



Life Connected.

**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JULY 9, 2024
4:00 PM
MINUTES**

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Tubbs called the Regular Meeting of the Celina City Council to order at 4:00 p.m. on Tuesday, July 9, 2024, and announced a quorum was present.

Attendee Name	Organization	Title	Status
Ryan Tubbs	City of Celina	Mayor	Present
Philip Ferguson	City of Celina	Place 1	Present
Eddie Cawlfeld	City of Celina	Place 2	Present
Andy Hopkins	City of Celina	Place 3	Present
Wendie Wigginton	City of Celina	Place 4	Present
Mindy Koehne	City of Celina	Place 5	Present
Brandon Grumbles	City of Celina	Place 6	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.)

The Celina City Council convened into Executive Session at 4:03 p.m.

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.

Mayor Tubbs reconvened the Regular Meeting at 5:54 p.m.

IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Discussion regarding the Emergency Response Communications Feasibility Study. (Brawner)
Gigi Smith with Mission Critical Partners presented the Emergency Response Communications Feasibility Study.
- B. Discussion of the Parks Administration Office Schematic Design. (Davis) Jeff Davis, Interim Parks and Recreation Director, introduced the team with Parkhill, who presented the design of the new Parks Administration office.
- C. Discussion regarding the appointment of Economic Development Corporation Board Members.
Robert Ranc, City Manager, led discussion regarding the process of appointment of the EDC Board.

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)
Josh McCarroll introduced Apricot Lane Boutique.

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.

Norman Pickett spoke regarding the Senior Center.

Paula Scott spoke regarding the Senior Center, medians along Preston, and her water bill.

Joe Stalling spoke regarding Consent Agenda item "T."

Maria Rangel spoke regarding Consent Agenda item "T."

Ghentry Pace spoke regarding the board/commission application process.

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.

The Mayor removed items "L" and "T" from the Consent Agenda for individual consideration.

Upon a motion by Councilmember Grumbles and a second by Councilmember Wigginton, the Council voted six (6) for and none (0) opposed to approve all remaining items on the Consent Agenda. The motion carried.

RESULT:	Passed
MOVER:	Council Member, Place 5 Brandon Grumbles
SECONDER:	Council Member, Place 4 Wendie Wigginton
AYES:	Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne, Brandon Grumbles, Eddie Cawfield
NAYES:	None

- 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)
- Upon a motion by Councilmember Wigginton and a second by Councilmember Hopkins, the Council voted six (6) for and none (0) opposed to approve the permitting processes assessment. The motion carried.

RESULT:	Passed
MOVER:	Council Member, Place 4 Wendie Wigginton
SECONDER:	Mayor Pro Tem, Place 3 Andy Hopkins
AYES:	Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne, Brandon Grumbles, Eddie Cawlfild
NAYES:	None

- 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)

RESOLUTION NO. 2024-31R

A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE NEGOTIATION AND EXECUTION BY THE CITY MANAGER OF CONVEYANCE DOCUMENTS NECESSARY TO EFFECTUATE THE ACQUISITION OF EASEMENTS FOR THE PARKSIDE LIFTSTATION

IMPROVEMENTS PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE.

- 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)
- Upon a motion by Mayor Pro Tem Hopkins and a second by Council Member Cawlfeld, the Council voted six (6) for and none (0) opposed to approve Resolution No. 2024-32R. The motion carried 6-0.

RESULT:	Passed
MOVER:	Mayor Pro Tem, Place 3 Andy Hopkins
SECONDER:	Council Member, Place 2 Eddie Cawlfeld
AYES:	Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne, Brandon Grumbles, Eddie Cawlfeld
NAYES:	None

RESOLUTION NO. 2024-32R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS AMENDING RESOLUTION NO. 2024-21R, AND AUTHORIZING THE EXECUTION BY THE CITY MANAGER OF DOCUMENTS NECESSARY TO EFFECTUATE THE ACQUISITION OF RIGHT OF WAY, WATER EASEMENTS, WAS TEW ATER EASEMENTS, DRAINAGE EASEMENTS AND TEMPORARY CONSTRUCTION EASEMENT FOR THE RAINWATER DEVELOPMENT OFFSITE GA MOORE PARKWAY PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE.

