.
- J. Discussion regarding Project Motor

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

- K. Discussion regarding the Ramble subdivision land acquisition
- L. Discussion regarding acquisition of 312 E Ash Street

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

- M. 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 rights of way totaling 1.061 acres and a temporary construction easements of 1.052 acres for municipal purposes to build and maintain a public roadway, including but not limited to, 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 Shelby Glass Survey, Abstract A0346, Property ID #2848008 and #2802386, and on real property as portion of a tract of land generally described as being located in the Jonathan Westover Survey, Abstract A1030, Property ID # 2706744, Collin County, Texas; such properties are generally located on the north and south sides of Choate Parkway east of Kinship Parkway, 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.

IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Discussion Regarding the Fiscal Year 2024-25 Proposed Budget.
- B. Update regarding the Public Safety Campus Master Plan (Brawner)
- C. Update to City Council regarding development of Senior Center Guidelines (Stovall)

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

- A. Recognition of Summer Reading Program finishers
- B. 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. Review and acceptance of the Quarterly Investment Report for the period ended June 30, 2024. (Bromiley)
- B. Consider and act to accept the resignation of Bill Webber and declare a vacancy on the Economic Development Corporation Board of Directors. (Vaughns)
- C. Consider and act to accept the resignation of Joy Martinez and declare a vacancy on the Library Board. (Vaughns)

- D. Consider and act to award bid 2024-116 for the Rectangular Rapid-Flashing Beacon (RRFB) to Roadway Solutions, Inc., at the unit prices listed in the amount of \$58,480.00 plus ten percent contingency in the amount of \$5,848.00 for a total amount not to exceed \$64,328.00. (Glasgow)
- E. Consider and act to award bid 2024-109 to TechOps Specialty Vehicles, LLC for the outfitting of the Celina Public Library Bookmobile in the amount not to exceed \$112,537.71. (Stovall)
- F. Consider and act to authorize the city manager to enter into a right-of-way realignment and dedication agreement by and between the City of Celina and Pignataro Intl, LTD for West Glendenning Parkway. (Brawner)
- G. Consider and act to authorize the city manager to enter into a right-of-way realignment and dedication agreement by and between the City of Celina and 10,000 Celina Road LLC for West Glendenning Parkway. (Brawner)
- H. Consider and act to purchase fiber optic cable for the expansion of the City fiber network from Graybar Electric Company, Inc. through a cooperative contract with Omnia Public Sector for an amount not to exceed \$60,333.28. (AAlexander)
- I. Consider and act upon an Administrative Services and Office Space Agreement between the City of Celina and the Celina Economic Development Corporation. (Satarino)
- J. Consider and act to authorize the City Manager to execute a cost-sharing agreement with Centurion America to construct arterial median lighting along Bothwell Boulevard for the amount of \$273,612.63. (Glasgow)
- K. Consider and act to authorize an agreement with Run Celina, LLC. to host a Downtown Turkey Trot. (Monaco)
- L. Consider and act upon a Service Agreement for C-3 annexed property between the City of Celina and the owner of approximately 11 acres within the Extraterritorial Jurisdiction (ETJ); generally located north of Frontier Parkway and approximately 400 feet west of Custer Road. (PISD Middle School 8 - C-3 Expedited Annexation Service Agreement) (Mohan)
- M. Consider and act to approve a work authorization for testing services for the construction of Old Celina Park Playground with WSB, LLC, for an amount not to exceed \$54,479.50. (Glasgow)
- N. Consider and act to authorize the City Manager to execute a work authorization with Garver LLC for the design of a six million gallons (6MG) ground storage tank at the Celina Road Pump station site for an amount not to exceed \$809,078.00. (Glasgow)
- O. Consider and act to authorize the City Manager to execute a work authorization with Garver LLC (Garver) to obtain a Texas Commission on Environmental Quality (TCEQ) Texas Pollutant Discharge Elimination System (TPDES) Discharge permit for a new water reclamation facility (WRF) located on Parvin Road for an amount not to exceed \$119,049.00. (Glasgow)
- P. Consider and act on an amendment for design services for the construction of Choate Parkway from Kinship Parkway to Roseland Parkway with KFM, for an amount not to exceed \$76,400.00. (Glasgow)
- Q. Consider and act to authorize a change order with C. Green Scaping LP for an amount not to exceed \$106,712.64 to add additional traffic control devices requested by the Texas Department of Transportation (TXDOT) to begin work on the Preston Road Green Ribbon project. (Glasgow)
- R. Consider and act upon a resolution of the City of Celina, Texas, accepting a petition seeking the creation of the Ariana Public Improvement District within the corporate boundaries of the City and calling for a public hearing for the City Council's September 10, 2024, meeting. (Kearney)
- S. Consider and act upon a Resolution of the City Council of the City of Celina, Texas, approving Tax Increment Reinvestment Zone Number Eleven project expenditures; providing a severability clause; and providing an effective date. (Kearney)
- T. 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)
- U. Consider and act upon an Ordinance authorizing the release of the Drainage Easement dedicated to the City of Celina for a drainage channel to convey flows from Wilson Creek Meadows West Phase 1 to the flood plain. With the installation of storm infrastructure with Wilson Creek Meadows West Phase 2A and 2B the drainage channel and easement is no longer needed. (Glasgow)
- V. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Cambridge Crossing Public Improvement District and providing an effective date. (Bromiley)
- W. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Celina Hills Public Improvement District and providing an effective date. (Bromiley)
- X. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Chalk Hill Public Improvement District and providing an effective date. (Bromiley)
- Y. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Creeks of Legacy Public Improvement District and providing an effective date. (Bromiley)
- Z. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Cross Creek Meadows Public Improvement District and providing an effective date. (Bromiley)
- AA. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Edgewood Creek Public Improvement District and providing an effective date. (Bromiley)
- BB. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Glen Crossing Public Improvement District and providing an effective date. (Bromiley)
- CC. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Glen Crossing West Public Improvement District and providing an effective date. (Bromiley)
- DD. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Harper Estates Public Improvement District and providing an effective date. (Bromiley)
- EE. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Hillside Village Public Improvement District and providing an effective date. (Bromiley)
- FF. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Lakes at Mustang Ranch Public Improvement District and providing an effective date. (Bromiley)
- GG. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Legacy Hills Public Improvement District and providing an effective date. (Bromiley)
- HH. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Mosaic Public Improvement District and providing an effective date. (Bromiley)
- II. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Mustang Lakes Annex Public Improvement District and providing an effective date. (Bromiley)

