



Life Connected.
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, OCTOBER 8, 2024
5:00 PM
MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Tubbs called the meeting to order at 5:00 PM.

Members Present:

Mayor Ryan Tubbs

Mayor Pro Tem Andy Hopkins

Deputy Mayor Pro Tem Mindy Koehne

Council Member Philip Ferguson

Council Member Eddie Cawlfeld

Council Member Wendie Wigginton

Council Member Brandon Grumbles

Members Absent:

None

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. Discussion regarding Shea Scott v. City of Celina, Texas; Cause No. DC-20-18195.
- B. Discussion of Carey Road

- C. Discussion of Toll Brothers Architecture
- D. Discussion of HBA Satellite Office (222 W. Walnut Street) - DA Extension
- E. Discussion regarding possible settlement with Apple Pavement
- F. Discussion regarding Water Tower Policy and Schedule.

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

- G. Discussion regarding an amendment to the performance agreement with Trinity Celina, LLC.

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 amendments to the Development Incentive and Facilities Agreement between the City of Celina, Celina Economic Development Corporation, and Trinity Celina, LLC. The motion carried 6-0.

- H. Discussion regarding property generally located at NEC or Outer Loop and Dallas Pkwy.

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

- I. Discussion regarding eminent Domain for Ramble
- J. Discussion regarding NTTA land acquisition.

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 authorizing the City Manager to execute the settlement with NTTA Land Acquisition proposed settlement with toll ways Celina 45 partners as discussed in Executive Session. The motion carried 6-0.

- K. Discussion of a boundary adjustment regarding the Parvin extension

Mayor Tubbs recessed the meeting at 5:02 PM.

Mayor Tubbs reconvened the meeting at 6:31 PM.

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

- L. 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

sanitary sewer easements totaling 1.74 acres and temporary construction easements totaling 2.541 acres for construction of public improvements for the Ramble project, including but not limited to, sewer line installation and maintenance, grading, such appurtenant facilities as may be necessary, and other public uses, on four real properties as portions of tracts of land generally described as being located in the William H Herron survey, Abstract A0380, Property IDs #2741350, #2595177, #2688521 and #2595176; and on two real properties as portions of tracts of land generally described as being located in the Collin County School Land Survey, Abstract A0170, Property IDs #2133596 and #2855588; Collin County, Texas, such properties are generally located on the east and west sides of Preston road south of G. A. Moore Parkway, 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 Cawlfeld moved and Council Member Wigginton seconded that the City Council of the City of Celina adopt Resolution No. 2024-46R and authorize the use of the power of eminent domain to acquire sanitary sewer easements totaling 1.74 acres and temporary construction easements totaling 2.541 acres on four tracts of land located in the William H Herron Survey, Abstract A0380, Property ID #2741350, #2595177, #2688521 and #2595176, and on two tracts of land located in the Collin County School Land Survey, Abstract A0170, Property ID # 2133596 and #2855588, Collin County, Texas, such properties are generally located on the east and west sides of Preston Road south of G.A. Moore Parkway (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 install and maintain public utilities, including but not limited to, the municipal purpose of public sewer line installation and maintenance, grading, with such appurtenant facilities as may be necessary, and other public uses, with this motion and the first record vote applying to all units of property to be condemned. The results of the Roll Call Vote on Resolution No.2024-46R were: Council Member Ferguson in favor, Council Member Cawlfeld in favor, Mayor Pro Tem Hopkins in favor, Council Member Wigginton in favor, Deputy

Mayor Pro Tem Koehne, Council Member Grumbles. Motion to approve Resolution No. 2024-46R passed 6 to 0.