- 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)

ORDINANCE NO. 2024-32

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS ADOPTING A FINAL PROJECT PLAN AND FINANCING PLAN FOR TAX INCREMENT REINVESTMENT ZONE NUMBER FOURTEEN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE; AND FINDING AND DETERMINING THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW.

- 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)

ORDINANCE NO. 2024-33

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING THE CELINA CODE OF ORDINANCES, CHAPTER 12: TRAFFIC AND VEHICLES, ARTICLE 12:03: OPERATION OF VEHICLES, DIVISION 2: TRAFFIC SCHEDULES, SECTION 12.03.051 SPEED LIMITS, TO ADD SCHOOL ZONE LOCATIONS; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FINDINGS; PROVIDING FOR AMENDMENT TO THE CODE OF ORDINANCES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR PENALTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

- 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)

ORDINANCE 2024-34

**COUNTY ROAD 86 PARTIAL RIGHT-OF-WAY ABANDONMENT
AN ORDINANCE ABANDONING AND VACATING APPROXIMATELY 0.61
ACRE UNIMPROVED RIGHT-OF-WAY GENERALLY LOCATED WEST OF
THE INTERSECTION OF CHOATE PARKWAY AND COIT ROAD AND NORTH
OF PUNK CARTER PARKWAY, SITUATED IN THE COLLIN COUNTY
MCKENZIE WILHITE SURVEY, ABSTRACT NO. 1008 AND 1009, COLLIN
COUNTY, TEXAS**

- 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)

RESOLUTION NO. 2024-33R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS
APPROVING THE SALE OF CITY PROPERTY, GENERALLY DESCRIBED AS
BEING A 19,459 SQUARE FOOT (0.447-ACRE) TRACT OF LAND OUT OF THE
THOMAS H MCINTYRE SURVEY, ABSTRACT NUMBER 903, LOCATED IN
THE CITY OF CELINA, TEXAS, DENTON COUNTY AND BEING PART OF
BLOCK A, LOT 1, CITY OF CELINA FIRE STATION NUMBER 3, AN
ADDITION TO THE COUNTY OF DENTON, RECORDED IN INSTRUMENT
NUMBER 2019-506, PLAT RECORDS, DENTON COUNTY, TEXAS (P.R.D.C.T.),
AND BEING ALL OF THE VARIABLE WIDTH RESERVATION FOR FUTURE
FARM TO MARKET ROAD 1385 WIDENING AS SHOWN ON THE PLAT FOR
FIRE STATION NUMBER 3; AUTHORIZING THE CITY MANAGER TO
EXECUTE ANY NECESSARY DOCUMENTS TO CONDUCT THE SALE;
PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE
DATE.**

- 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)

ORDINANCE NO. 2024-35

**AN ORDINANCE OF THE CITY OF CELINA, TEXAS AMENDING ORDINANCE
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 FISCAL YEAR 2023-2024 BUDGET
FOR THE CITY OF CELINA, TEXAS, REALLOCATING FUNDS BETWEEN
ACCOUNTS PURSUANT TO EXHIBIT "A", ATTACHED HERETO AND
INCORPORATED INTO THIS ORDINANCE; PROVIDING FOR
INCORPORATION OF PREMISES; PROVIDING FOR FILING OF THE
AMENDED BUDGET AND ORDINANCE; PROVIDING A CUMULATIVE
CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING FOR
ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE
DATE.**

- 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)

ORDINANCE NO. 2024-36

AN ORDINANCE OF THE CITY OF CELINA, TEXAS AMENDING ORDINANCE 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 FISCAL YEAR 2023-2024 BUDGET FOR THE CITY OF CELINA, TEXAS, REALLOCATING FUNDS BETWEEN ACCOUNTS PURSUANT TO EXHIBIT “A”, ATTACHED HERETO AND INCORPORATED INTO THIS ORDINANCE; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR FILING OF THE AMENDED BUDGET AND ORDINANCE; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

- 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.”

ORDINANCE NO. 2024-37

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING THE CELINA CODE OF ORDINANCES, CHAPTER 1 “GENERAL PROVISIONS”, ARTICLE 1.03 “CITY COUNCIL”, DIVISION 2 “MEETINGS”, BY REPEALING SECTION 1.03.031 “TYPES OF MEETINGS; TIME AND PLACE” AND AMENDING SECTION 1.03.035 “CITIZEN PARTICIPATION”; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FINDINGS; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR PENALTY; PROVIDING FOR SEVERABILITY; FINDING AND DETERMINING COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

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)
Mayor Tubbs opened the public hearing at 7:37 p.m.
With no one wishing to speak, Mayor Tubbs closed the public hearing at 7:37 p.m.

