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CITY COUNCIL REGULAR MEETING

CELINA COUNCIL CHAMBERS

112 N. COLORADO ST.

TUESDAY, SEPTEMBER 10, 2024

4:00 PM

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Tubbs called the meeting to order at 4:00 PM.

Members Present:

Mayor Ryan Tubbs
Mayor Pro Tem Andy Hopkins
Deputy Mayor Pro Tem Mindy Koehne
Council Member Philip Ferguson
Council Member Eddie Cawfield
Council Member Wendie Wigginton
Council Member Brandon Grumbles

Members Absent:

None

Moved to item IX.F.

II. PLEDGE OF ALLEGIANCE/INVOCATION:

Mayor Tubbs led the Pledge of Allegiance and 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. Ramble PD-37 Language
- B. Discussion regarding driveway access to 955 E Ownsby Parking

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

- C. Discussion regarding an incentive agreement for a business located at 401 W. Pecan St.
- D. Discussion regarding Project Blue.
- E. Discussion regarding agreement with Bears on the Square, LLC.
Upon a motion by Council Member Wigginton moved to approve an amendment

to the Economic Development Incentive Agreement with Bears on the Square, LLC to increase the incentive amount from \$21,000.00 to \$24,820.13 and a second by Mayor Pro Tem Hopkins, the Council voted six (6) for and none (0) opposed to approve. The motion carried 6-0.

Moved to Proclamations/Presentations/Oaths of Office.

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

- F. Summary of Eminent Domain Hearing regarding 1510 Vest Lane
- G. Discussion of Eminent Domain for Rainwater

Mayor Tubbs recessed the meeting at 5:00 PM.

Mayor Tubbs reconvened the meeting at 6:30 PM.

Moved to Worksession/Committee Reports/Staff Reports.

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

- H. Consider and act to authorize the acceptance of the Special Commissioners award for 1510 Vest Lane and authorize the City Manager to execute documents necessary for acquiring real property at 1510 Vest Lane.
Upon a motion by Mayor Pro Tem Hopkins and a second by Council Member Wigginton, the Council voted six (6) for and none (0) opposed to authorize the acceptance of the Special Commissioners award for 1510 Vest Lane. The motion carried 6-0.
- I. 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 3.569 acres, drainage easements totaling 1.373 acres, a sanitary sewer easement of 0.901 acres, water easements totaling 0.752 acres, and temporary construction easements totaling 1.752 acres for municipal purposes to build and maintain public utilities, including but not limited to, the installation and maintenance of public roadway, grading, water and sanitary sewer facilities, drainage, such appurtenant facilities as may be necessary, and other public uses, on three real properties as portions of tracts of land generally described as being located in the George Jay Survey, Abstract A0488, Property IDs #2659630, #2659629 and #2854778; on real property as portion of a tract of land generally described as being located in the John M Herron Survey, Abstract A0377, Property ID #1725743; on real property as portion of a tract of land generally described as being located in the BBB & C RR CO Survey, Abstract A0130, Property ID #2717990; and on real property as portion of a tract of land generally described as being located in the Wade H Ratton Survey, Abstract A0753, Property ID #2715160, Collin County, Texas; such properties are generally located on the north and south sides of GA Moore Parkway east of Preston Road, and being more particularly described herein; providing notice of an official determination to acquire real properties for rights of way, drainage easements, a sanitary sewer

easement, water easements 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 repeater clause; providing a severability clause and providing for an effective date.