- JJ. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the North Sky Public Improvement District and providing an effective date. (Bromiley)
- KK. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Ownsby Farms Public Improvement District and providing an effective date. (Bromiley)
- LL. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Parks at Wilson Creek Public Improvement District and providing an effective date. (Bromiley)
- MM. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Parvin Public Improvement District and providing an effective date. (Bromiley)
- NN. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Sutton Fields East Public Improvement District and providing an effective date. (Bromiley)
- OO. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Sutton Fields II Public Improvement District and providing an effective date. (Bromiley)
- PP. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Ten Mile Creek Public Improvement District and providing an effective date. (Bromiley)
- QQ. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for The Columns Public Improvement District and providing an effective date. (Bromiley)
- RR. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Wells North Public Improvement District and providing an effective date. (Bromiley)
- SS. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Wells South Public Improvement District and providing an effective date. (Bromiley)
- TT. Consider and act upon an Ordinance of the City of Celina, Texas, approving the 2024-2025 Annual Service Plan update to the Service and Assessment Plan for the Wilson Creek Meadows Public Improvement District and providing an effective date. (Bromiley)

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider and act upon an Ordinance on the voluntary annexation of approximately 11 acres within the Extraterritorial Jurisdiction (ETJ); generally located north of Frontier Parkway and approximately 400 feet west of Custer Road, within the Extraterritorial Jurisdiction. (PISD Middle School 8 - C-3 Expedited Annexation) (Mohan)
- B. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning approximately 46 acres to Community Facilities District (CF) zoning; generally located north of Frontier Parkway and approximately 400 feet west of Custer Road. (PISD Middle School 8 – Zoning) (Mohan)
- C. Conduct a public hearing to consider and act upon an Ordinance on the voluntary annexation of approximately 6 acres within the Extraterritorial Jurisdiction (ETJ); generally located south of County Road 106 and approximately 3,300 feet east of Preston Road, within the Extraterritorial Jurisdiction. (Public Works Administration Office - C-3 Expedited Annexation) (Mohan)
- D. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning approximately 6 acres to Community Facilities District (CF) zoning; generally located south of County Road 106 and approximately 3,300 feet east of Preston Road. (Public Works Administration Office – Zoning) (Mohan)

- E. Conduct a public hearing to consider and act upon a Development Agreement on approximately 157 acres of land; generally located north of future J Fred Smith Parkway and approximately 520 feet east of future Celina Parkway, within the City Limits. (G-Bar – Development Agreement) (McAfee)
- F. Conduct a public hearing to consider and act upon a Development Agreement on approximately 107 acres of land; generally located at the northeast corner of Legacy Drive and Clear Creek Parkway, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Legacy Branch – Development Agreement) (McAfee)
- G. Conduct a public hearing to consider and act upon an Ordinance amending the City’s Code of Ordinances, by amending Chapter 14: Zoning, Article 14.01: Administration and 14.03: Use Regulations, to modify batch plant regulations. (Batch Plants Zoning Ordinance Revision - Text Amendment) (McAfee)

IX. ACTION ITEM:

- A. Consider and act upon a Resolution accepting the proposed property tax rate; establishing dates for public hearings on the proposed property tax rate and Fiscal Year 2024-2025 budget; providing for the dates for the City Council to approve the property tax rate and Fiscal Year 2024-2025 budget; and providing for publication of public hearing notices as provided by the Texas law. (Bromiley)
- 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 Refunding Bonds, Series 2024 (Wells South Public Improvement District Neighborhood Improvement Area #1 Project); calling for redemption of certain currently outstanding bonds; approving and authorizing related agreements and an updated service and assessment plan; and providing an effective date. (Stovall)
- C. 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 Refunding Bonds, Series 2024 (Wells South Public Improvement District Major Improvement Area Project); calling for redemption certain currently outstanding bonds; approving and authorizing related agreements and an updated service and assessment plan; and providing an effective date. (Bromiley)
- D. 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 Refunding Bonds, Series 2024 (Sutton Fields II Public Improvement District Neighborhood Improvement Area #1 Project); calling for redemption certain currently outstanding bonds; approving and authorizing related agreements and an updated service and assessment plan; and providing an effective date. (Stovall)
- E. 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 Refunding Bonds, Series 2024 (Sutton Fields II Public Improvement District Major Improvement Area Project); calling for redemption certain currently outstanding bonds; approving and authorizing related agreements and an updated service and assessment plan; and providing an effective date. (Stovall)
- F. Consider and act upon an Ordinance adopting a Code of Ethics for Elected and Appointed Officials; providing findings; providing for a cumulative repealer clause; providing for savings; providing for severability; providing for engrossment and enrollment; and providing an effective date. (Ranc)
- G. Consider and act to appoint a committee to review applications for board and commission appointments and set date for applicant interviews. (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