Upon a motion by Mayor Pro Tem Hopkins and a second by Councilmember Ferguson, the Council voted six (6) for and none (0) opposed to approve the Development Agreement. The motion carried.

RESULT:	Passed
MOVER:	Mayor Pro Tem, Place 3 Andy Hopkins
SECONDER:	Council Member, Place 1 Philip Ferguson
AYES:	Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne, Brandon Grumbles, Eddie Cawlfild
NAYES:	None

- 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)

Mayor Tubbs opened the public hearing at 7:40 p.m.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 7:40 p.m.

Upon a motion by Councilmember Cawlfeld and a second by Councilmember Wigginton, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2024-38. The motion carried.

RESULT:	Passed
MOVER:	Council Member, Place 2 Eddie Cawlfeld
SECONDER:	Council Member, Place 4 Wendie Wigginton
AYES:	Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne, Brandon Grumbles, Eddie Cawlfeld
NAYES:	None

ORDINANCE NO. 2024-38

AN ORDINANCE OF THE CITY OF CELINA, TEXAS, ADOPTING THE ANNEXATION OF CERTAIN TERRITORY LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF CELINA, TEXAS, TO WIT: BEING AN APPROXIMATELY 8 ACRE TRACT OF LAND, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AND GRAPHICALLY DEPICTED IN EXHIBIT "A", SUCH TRACT IS GENERALLY LOCATED NORTH OF FUTURE O'BRIEN DRIVE AND APPROXIMATELY 2,350 FEET EAST OF FUTURE LEGACY DRIVE, AND ALL ADJACENT RIGHTS-OF-WAY; PROVIDING FOR INCORPORATION OF PREMISES, AMENDING OF THE OFFICIAL CITY MAP, AND ACKNOWLEDGING A SERVICE PLAN; REQUIRING THE FILING OF THIS ORDINANCE WITH THE COUNTY CLERK; PRESCRIBING FOR EFFECT ON TERRITORY, GRANTING AS APPROPRIATE TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY OF CELINA, TEXAS; PROVIDING CUMULATIVE REPEALER, SEVERABILITY AND SAVINGS CLAUSES; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

- 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)

Mayor Tubbs opened the public hearing at 7:40 p.m.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 7:40 p.m.

Upon a motion by Councilmember Wigginton and a second by Mayor Pro Tem Hopkins, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2024-39. The motion carried.

RESULT:	Passed
MOVER:	Council Member, Place 4 Wendie Wigginton
SECONDER:	Mayor Pro Tem, Place 3 Andy Hopkins
AYES:	Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne, Brandon Grumbles, Eddie Cawlfild
NAYES:	None

ORDINANCE NO. 2024-39

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING OF LAND THAT IS APPROXIMATELY 8 ACRES LOCATED IN THE JOHN RAGSDALE SURVEY, ABSTRACT NO. 735, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED NORTH OF FUTURE O'BRIEN DRIVE AND APPROXIMATELY 2,350 FEET EAST OF FUTURE LEGACY DRIVE; AS DESCRIBED IN EXHIBIT "A" AND INCORPORATED HEREIN TO BE ZONED COMMERCIAL, OFFICE, & RETAIL DISTRICT (C); PROVIDING FOR INCORPORATION OF PREMISES, FINDINGS, AMENDMENT OF ZONING CLASSIFICATION, ZONING DESIGNATION AND DEVELOPMENT REGULATIONS, REVISION OF ZONING MAP, COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00 PER OFFENSE AND OTHER ENFORCEMENT MECHANISMS; PROVIDING CUMULATIVE REPEALER, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

- 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)

Mayor Tubbs opened the public hearing at 7:43 p.m.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 7:43 p.m.

Upon a motion by Councilmember Cawlfild and a second by Mayor Pro Tem Hopkins, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2024-40. The motion carried.