RESOLUTION NO. 2024-46R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS FINDING THAT A PUBLIC NECESSITY EXISTS AND AUTHORIZING CONDEMNATION TO ACQUIRE SANITARY SEWER EASEMENTS TOTALING 1.74 ACRES AND TEMPORARY CONSTRUCTION EASEMENTS TOTALING 2.541 ACRES FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS FOR THE RAMBLE PROJECT, INCLUDING BUT NOT LIMITED TO, SEWER LINE INSTALLATION AND MAINTENANCE, GRADING, SUCH APPURTENANT FACILITIES AS MAY BE NECESSARY, AND OTHER PUBLIC USES, ON FOUR REAL PROPERTIES AS PORTIONS OF TRACTS OF LAND GENERALLY DESCRIBED AS BEING LOCATED IN THE WILLIAM H HERRON SURVEY, ABSTRACT A0380, PROPERTY IDS #2741350, #2595177, #2688521 AND #2595176; AND ON TWO REAL PROPERTIES AS PORTIONS OF TRACTS OF LAND GENERALLY DESCRIBED AS BEING LOCATED IN THE COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT A0170, PROPERTY IDS #2133596 AND #2855588; COLLIN COUNTY, TEXAS, SUCH PROPERTIES ARE GENERALLY LOCATED ON THE EAST AND WEST SIDES OF PRESTON ROAD SOUTH OF G. A. MOORE PARKWAY, AND BEING MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING NOTICE OF AN OFFICIAL DETERMINATION TO ACQUIRE REAL PROPERTIES FOR SANITARY SEWER EASEMENTS AND TEMPORARY CONSTRUCTION EASEMENTS, GRADING, 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 EASEMENTS; RATIFYING PRIOR DOCUMENTS MADE FOR ACQUISITION OF THE EASEMENTS; AUTHORIZING LEGAL COUNSEL TO INSTITUTE EMINENT DOMAIN PROCEEDINGS ON BEHALF OF THE CITY FOR THE ACQUISITION OF THE 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.

- M. Consider and act upon authorizing a cost increase for Parvin Road paving improvements due to an updated project scope caused by changed roadway conditions of Parvin Road.

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 cost increase to the Parvin Road paving improvements with Apple Payment. The motion carried 6-0.

Moved to V. Proclamations/Presentations/Oaths of Office.

IV. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Discussion regarding Right-of-Way Ordinance updates (Glasgow)
- B. Discussion of FY 2025 - FY 2029 Capital Improvement Plan (Brawner, Stovall)
- C. Discussion on Water Tower Policy & Schedule (Monaco)

Moved to VI. Open Forum.

V. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

- A. White Cane Day Proclamation (Tubbs)
- B. National Planning Month Proclamation (Tubbs)
- C. EDC Local Business Report (Satarino)

Moved to IV. Work Session/Committee Reports/Staff Presentation.

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.

Dorthy Allan spoke regarding development.

Steve Carey and Michelle Gamblin spoke regarding the S. Colorado St. drainage sewer project.

Ghentry Pace spoke regarding funding for CIP projects.

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.

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

A. Minutes Approval:

1. City Council- Regular Meeting- July 9, 2024, 4:00 p.m.
2. City Council- Special Called Meeting- July 23, 2024, 5:00 p.m.
3. City Council- Regular Meeting- August 13, 2024, 5:00 p.m.
4. City Council- Special Called Meeting- August 28, 2024, 5:00 p.m.
5. City Council- Regular Meeting- September 10, 2024, 4:00 p.m.
6. City Council- Special Called Meeting- September 23, 2024, 5:00 p.m.

- B.** Consider and act to authorize a work authorization with Kimley-Horn for Gateway Monumentation in an amount not to exceed \$93,800. (McAfee)
- C.** Consider and act to authorize an encroachment agreement with Oncor for the Parks at Wilson Creek Phase 2 spine trail. (Glasgow)
- D.** Consider and act to authorize the purchase of ten (10) vehicles for fiscal year 2025 for the Public Works, Development Services, and Parks Departments from Grapevine Dodge Chrysler Jeep through a cooperative contract with BuyBoard for an amount not to exceed \$608,858.00. (Figueroa)
- E.** Consider and act to purchase a Vermeer hydro excavation unit for the Water Department from Vermeer Texas-Louisiana through a cooperative contract with BuyBoard for an amount not to exceed \$100,940.46. (Figueroa)
- F.** Consider and act to authorize the purchase of one (1) Toro chemical spray rig for fiscal year 2025 for the Parks Department from Professional Turf Products L.P. through a cooperative contract with BuyBoard for an amount not to exceed \$82,151.94. (Figueroa)