Council Member Cawfield moved that the City of Celina authorize the use of the power of eminent domain to acquire rights of way totaling 3.569 acres, drainage easements totaling 1.373 acres, a sanitary sewer easement of 0.901 acres, water easements totaling 0.752 acres, and temporary construction easements totaling 1.752 acres on three real properties as portions of tracts of land generally described as being located in the George Jay Survey, Abstract A0488, Property IDs #2659630, #2659629 and #2854778; on real property as portion of a tract of land generally described as being located in the John M Herron Survey, Abstract A0377, Property ID #1725743; on real property as portion of a tract of land generally described as being located in the BBB & C RR CO Survey, Abstract A0130, Property ID #2717990; and on real property as portion of a tract of land generally described as being located in the Wade H Ratton Survey, Abstract A0753, Property ID #2715160, Collin County, Texas; such properties are generally located on the north and south sides of GA Moore Parkway east of Preston Road (as more fully described and depicted in Exhibits “A” and “B” of the proposed resolution for this item) for a public purpose and use to build and maintain public utilities, including but not limited to, the municipal purpose of installation and maintenance of public roadways, grading, water and sanitary sewer facilities, drainage, such appurtenant facilities as may be necessary within the Easement and other public uses, and adopt Resolution No. 42-R, with this Motion and the first record vote applying to all units of property to be condemned, Council Member Hopkins seconded, the Council voted six (6) for and none (0) opposed to approve Resolution No. 2024-42R. The motion carried 6-0.

RESOLUTION NO. 2024-42R

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 3.569 ACRES, DRAINAGE EASEMENTS TOTALING 1.373 ACRES, A SANITARY SEWER EASEMENT OF 0.901 ACRES, WATER EASEMENTS TOTALING 0.752 ACRES, AND TEMPORARY CONSTRUCTION EASEMENTS TOTALING 1.752 ACRES FOR MUNICIPAL PURPOSES TO BUILD AND MAINTAIN PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF PUBLIC ROADWAY, GRADING, WATER AND SANITARY SEWER FACILITIES, DRAINAGE, SUCH APPURTENANT FACILITIES AS MAY BE NECESSARY, AND OTHER PUBLIC USES, ON THREE REAL PROPERTIES AS PORTIONS OF TRACTS OF LAND

GENERALLY DESCRIBED AS BEING LOCATED IN THE GEORGE JAY SURVEY, ABSTRACT A0488, PROPERTY IDS #2659630, #2659629 AND #2854778; ON REAL PROPERTY AS PORTION OF A TRACT OF LAND GENERALLY DESCRIBED AS BEING LOCATED IN THE JOHN M HERRON SURVEY, ABSTRACT A0377, PROPERTY ID #1725743; ON REAL PROPERTY AS PORTION OF A TRACT OF LAND GENERALLY DESCRIBED AS BEING LOCATED IN THE BBB & C RR CO SURVEY, ABSTRACT A0130, PROPERTY ID #2717990; AND ON REAL PROPERTY AS PORTION OF A TRACT OF LAND GENERALLY DESCRIBED AS BEING LOCATED IN THE WADE H RATTON SURVEY, ABSTRACT A0753, PROPERTY ID # 2715160, COLLIN COUNTY, TEXAS; SUCH PROPERTIES ARE GENERALLY LOCATED ON THE NORTH AND SOUTH SIDES OF GA MOORE PARKWAY EAST OF PRESTON ROAD, AND BEING MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING NOTICE OF AN OFFICIAL DETERMINATION TO ACQUIRE REAL PROPERTIES FOR RIGHTS OF WAY, DRAINAGE EASEMENTS, A SANITARY SEWER EASEMENT, WATER EASEMENTS 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.

Moved to Item III. E.

IV. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

- A. Arbor Day Proclamation (Tubbs)
- ~~B. Jimbo's Pizza Proclamation (Tubbs)~~
- C. CISD Bond Presentation (Ranc)
- D. Announcement of EDC Land Purchase (Satarino)
- E. Dallas Regional Chamber Overview (Satarino)

Moved to Open Forum.

V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Discussion regarding the appointment of a Charter Review Commission. (Vaughns)

- B. Discussion regarding updates to the Boards and Commission Policy. (Vaughns)
- C. Discussion of Government Center 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.*

Joe Stalling spoke regarding property rights.

Collin Price spoke regarding the purchase of switchgear equipment.

Maria Rangel spoke regarding property rights and the grading of rainwater property.