RESULT:	Passed
MOVER:	Council Member, Place 2 Eddie Cawlfild
SECONDER:	Mayor Pro Tem, Place 3 Andy Hopkins
AYES:	Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne, Brandon Grumbles, Eddie Cawlfild
NAYES:	None

ORDINANCE NO. 2024-40

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING

THE ZONING OF LAND THAT IS APPROXIMATELY 414 ACRES LOCATED IN THE JOHN DAVIS SURVEY, ABSTRACT NO. 247, THE B.B.B. & C. RAILWAY COMPANY SURVEY, ABSTRACT NO. 127, WILLIAM C. LEWIS SURVEY, ABSTRACT NO. 533, AND IN THE TEXAS AND PACIFIC RAILWAY COMPANY SURVEY, ABSTRACT NO. 931, CITY OF CELINA, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED SOUTH OF MARILEE ROAD AND APPROXIMATELY 1,400 FEET EAST OF PRESTON ROAD; AS DESCRIBED IN EXHIBIT "A" AND INCORPORATED HEREIN TO BE ZONED "PD" PLANNED DEVELOPMENT DISTRICT NO. 152 WITH A BASE ZONING OF 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), AND MULTIFAMILY, URBAN LIVING DISTRICT (MF-3); PROVIDING FOR INCORPORATION OF PREMISES, FINDINGS, AMENDMENT OF ZONING CLASSIFICATION, ZONING DESIGNATION AND DEVELOPMENT REGULATIONS, REVISION OF ZONING MAP, COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00 PER OFFENSE AND OTHER ENFORCEMENT MECHANISMS; PROVIDING CUMULATIVE REPEALER, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

- 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)

Mayor Tubbs opened the public hearing at 7:46 p.m.

Rob Daake spoke in favor of the item.

Dale Bingham spoke in opposition to the item.

Mayor Tubbs closed the public hearing at 7:53 p.m.

Upon a motion by Councilmember Wigginton and a second by Councilmember Koehne, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2024-41. The motion carried.

RESULT:	Passed
MOVER:	Council Member, Place 4 Wendie Wigginton
SECONDER:	Council Member, Place 5 Mindy Koehne
AYES:	Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne, Brandon Grumbles, Eddie Cawlfild
NAYES:	None

ORDINANCE NO. 2024-41

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE REZONING OF LAND THAT IS APPROXIMATELY 4 ACRES LOCATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 167,

COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED AT THE NORTHWEST CORNER OF PRESTON ROAD AND FRONTIER PARKWAY; AS DESCRIBED IN EXHIBIT “A” AND INCORPORATED HEREIN TO AMEND A PORTION OF PLANNED DEVELOPMENT NO. 67 (PD-67) WITH AN UPDATED CONCEPT PLAN AND RENDERINGS; PROVIDING FOR INCORPORATION OF PREMISES, FINDINGS, AMENDMENT OF ZONING CLASSIFICATION, ZONING DESIGNATION AND DEVELOPMENT REGULATIONS, REVISION OF ZONING MAP, COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00 PER OFFENSE AND OTHER ENFORCEMENT MECHANISMS; PROVIDING CUMULATIVE REPEALER, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

- 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)

Mayor Tubbs opened the public hearing at 8:12 p.m.

Jim Owens spoke neither in favor or opposition to the item.

Mayor Tubbs closed the public hearing at 8:15 p.m.

Upon a motion by Councilmember Grumbles and a second by Councilmember Cawlfeld, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2024-42. The motion carried.

RESULT:	Passed
MOVER:	Council Member, Place 5 Brandon Grumbles
SECONDER:	Council Member, Place 2 Eddie Cawlfeld
AYES:	Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne, Brandon Grumbles, Eddie Cawlfeld
NAYES:	None

ORDINANCE NO. 2024-42

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE REZONING OF LAND THAT IS APPROXIMATELY 15 ACRES LOCATED IN THE S P RICE SURVEY, ABSTRACT NO. 771, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED SOUTH OF SUNSET BOULEVARD AND APPROXIMATELY 1,500 FEET WEST OF COIT ROAD; AS DESCRIBED IN EXHIBIT “A” AND DEPICTED IN EXHIBIT “B” AND INCORPORATED HEREIN TO BE REZONED FROM AGRICULTURAL DISTRICT (AG), TO A “PD” PLANNED DEVELOPMENT DISTRICT NO. 151 WITH A BASE ZONING OF COMMERCIAL, OFFICE, & RETAIL DISTRICT (C), WITH MODIFIED DEVELOPMENT STANDARDS; PROVIDING FOR INCORPORATION OF PREMISES, FINDINGS, AMENDMENT OF ZONING CLASSIFICATION, ZONING DESIGNATION AND DEVELOPMENT STANDARDS, REVISION OF ZONING MAP, COMPLIANCE; PROVIDING FOR A PENALTY NOT TO

EXCEED \$2,000.00 PER OFFENSE AND OTHER ENFORCEMENT MECHANISMS; PROVIDING CUMULATIVE REPEALER, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

- 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)

Mayor Tubbs opened the public hearing at 8:27 p.m.