- G. Consider and act to authorize the purchase of two (2) Wanco WTSP55-LSA Arrow Board trailers for the Street Department from Buyers Barricades through a cooperative contract with BuyBoard in an amount not to exceed \$12,030.00. (Figueroa)
- H. Consider and act to authorize the purchase of one Interstate 40DLA trailer for the Streets Department from Interstate Trailer, Inc. through a cooperative contract with BuyBoard for an amount not to exceed \$42,698.30. (Figueroa)
- I. Consider and act to authorize the purchase of a Weiler P285 asphalt paver base machine for the Streets Department from Holt Cat through a cooperative contract with OMNIA for an amount not to exceed \$210,846 (Figueroa)
- J. Consider and act to authorize the purchase of an Altec bucket truck for the Streets Department from Altec Industries, Inc. through a cooperative contract with Sourcewell for an amount not to exceed \$203,451.00. (Figueroa)
- K. Consider and act to authorize the purchase a Cimline crack sealer trailer for the Streets Department from Cimline, Inc. through a cooperative contract with BuyBoard for an amount not to exceed \$103,105.50. (Figueroa)
- L. Consider and act to authorize the purchase of nine (9) vehicles for fiscal year 2025 for the Public Works Department from Grapevine Dodge Chrysler Jeep through a cooperative contract with BuyBoard for an amount not to exceed \$615,442.00 (Figueroa)
- M. Consider and act to approve an Interlocal Agreement with Collin County for animal control services. (Figueroa)
- N. Consider and act to approve an Interlocal Agreement with Collin County for animal shelter services (Figueroa)
- O. Consider and act to approve an Interlocal Agreement with Collin County for dispatch services. (Cullison)
- P. Consider and act to approve an Interlocal Agreement with Collin County for jail services. (Cullison)
- Q. Consider and act on a Ordinance amending Ordinance 2021-42 to add an ex officio member to the Downtown Commission. (Vaughns)

ORDINANCE NO. 2024-91

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING THE CELINA CODE OF ORDINANCES, CHAPTER 14 "ZONING", ARTICLE 14.02 "ZONING DISTRICTS", SECTION 14.02.5.5 "DOWNTOWN DISTRICT" TO ADD AN EX OFFICIO MEMBER

TO THE DOWNTOWN COMMISSION; 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.

- R. Consider and act upon a Resolution amending the Boards and Commissions Membership Appointment Policy. (Ranc)

RESOLUTION NO. 2024-47R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ADOPTING A BOARDS AND COMMISSIONS POLICY; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR RELATED MATTERS.

- S. Consider and act upon a Resolution establishing, selecting, and appointing a 2024 Home Rule Charter Review Commission. (Vaughns)

RESOLUTION NO. 2024-48R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS ESTABLISHING, SELECTING, AND APPOINTING A 2024 HOME RULE CHARTER REVIEW COMMISSION; AND PROVIDING AN EFFECTIVE DATE.

- 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)

ORDINANCE NO. 2024-92

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.

- U. Consider and act on an Ordinance amending Ordinance No. 2024-83 which adopted and approved the budget for fiscal year beginning October 1, 2024, and ending September 30, 2025, and make appropriations for each department, project, and account, by adopting an amended 2024-2025 budget for the City of Celina reallocating funds between accounts, attached hereto and incorporated into this Ordinance. (Bromiley)

ORDINANCE NO. 2024-93

AN ORDINANCE OF THE CITY OF CELINA, TEXAS AMENDING ORDINANCE 2024-83, WHICH ADOPTED AND APPROVED THE BUDGET FOR FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025, AND MAKE APPROPRIATIONS FOR EACH DEPARTMENT, PROJECT AND ACCOUNT, BY ADOPTING AN AMENDED FISCAL YEAR 2024-2025 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.