Michelle Everson spoke regarding item "I" on the Consent Agenda.

Moved to item III. H.

Annette Hanke, Kim Greider, Marie Urmin, and Denise Hlavenka spoke regarding Ramble Development.

William Stearns, and Sibyl Stearns submitted a public comment form in opposition of the Ramble Development.

Jennifer Rojas, Katlin Munoz, and Tisha Poncio spoke regarding the Water Tower Lighting Policy.

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.

Items C, I, and P were pulled for Individual Consideration.

Upon a motion by Council Member Wigginton and a second by Council Member Ferguson, the Council voted six (6) for and none (0) opposed to approve the remaining consent agenda items. The motion carried 6-0.

- A. Consider and act to authorize a change order with Roadway Solutions for an amount not to exceed \$54,490.00 for Bothwell Boulevard Median Lighting project. (Glasgow)
- B. Consider and act to authorize a change order to RTEL Construction, LTD for the Fiber Optic installation Phase 1 to add Ground Box Protection for a total amount not to exceed \$57,200.00. (Alexander)
- C. Consider and act to award bid 2024-115R for the purchase of switchgear equipment for the southeast pump station to The Reynolds Company in the amount of \$805,200.00 plus ten percent contingency in the amount of \$80,520.00 for a total

amount of not to exceed \$885,720.00. (Glasgow)

Upon a motion by Mayor Pro Tem Hopkins and a second by Council Member Cawlfeld, the Council voted Five (5) for and one (1) opposed to approve. The motion carried 5-1. Council Member Wigginton opposed.

- D. Consider and act to award an RFP 2024-118 for a five-year agreement for Audit Services to Forvis Mazars, LLP, at the unit prices listed in an amount not to exceed \$80,000.00 for the City financial and EDC audits plus \$125,000.00 for the PID Financial audits for fiscal year 2024. The RFP includes prices for fiscal years 24, 25, 26, 27, and 28 audits. The estimated five-year agreement total is \$431,165.00 for the City financial audit and \$675,000.00 for the PID financial audits. (Bromiley)
- E. Consider and act to authorize vehicle repairs for the Fire Department from Siddons Martin through a cooperative contract with BuyBoard for an amount not to exceed \$109,999.00 and from Fraizer LTD, for an amount not to exceed \$61,705.30 for a total not to exceed \$171,704.30. (Everson)
- F. Consider and act to approve work authorizations for Beware! of the Square for an amount not to exceed \$88,750.00 and Christmas on the Square for an amount not to exceed \$86,650.00 to B-Weiss Entertainment Group, LLC. (Monaco)
- G. Consider and act to authorize an agreement with Integrated Computer Systems for public safety computer-aided dispatch (CAD) and records (RMS) software in an amount not to exceed \$105,000.00 for year one, \$108,150.00 for year two, and \$111,394.50 for year three. (Alexander)
- H. Consider and act upon an Amended and Restated Economic Development Performance Agreement between the City of Celina, Celina Economic Development Corporation, and NWC Tollway/Frontier, LP. (Satarino)
- I. Consider and act to authorize the City Manager to execute a Third Amendment to the Economic Development Incentive Agreement between the City of Celina, Celina Economic Development Corporation, and Gran Sweet, LLC. (Satarino)
Upon a motion by Mayor Pro Tem Hopkins and a second by Council Member Wigginton, the Council voted six (6) for and none (0) opposed to table. The motion carried 6-0.
- J. Consider and act upon a request to amend an existing development agreement for The Cottages Phase 2; generally located south of County Road 994 and approximately 1,250 feet west of Louisiana Drive, in the City Limits. (The Cottages Phase 2 – DA 2nd Amendment) (Glasgow)
- K. Consider and act upon a Resolution of the City Council of the City of Celina, Texas, approving Tax Increment Reinvestment Zone Number Five project expenditures; providing a severability clause; and providing an effective date. (Kearney)

