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**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, DECEMBER 10, 2024
5:00 PM
AGENDA**

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

II. PLEDGE OF ALLEGIANCE/INVOCATION:

III. EXECUTIVE SESSION:

As authorized by Section 551.071 of the Texas Government Code, the Regular Meeting may be Convened into Closed Executive Session for the Purpose of Seeking Confidential Legal Advice from the City Attorney on any Agenda Item Listed Herein. (Closed to Public as Provided in the Texas Government Code.)

Texas Government Code Section 551.071 Consultation with Attorney:

- A. Discussion regarding a Consent to Assignment Agreement with NWC Tollway/Frontier, L.P.
- B. Discussion regarding settlement with Apple Pavement
- C. Discussion regarding the responsibility for drainage easement maintenance
- D. Discussion regarding a Development Agreement for the CISD Administration Building for Temporary Parking
- E. Discussion regarding a Development Agreement for Taylor Morrison Architecture
- F. Discussion regarding PD 37 language for Ramble

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

- G. Deliberation regarding the appointment, employment, evaluation, reassignment duties, discipline, or dismissal of a public officer or employee: Director of Strategic Services
- H. Deliberation regarding the appointment, employment, evaluation, reassignment duties, discipline, or dismissal of a public officer or employee: Discussion of City Manager annual performance review

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

- I. Discussion regarding Project Orange
- J. Discussion regarding a business prospect generally located at 211 E. Pecan St.
- K. Discussion regarding potential multisport center development

- L. Discussion regarding potential development at a property generally located at Dallas Pkwy and County Road 54

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

- M. Discussion regarding possible downtown land acquisition
- N. Discussion of purchase of property at 516 S Oklahoma

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

- O. Consider and act to authorize the acceptance of the purchase agreement with Seven R Frisco LLC and authorize the City Manager to execute necessary documents.

IV. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

- A. Recognition of the Citizens Police Academy graduates (Cullison)
- B. Recognition of the Marketing Department for TFEA/IFEA Awards (Monaco)

V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Presentation of the Community Survey Report (Stovall)
- B. Discussion regarding the Downtown Code (McAfee)
- C. Discussion regarding Roadway Impact Fees (Glasgow)

VI. OPEN FORUM:

Open Forum is for information only. If you wish to speak, please sign one of the “Speaker Cards” and present to the City Secretary prior to the beginning of the City Council meeting. Speakers are limited to three (3) minutes. The Council can take no action. No charges and/or complaints will be heard against any elected official or employee of the city that are prohibited by law.

Please note Anyone wishing to furnish the City Council with copies/handouts regarding their item of interest must provide 9 copies and present them to the City Secretary for distribution to the City Council.

VII. CONSENT AGENDA:

Items are considered self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the City Council.

- A. Minutes Approval:
 - 1. City Council- Regular Meeting- November 12, 2024, 5:00 p.m.
- B. Consider and act upon a Resolution approving an Investment Policy for the City of Celina. (Bromiley)
- C. Consider and act to reject all bids relating to bid 2025-014 Pressure Plane Adjustments. (Berry)
- D. Consider and act to award RFQ 2024-111 for Materials Testing to WSB LLC, Alpha Testing, Inc., Geotex Engineering, LLC, and Raba Kistner, Inc. (Berry)
- E. Consider and act to award RFP 2025-005 for Construction Manager at Risk (CMAR) Services to Crossland Construction for the Fire Station #4 construction and to authorize an initial pre-construction services fee not to exceed \$15,000.00. (Brawner)
- F. Consider and act to authorize the execution of a contract with Roadway Asset Services to complete the FY 2025 Pavement Condition Index inspection through a cooperative contract with North Texas Share in an amount not to exceed \$76,036.00. (Figueroa)
- G. Consider and act to purchase a Rapid Deployment Vehicle (RDV) from The Armored Group to support emergency police operations, and emergency management and special events, through a cooperative agreement, in the amount not to exceed \$152,400.00. (Cullison)