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider and act upon an ordinance amending the Comprehensive Zoning Ordinance for a Specific Use Permit (SUP) to allow for an Auto Repair, Minor use on approximately 1 acre; generally located west of Preston Road and approximately 400 feet north of Frontier Parkway, within the City Limits. (Take 5 Oil Change – Specific Use Permit) (Mohan)

Mayor Tubbs opened the public hearing at 8:00 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 8:00 PM.

Upon a motion by Council Member Cawlfeld and a second by Mayor Pro Tem Hopkins, the Council voted six (6) for and one (1) opposed to approve Ordinance No. 2024-94. The motion carried 5-1. Council Member Wigginton opposed.

ORDINANCE NO. 2024-94

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 AN APPROXIMATELY 1 ACRE TRACT OF LAND SITUATED IN THE COLLIN COUNTY SCHOOL LAND #14 SURVEY, ABSTRACT NO. 167, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED WEST OF PRESTON ROAD AND APPROXIMATELY 350 FEET NORTH OF FRONTIER PARKWAY, WITHIN THE CITY LIMITS; AS DESCRIBED IN EXHIBIT "A" AND DEPICTED IN EXHIBIT "B", ATTACHED HERETO AND INCORPORATED HEREIN TO BE DESIGNATED AS PLANNED DEVELOPMENT #67 WITH THE PRESTON ROAD OVERLAY (PRO) AND A SPECIFIC USE PERMIT PROVIDING FOR AN AUTO REPAIR, MINOR USE; PROVIDING FOR COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00 AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES AND INCLUDING PROVISIONS FOR THE AUTHORIZATION TO SEEK INJUNCTIVE RELIEF TO ENJOIN VIOLATIONS WHICH CONSTITUTE AN IMMINENT HAZARD OR DANGER TO PUBLIC HEALTH AND SAFETY; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

- B. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 34 acres of land; generally located at the southeast corner of Preston Road and GA Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (Ramble Expansion – Development Agreement) (Mohan)

Mayor Tubbs opened the public hearing at 8:04 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 8:04 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 the Ramble Expansion Development Agreement. The motion carried 6-0.

- C. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 2 acres of land; generally located north of future O'Brien Drive and approximately 1,300 feet east of future Legacy Drive, within the Extraterritorial Jurisdiction (ETJ). (Masonic Lodge (Property ID 2041418) – Development Agreement) (McAfee)

Mayor Tubbs opened the public hearing at 8:07 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 8:08 PM.

Upon a motion by Council Member Wigginton and a second by Council Member Cawlfeld, the Council voted six (6) for and none (0) opposed to approve the Masonic Lodge Development Agreement. The motion carried 6-0.

- D. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 131 acres of land; generally located at the southeast corner of GA Moore Parkway and Louisiana Drive, within the Extraterritorial Jurisdiction (ETJ). (Willard Tract (Louisiana) – Development Agreement) (McAfee)

Mayor Tubbs opened the public hearing at 8:11 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 8:11 PM.

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

- E. Conduct a public hearing and consider and act upon an Ordinance amending the Master Fee Chart (McAfee)

Mayor Tubbs opened the public hearing at 8:17 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 8:17 PM.

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 Ordinance No. 2024-95. The motion carried 6-0.