RESOLUTION NO. 2024-43R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, APPROVING CERTAIN TAX INCREMENT REINVESTMENT ZONE NUMBER FIVE PROJECT EXPENDITURES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

- L. Consider and act upon a Resolution of the City Council of the City of Celina, Texas, approving Tax Increment Reinvestment Zone Number Thirteen project expenditures; providing a severability clause; and providing an effective date. (Kearney)

RESOLUTION NO. 2024-44R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, APPROVING CERTAIN TAX INCREMENT REINVESTMENT ZONE NUMBER THIRTEEN PROJECT EXPENDITURES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

- M. Consider and act upon an Ordinance approving a negotiated settlement between the Atmos Cities Steering Committee (“ACSC”) and Atmos Energy Corp., Mid-Tex Division regarding the company’s 2024 Rate Review Mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the company to reimburse ACSC’s reasonable ratemaking expenses; determining that this Ordinance was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this Ordinance to the company and the ACSC’s legal counsel. (Behringer)

ORDINANCE NO. 2024-89

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2024 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL.

- N. Consider and act upon an Ordinance of the City of Celina, Texas, approving the Ralph O'Dell Senior Center Guidelines; establishing a Fee Schedule for the Ralph O'Dell Senior Center; providing for savings, repealing, and severability clauses; and providing an effective date. (Stovall)

ORDINANCE NO. 2024-80

AN ORDINANCE OF THE CITY OF CELINA, TEXAS, APPROVING THE RALPH O'DELL SENIOR CENTER GUIDELINES; ESTABLISHING A FEE SCHEDULE FOR THE RALPH O'DELL SENIOR CENTER; PROVIDING FOR SAVINGS, REPEALING, AND SEVERABILITY CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

- O. 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. 2024-81

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.

- P. Approve the Economic Development Agreement between the City of Celina and the Greater Celina Chamber of Commerce for the Winecrawl on the Square and Oktoberfest
Upon a motion by Mayor Pro Tem Hopkins and a second by Council Member Grumbles, the Council voted six (6) for and none (0) opposed to approve. The motion carried 6-0.
- Q. Consider and act upon an Ordinance amending Ordinance No. 2016-46 expanding the Library Board from seven members to nine members. (Vaughns)

ORDINANCE NO. 2024-82

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING THE CELINA CODE OF ORDINANCES, CHAPTER 1 "GENERAL PROVISIONS", DIVISION 4 "LIBRARY BOARD", ARTICLE 1.04.111 "CREATION; MEMBERSHIP"; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FINDINGS; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SAVINGS; 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 testimony and receive public input regarding the proposed FY 2024-2025 Budget and act upon an Ordinance of the City of Celina, Texas, adopting and approving the budget for the Fiscal Year 2024-2025 beginning October 1, 2024 and ending September 30, 2025 and making appropriations for each department, project, and account and providing for

expenditures of funds. (Bromiley)

Mayor Tubbs opened the public hearing at 8:58 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 8:58 PM.

Upon a motion by Mayor Pro Tem Hopkins and a second by Council Member Wigginton, the Council voted six (6) for and none (0) opposed to approve the FY 2024-2025 Budget. The results of the Roll Call Vote on the FY2024-2025 Budget were: Council Member Cawlfeld in favor, Council Member Ferguson in favor, Council Member Grumbles in favor, Mayor Pro Tem Hopkins in favor, Deputy Mayor Pro Tem Koehne in favor, Council Member Wigginton in favor. The motion carried 6-0.