- H. Consider and act to authorize the purchase of an Annual Integrated Pest Management service from TruGreen Commercial through a cooperative contract with BuyBoard in an amount not to exceed \$80,198.00. (Walsh)
- I. Consider and act to purchase Picnic Tables for the Parks and Recreation Department from BSN Sports through a cooperative contract with BuyBoard for an amount not to exceed \$54,076.75. (Walsh)
- J. Consider and act to purchase a prefabricated bathroom building for the Old Celina Park from Public Restroom Company through a cooperative contract with BuyBoard for an amount not to exceed \$738,346.00. (Glasgow)
- K. Consider and act to authorize a Microsoft Enterprise Agreement renewal from SHI through a cooperative contract with DIR (Contract DIR-CPO-5237) in an amount not to exceed \$153,394.64 for 2025 and \$183,394.64 for 2026. (Alexander)
- L. Consider and act to authorize an amendment for the design of the Razor Water Reclamation Facility in the amount of \$229,910. (Glasgow)
- M. Consider and act to approve Amendment 1 for the Dallas North Tollway (DNT) Conditional Letter of Map Revision (CLOMR) with Halff Associates, Inc., for an amount not to exceed \$10,000.00. (Glasgow)
- N. Consider and act to approve a Marketing Services Agreement with The Burdette Agency, Inc. DBA North Star Place Branding + Marketing for an amount not to exceed \$90,000.00. (Satarino)
- O. Consider and act to authorize the Legacy Drive Improvement Agreement between the City of Celina and Celina 75 for the construction of Legacy Drive between Celina Parkway and Louisiana Drive. (Brawner)
- P. Consider and act on the Carey Road Improvement Agreement between PH Land Holdings, LLC, K. Hovnanian Homes and the City of Celina to construct Carey Road from Legacy Drive to McNabb Road. (Brawner)
- Q. Consider and act upon a Resolution authorizing the purchase and installation of Flock Cameras within the City to enhance public safety and assist in law enforcement efforts in an amount not to exceed \$23,100.00 for year one and \$18,000.00 for year two, for a two-year estimated total of \$41,100.00 and an estimated annual renewal thereafter of \$18,000.00. (Cullison)
- R. Consider and act upon a Resolution setting a public hearing date of January 14, 2025, to consider/discuss/act on the amendment of the Land Use Assumptions, Capital Improvements Plan, and maximum assessable fees for roadway impact fees. (Glasgow)
- S. Consider and act to approve a Resolution adopting the Neighborhood Traffic Management Policy. (Glasgow)
- T. 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)

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider and act upon an Ordinance on the voluntary annexation of approximately 14 acres within the Extraterritorial Jurisdiction (ETJ); generally located north of County Road 58 and approximately 325 feet west of County Road 59, within the Extraterritorial Jurisdiction. (Lifeway Church - C-3 Expedited Annexation) (Mohan)
- B. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning approximately 14 acres to Community Facilities District (CF), generally located north of County Road 58 and approximately 325 feet west of County Road 59. (Lifeway Church – Zoning) (Mohan)
- C. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by amending approximately 157 acres of Planned Development (PD) No. 26

with Single-Family, Detached District (SF-R) base zoning, and modified development standards; generally located north of future J Fred Smith Parkway and approximately 520 feet east of future Celina Parkway, within the City Limits. (G-Bar (Uptown) - PD Amendment) (McAfee)

IX. ACTION ITEM:

- A. Consider and act upon appointment to fill a one year term on the Audit Committee. (Bromiley)
- B. Consider and act to award bid 2025-010 for the reconstruction of Sunset Blvd from Preston Road (SH 289) to Coit Road to ANA Site Construction at the unit prices listed in the amount of \$3,500,481.95 plus ten percent contingency in the amount of \$350,048.20 for a total amount not to exceed \$3,850,530.15. (Glasgow)
- C. Consider and act upon a Resolution determining the costs of certain authorized improvements to be financed within Phases #8-9 of the Lakes at Mustang Ranch Public Improvement District; approving a preliminary amended and restated service plan and assessment plan, including a proposed assessment roll for Phases #8-9; directing the filing of the proposed assessment roll with the City Secretary; and providing for noticing and calling a public hearing on January 14, 2025, to consider an ordinance levying assessments on property located within Phases #8-9 of the Lakes at Mustang Ranch Public Improvement District. (Kearney)
- D. Consider and act upon a Resolution determining the costs of certain authorized improvements to be financed within Improvement Area #2 of the Edgewood Creek Public Improvement District; approving a preliminary amended service plan and assessment plan, including a proposed assessment roll; directing the filing of the proposed assessment roll with the City Secretary; and providing for noticing and calling a public hearing on January 14, 2025, to consider an ordinance levying assessments on property located within Improvement Area #2 of the Edgewood Creek Public Improvement District. (Kearney)
- E. Consider and act on Resolution casting votes for election of members to the Collin Central Appraisal District Board of Directors Election. (Stovall)
- F. Consider and act on Resolution casting votes for election of members to the Denton County Central Appraisal District Board of Directors Election. (Stovall)

X. ADJOURNMENT:

City Council Chambers is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Chapter 551. "I, the undersigned authority, do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: _____ at _____: _____ and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."

Lauren Vaughns, TMRC
City Secretary