ORDINANCE NO. 2024-95

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING THE CITY'S MASTER FEE CHART (APPENDIX A); 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 SEVERABILITY; PROVIDING FOR PENALTY, PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

IX. ACTION ITEM:

- A. Consider and act upon a resolution of the City of Celina, Texas, determining the costs of certain Improvement Area #2 Projects to be financed within Improvement Area #2 of the Mosaic Public Improvement District; approving a preliminary service plan and assessment plan, including a proposed Improvement Area #2 Assessment Roll; directing the filing of the proposed assessment roll with the City Secretary; and providing for noticing and calling a public hearing on November 12, 2024 to consider an ordinance levying assessments on property located within Improvement Area #2 of the Mosaic Public Improvement District. (Kearney)

Upon a motion by Mayor Pro Tem Hopkins and a second by Deputy Mayor Pro Tem Koehne, the Council voted six (6) for and none (0) opposed to approve Resolution No. 2024-49R. The motion carried 6-0.

RESOLUTION NO. 2024-49R

A RESOLUTION OF THE CITY OF CELINA, TEXAS DETERMINING THE COSTS OF CERTAIN IMPROVEMENT AREA #2 PROJECTS TO BE FINANCED WITHIN THE MOSAIC PUBLIC IMPROVEMENT DISTRICT; APPROVING AN UPDATED PRELIMINARY SERVICE AND ASSESSMENT PLAN, INCLUDING A PROPOSED IMPROVEMENT AREA #2 ASSESSMENT ROLL; DIRECTING THE FILING OF THE PROPOSED IMPROVEMENT AREA #2 ASSESSMENT ROLL WITH THE CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; CALLING A PUBLIC HEARING FOR NOVEMBER 12, 2024 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN IMPROVEMENT AREA #2 OF THE MOSAIC PUBLIC IMPROVEMENT DISTRICT; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SUCH PUBLIC HEARING; RESOLVING OTHER MATTERS

INCIDENT AND RELATED THERETO; AND PROVIDING AN EFFECTIVE DATE.

- 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 Bonds, Series 2024 (North Sky Public Improvement District Improvement Area #1B Project); approving and authorizing related agreements; and providing an effective date. (Bromiley)

Upon a motion by Council Member Wigginton and a second by Deputy Mayor Pro Tem Koehne, the Council voted six (6) for and none (0) opposed to approve Ordinance No. 2024-96. The motion carried 6-0.

ORDINANCE NO. 2024-96

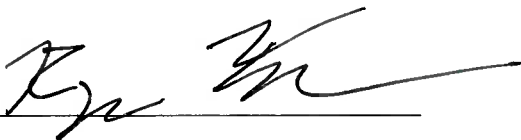
AN ORDINANCE APPROVING AND AUTHORIZING THE ISSUANCE AND SALE OF THE CITY OF CELINA, TEXAS, SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (NORTH SKY PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1B PROJECT); AND APPROVING AND AUTHORIZING RELATED AGREEMENTS.

- C. 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)

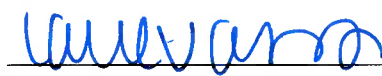
No action was taken.

X. ADJOURNMENT:

Mayor Tubbs adjourned the meeting at 8:31 PM.



Ryan Tubbs, Mayor



Lauren Vaughns, City Secretary



11/12/24

Date

Date: October 8, 2024
To: Celina City Council Meeting – Open Forum
Subject: Drainage/Sewer Project on S. Colorado St
Presenter: Steve Carey – 604 S. Colorado St – 972-658-3738

For the past several weeks, since the drainage/sewer project began on S. Colorado St, we have been experiencing an extreme sewer gas smell, also known as Hydrogen Sulfide, in our home.

Hydrogen Sulfide - 'sewer gas' - is a flammable sulfuric gas smelling of rotten eggs that, at high concentrations, is extremely hazardous to health and safety. Managing such 'indoor' concentrations of hydrogen sulfide gas is critical to ensuring the health of homeowners.