ORDINANCE NO. 2024-83

AN ORDINANCE OF THE CITY OF CELINA, TEXAS MAKING APPROPRIATIONS FOR THE SUPPORT OF THE CITY AND APPROPRIATING MONEY TO A SINKING FUND TO PAY INTEREST AND PRINCIPAL ON THE CITY'S INDEBTEDNESS; ADOPTING AND APPROVING THE BUDGET FOR THE FISCAL YEAR 2024-2025, BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025 (FY 2024-2025"); PROVIDING FOR EMERGENCY EXPENDITURES AND EXPENDITURES AS OTHERWISE ALLOWED BY LAW; IN ACCORDANCE WITH EXISTING STATUTORY REQUIREMENTS; REPEALING ALL CONFLICTING ORDINANCES; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE; PROVIDING FOR THE FILING OF THE BUDGET IN THE OFFICE OF THE CITY SECRETARY; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE

- B. Conduct a public hearing to consider testimony regarding the proposed 2024 Ad Valorem Tax Rate and act upon an Ordinance of the City of Celina, Texas, establishing and levying municipal Ad Valorem Taxes for the fiscal year beginning October 1, 2024, and ending September 30, 2025, at a rate of \$0.598168 per one hundred dollars (\$100.00) assessed valuation, which includes a maintenance and operations component and a debt service component, on all taxable property within the corporate limits of the City; and providing for collection of the municipal Ad Valorem Taxes, including interest and penalties on delinquent payments. (Bromiley)

Mayor Tubbs opened the public hearing at 9:00 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 9:00 PM.

Deputy Mayor Pro Tem Koehne moved that the property tax rate be increased by the adoption of a tax rate of \$0.598168, which is effectively a 5.60 percent increase in the tax rate and a second by Mayor Pro Tem Hopkins, the Council voted six (6) for and none (0) opposed to approve the 2024 AD Valorem Property Tax Rate. The results of the Roll Call Vote on the 2024 AD Valorem Property Tax Rate were: Council Member Cawlfeld in favor, Council Member Ferguson in favor, Council

Member Grumbles in favor, Mayor Pro Tem Hopkins in favor, Deputy Mayor Pro Tem Koehne in favor, Council Member Wigginton in favor. The motion carried 6-0.

ORDINANCE NO. 2024-84

AN ORDINANCE OF THE CITY OF CELINA, TEXAS, ESTABLISHING AND LEVYING MUNICIPAL AD VALOREM TAXES FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025; DIRECTING THE ASSESSMENT THEREOF TO PROVIDE REVENUES FOR THE PAYMENT OF CURRENT OPERATION AND MAINTENANCE EXPENSES AND INDEBTEDNESS OF THE CITY; PROVIDING FOR A LIEN ON ALL REAL AND PERSONAL PROPERTY TO SECURE PAYMENT OF TAXES DUE THEREON; PROVIDING FOR COLLECTION BY THE COLLIN AND DENTON COUNTY TAX ASSESSOR/COLLECTOR; CONTAINING A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES AND PARTS THEREOF IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE.

- C. Conduct a public hearing to consider public comment regarding the creation of the Ariana Public Improvement District and act upon a Resolution creating the Ariana Public Improvement District. (Kearney)

Mayor Tubbs opened the public hearing at 9:03 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 9:03 PM.

Upon a motion by Council Member Wigginton and a second by Mayor Pro Tem Hopkins, the Council voted six (6) for and none (0) opposed to approve Resolution 2024-45R. The motion carried 6-0.

RESOLUTION NO. 2024-45R

A RESOLUTION OF THE CITY OF CELINA, TEXAS AUTHORIZING AND CREATING THE ARIANA PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE; PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE

- D. Conduct a public hearing to consider and act upon an Ordinance on the voluntary annexation of approximately 75 acres within the Extraterritorial Jurisdiction (ETJ); generally located at the northeast corner of future Legacy Drive and Celina Parkway, within the Extraterritorial Jurisdiction. (LMR Tract - C-3 Expedited Annexation) (McAfee)

Mayor Tubbs opened the public hearing at 9:08 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 9:08 PM.

Upon a motion by Council Member Wigginton and a second by Mayor Pro Tem Hopkins, the Council voted six (6) for and none (0) opposed to approve Ordinance 2024-85. The motion carried 6-0.