Jim Owens spoke in favor to the item.

Mayor Tubbs closed the public hearing at 8:30 p.m.

Upon a motion by Mayor Pro Tem Hopkins and a second by Councilmember Cawlfeld, the Council voted six (6) for and none (0) opposed to approve Grace Bridge Major Modification. The motion carried.

RESULT:	Passed
MOVER:	Mayor Pro Tem, Place 3 Andy Hopkins
SECONDER:	Council Member, Place 2 Eddie Cawlfeld
AYES:	Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne, Brandon Grumbles, Eddie Cawlfeld
NAYES:	None

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)

Upon a motion by Mayor Pro Tem Hopkins and a second by Councilmember Wigginton, the Council voted six (6) for and none (0) opposed to approve New Mexico Street Improvements. The motion carried.

RESULT:	Passed
MOVER:	Mayor Pro Tem, Place 3 Andy Hopkins
SECONDER:	Council Member, Place 4 Wendie Wigginton
AYES:	Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne, Brandon Grumbles, Eddie Cawlfeld
NAYES:	None

- B. Consider and act upon a Resolution adopting the 2024-2026 Strategic Plan. (Ranc)
Upon a motion by Mayor Pro Tem Hopkins and a second by Councilmember Cawlfeld, the Council voted six (6) for and none (0) opposed to approve Resolution No. 2024-35R. The motion carried.

RESULT:	Passed
MOVER:	Mayor Pro Tem, Place 3 Andy Hopkins
SECONDER:	Council Member, Place 2 Eddie Cawlfeld
AYES:	Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne, Brandon Grumbles, Eddie Cawlfeld
NAYES:	None

RESOLUTION NO. 2024-34R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ADOPTING THE 2023-2025 STRATEGIC PLAN FOR THE CITY OF CELINA; PROVIDING AN EFFECTIVE DATE.

- C. Consider and act on a Resolution prescribing Regular Meeting dates and times of the City Council. (Vaughns)
Upon a motion by Mayor Pro Tem Hopkins and a second by Councilmember Cawlfeld, the Council voted six (6) for and none (0) opposed to approve Resolution No. 2024-35R.
The motion carried.

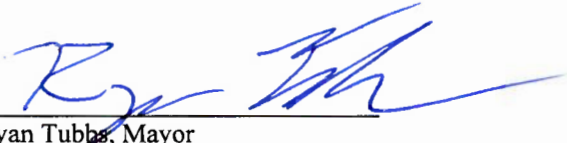
RESULT:	Passed
MOVER:	Mayor Pro Tem, Place 3 Andy Hopkins
SECONDER:	Council Member, Place 2 Eddie Cawlfeld
AYES:	Wendie Wigginton, Philip Ferguson, Andy Hopkins, Mindy Koehne, Brandon Grumbles, Eddie Cawlfeld
NAYES:	None

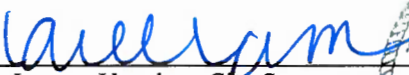
RESOLUTION NO. 2024-35R

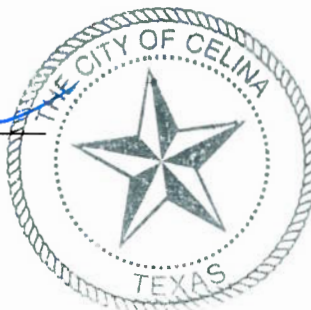
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS PRESCRIBING REGULAR MEETING DATES AND TIMES; AND OTHER MATTERS IN CONNECTION THEREWITH; AND PROVIDING AN EFFECTIVE DATE.

X. **ADJOURNMENT:**

Mayor Tubbs adjourned the Regular Meeting of the Celina City Council at 8:59 p.m.


Ryan Tubbs, Mayor


Lauren Vaughns, City Secretary



10/8/2024
Date