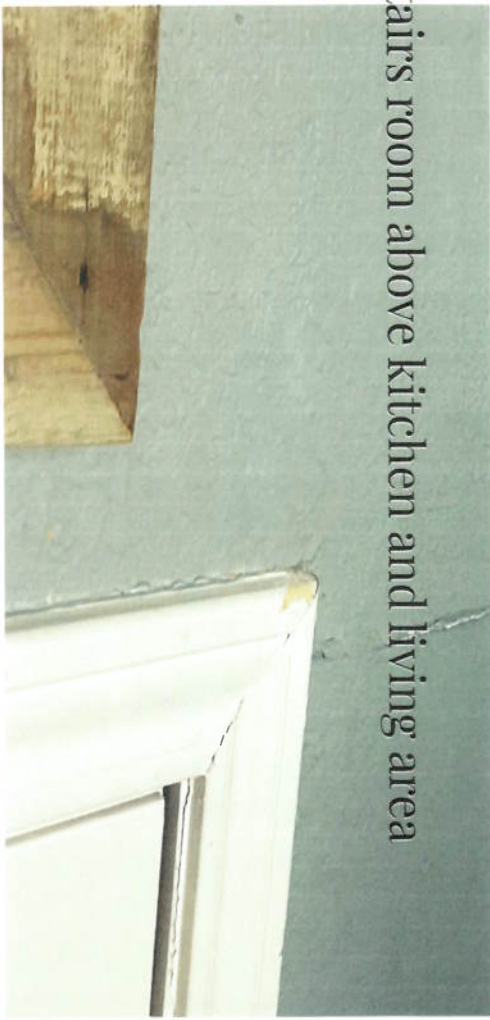
Prolonged exposure to the gas can cause eye irritation, headache, nausea, fatigue, and in extreme cases – death. Both my wife and I have experienced headaches and fatigue since this started. This smell randomly comes and goes and totally permeates every square inch of the first floor of our house. There are times that the smell is so strong that we literally 'have' to go outside.

We have reported this to several people with the city including city managers, public works, engineers, etc. While they have listened to our complaints, we have not been given any concrete solutions to resolving this problem.

- During the week of 9/15 it was particularly often and bad
 - Tuesday 9/17 from 1:00-4:00 pm; could not stay in the house
 - Friday 9/20 from 1:00 – 4:00 pm; could not stay in the house
- The week of 9/22 the smell lessened. We were told that they were operating the sewer lift 7 times a day instead of 2 times. But, it did not rectify the problem.
 - Sunday 9/22 from 1:30 – 3:00 pm
 - Monday 9/23 from 6:00 – 8:00 pm; could not stay in the house
- This past week the smell has returned, stronger than the previous week. The odor, to some degree has been in the house all week.
 - Friday 10/5 from 4:15 – 7:00 pm; could not stay in the house
 - Sunday 10/7 from 3:00 – 7:00 pm
 - Monday 10/8 from 9:30 pm – 2:30 am
 - We are keeping grandkids this week and the sewer gas woke all 3 of them up last night.

Note: The city sent a plumber out to our house last week on 9/30. The only thing he mentioned was a vent pipe broken lose in the attic, that had been loose for several years. We immediately had the pipe repaired on 10/3, but the smell still persists.