ORDINANCE NO. 2024-85

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 75 ACRE TRACT OF LAND, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AND GRAPHICALLY DEPICTED IN EXHIBIT “A”, SUCH TRACT IS GENERALLY LOCATED AT THE NORTHEAST CORNER OF FUTURE LEGACY DRIVE AND CELINA PARKWAY, 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.

- E. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning approximately 75 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R), Single-Family Residential, Attached District (SF-A), and Commercial, Office, & Retail District (C) base zoning, and modified development standards; generally located at the northeast corner of future Legacy Drive and Celina Parkway, within the Extraterritorial Jurisdiction (ETJ). (LMR Tract – PD Zoning) (McAfee)

Mayor Tubbs opened the public hearing at 9:09 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 9:09 PM.

Upon a motion by Mayor Pro Tem Hopkins and a second by Council Member Wigginton, the Council voted six (6) for and none (0) opposed to approve Ordinance 2024-86. The motion carried 6-0.

ORDINANCE NO. 2024-86

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 75 ACRES LOCATED IN H. COCHRAN SURVEY, ABSTRACT NO. 192 AND THE G. CHENOWETH SURVEY, ABSTRACT NO. 140, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED AT THE NORTHEAST CORNER OF FUTURE LEGACY DRIVE AND CELINA PARKWAY; AS DESCRIBED IN EXHIBIT “A” AND DEPICTED IN EXHIBIT “B” AND INCORPORATED HEREIN TO BE ZONED TO A “PD” PLANNED DEVELOPMENT DISTRICT NO. 154 WITH A BASE

ZONING OF SINGLE-FAMILY RESIDENTIAL, DETACHED DISTRICT (SF-R), SINGLE- FAMILY RESIDENTIAL, ATTACHED DISTRICT (SF-A), AND COMMERCIAL, OFFICE, & RETAIL DISTRICT (C) BASE ZONING, 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.

- F. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by rezoning approximately 66 acres to a Planned Development (PD) with Mixed-Use District (MU) base zoning, and modified development standards; generally located at the northwest corner of Oklahoma Drive and Glendenning Parkway, within the City Limits. (Willard Cattle – Planned Development) (Mohan)

Mayor Tubbs opened the public hearing at 9:12 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 9:12 PM.

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 Ordinance 2024-87. The motion carried 6-0.

ORDINANCE NO. 2024-87

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 66 ACRES LOCATED IN THE BBB & RR CO SURVEY, ABSTRACT NO. 132, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED AT THE NORTHWEST CORNER OF OKLAHOMA DRIVE AND GLENDENNING PARKWAY; AS DESCRIBED IN EXHIBIT “A” AND DEPICTED IN EXHIBIT “B” AND INCORPORATED HEREIN TO BE REZONED FROM LIGHT INDUSTRIAL DISTRICT (L-I) AND MIXED-USE DISTRICT (MU-2), TO A “PD” PLANNED DEVELOPMENT DISTRICT NO. 153 WITH A BASE ZONING OF MIXED-USE DISTRICT (MU), 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 an Ordinance amending the Comprehensive Zoning Ordinance by rezoning approximately 3 acres to Downtown Code (The Bricks) zoning; generally located approximately 300 feet north of Maple Street, and approximately 875 feet east of Florida Drive, within the City Limits. (502 N. Illinois – Rezoning) (Mohan)

Mayor Tubbs opened the public hearing at 9:22 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 9:22 PM.

Upon a motion by Council Member Grumbles and a second by Mayor Pro Tem Hopkins, the Council voted six (6) for and none (0) opposed to approve Ordinance 2024-88. The motion carried 6-0.

ORDINANCE NO. 2024-88

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 3 ACRES LOCATED IN THE THOMAS STAYTON SURVEY, ABSTRACT NO. 805, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED APPROXIMATELY 300 FEET NORTH OF MAPLE STREET, AND APPROXIMATELY 875 FEET EAST OF FLORIDA DRIVE; AS DESCRIBED IN EXHIBIT “A” AND INCORPORATED HEREIN TO BE ZONED DOWNTOWN CODE (THE BRICKS SUBDISTRICT) ZONING DISTRICT (DTC); 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.

IX. ACTION ITEM:

- A. Consider and act upon an Ordinance of the City of Celina, Texas, ratifying the property tax revenue increase reflected in the annual budget for the Fiscal Year 2024-2025, beginning October 1, 2024 and ending September 30, 2025. (Bromiley) Upon a motion by Council Member Wigginton and a second by Mayor Pro Tem Hopkins, the Council voted six (6) for and none (0) opposed to approve Ordinance 2024-89 Ratifying the Property Tax Revenue Increase. The motion carried 6-0.

ORDINANCE NO. 2024-90**AN ORDINANCE OF THE CITY OF CELINA, TEXAS RATIFYING THE PROPERTY TAX REVENUE IN THE FISCAL YEAR 2024-2025 BUDGET AS A RESULT OF THE CITY RECEIVING MORE REVENUES FROM PROPERTY TAX IN THE FISCAL YEAR 2024-2025 BUDGET THAN IN THE PREVIOUS FISCAL YEAR; AND PROVIDING AN EFFECTIVE DATE.**

- B. Consider and act upon appointments and removals to fill terms on various City boards, commissions, committees, and corporations. (Vaughns)
Mayor Pro Tem Hopkins made a motion to remove Vicki Hoge from the Special Events Advisory Committee and appoint Chris Baksa, Amy Ludwyck, and Amanda Webber; to appoint Vicky Hogue, Margaret (Trice) Whitaker, and Tom Parsons to the Library Board; and to appoint Cody Hunter Ryan Wilcox, Clint Bissett, and Andrew Donaldson to 2-year terms and Rocky Hussman, Cindy Peters, and Shane Lambert to 1-year terms on the Economic Development Coporation Board of Directors and a second by Council Member Wigginton, the Council voted six (6) for and none (0) opposed to approve the removals and appointments of various City boards, commissions, committees, and corporation members. The motion carried 6-0.
Mayor Pro Tem Hopkins made a motion to remove Russell Boswell from the Planning and Zoning Commission and appoint Jason Laumer and Ryan Samuelson and a second by Deputy Mayor Pro Tem Koehne, the Council voted four (4) for and two (2) opposed to approve the removals and appointments of Planning and Zoning Commission Members. The motion carried 4-2. Council Member Wigginton, and Council Member Ferguson opposed.
- C. Consider and act to authorize Amendment 1 to add the Guaranteed Maximum Price (GMP) for the construction of the Government Center parking garage through the Construction Manager At Risk, Swinerton, in the amount of \$19,303,385.00 (Brawner)
Upon a motion by Council Member Wigginton and a second by Mayor Pro Tem Hopkins, the Council voted six (6) for and none (0) opposed to approve the Guaranteed Maximum Price (GMP) for the construction of the Government Center parking garage in the amount of \$19,303,385.00. The motion carried 6-0.
- D. This action item is to finalize and brand the name of the Government Center, which has been operating under a placeholder name. (Monaco)
Upon a motion by Council Member Wigginton and a second by Mayor Pro Tem Hopkins, the Council voted six (6) for and none (0) opposed to approve naming the Government Center as Downtown Center. The motion carried 6-0.
- E. Consider and act to authorize the City Manager to execute an infrastructure funding agreement by and between the City of Celina and Ramble Investment, LP for the construction and installation of oversize public infrastructure. (Brawner)
Upon a motion by Mayor Pro Tem Hopkins and a second by Council Member Ferguson, the Council voted six (6) for and none (0) opposed to approve an infrastructure funding agreement with Ramble Investment, LP for the construction and installation of oversize public infrastructure. The motion carried 6-0.
- F. Conduct interviews for applicants for City Boards and Commissions. (Vaughns)

X. ADJOURNMENT:

Mayor Tubbs adjourned the meeting at 9:42 PM.



Ryan Tubbs, Mayor



Lauren Vaughns, City Secretary



10/8/2024

Date