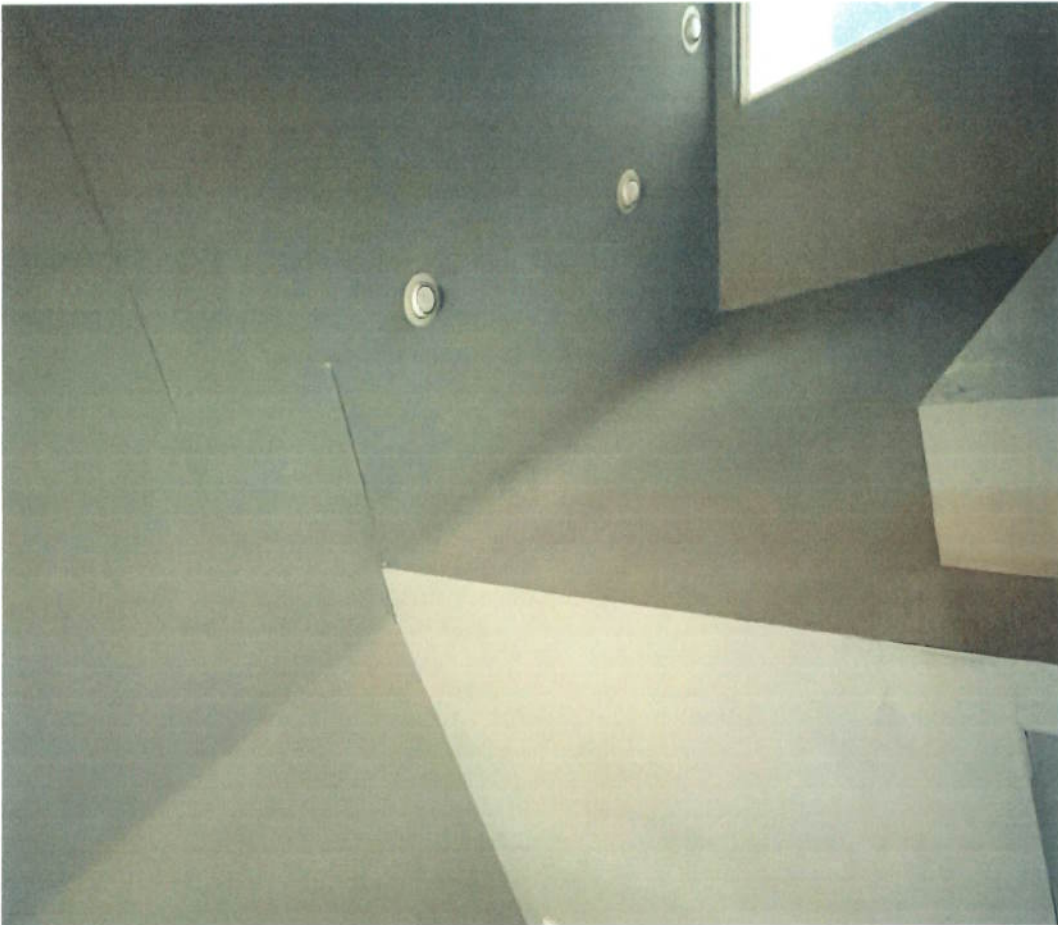
I am here tonight to make sure you all know this problem exists! This has continued now for a couple of months, with no real explanation and/or solution. Please do not turn a deaf ear to this dangerous situation.



Up Stairs room above kitchen and living area



Kitchen

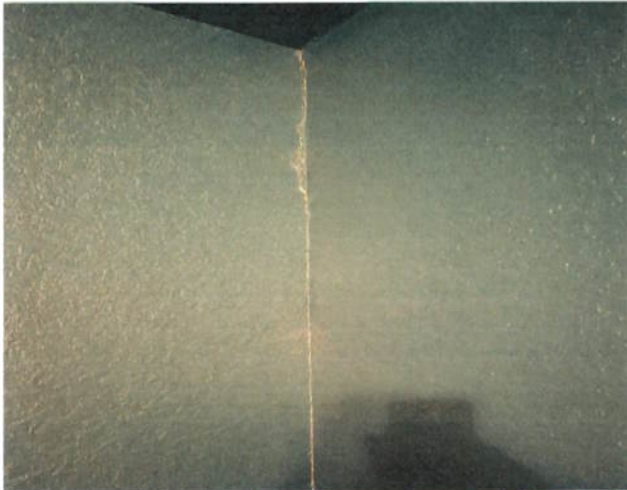




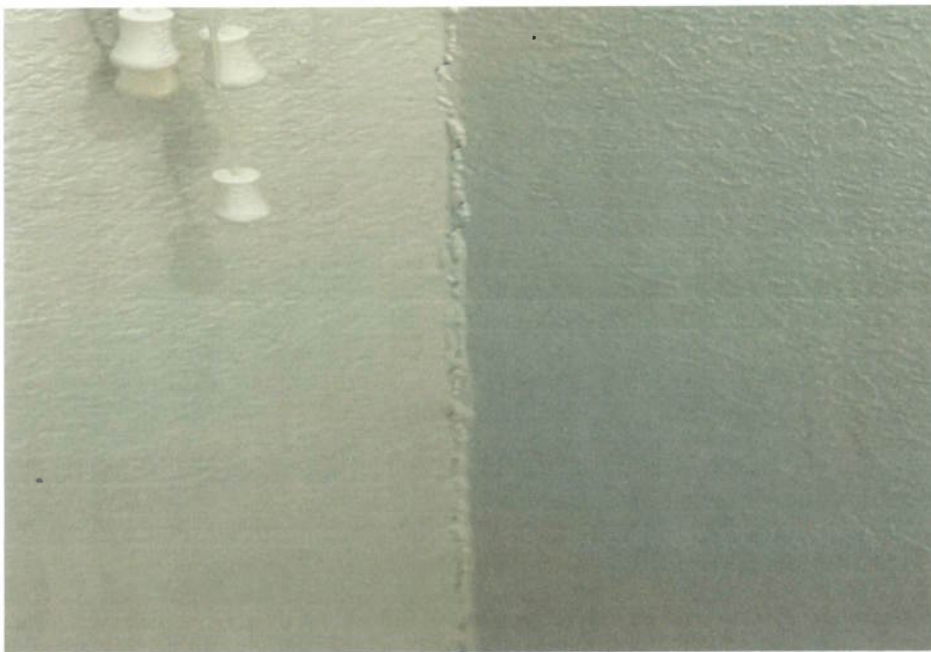
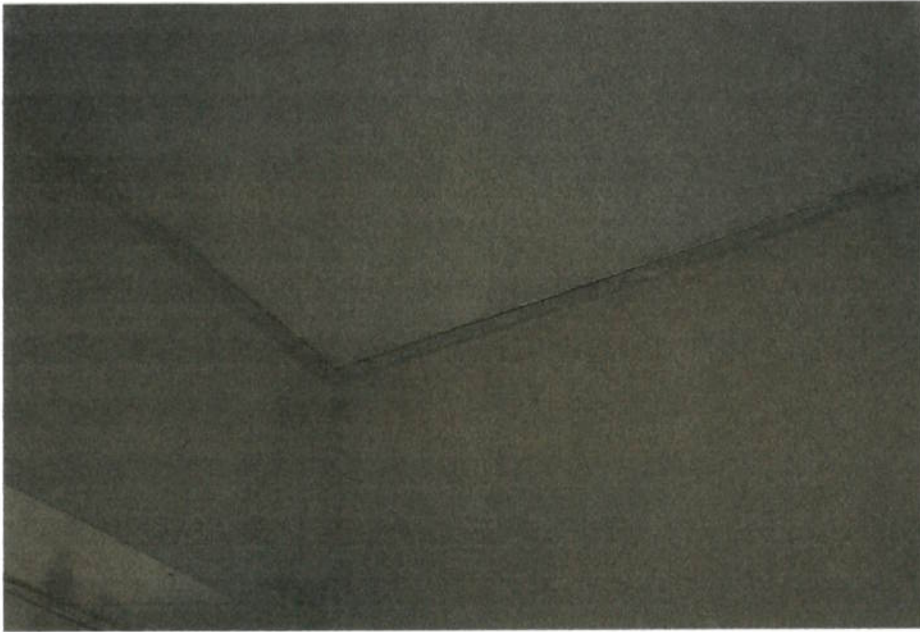
Top of fireplace Wall Damage, and Separation from the wall



Bedroom







Bathroom was in the process of being painted before the project started... hence the two different wall colors... white is new. The second picture is where the ceiling separated from the wall.