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CITY COUNCIL REGULAR MEETING

CELINA COUNCIL CHAMBERS

112 N. COLORADO ST.

TUESDAY, NOVEMBER 12, 2024

5:00 PM

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Tubbs called the meeting to order at 5:02 PM.

Members Present:

Mayor Ryan Tubbs

Mayor Pro Tem Andy Hopkins

Deputy Mayor Pro Tem Mindy Koehne

Council Member Eddie Cawlfeld

Council Member Wendie Wigginton

Council Member Brandon Grumbles

Members Absent:

Council Member Philip Ferguson

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 Colonial County Mutual Insurance v. City of Celina
- B. Discussion regarding a possible amendment to the Uptown Development Agreement
- C. Discussion regarding the responsibility for drainage easement maintenance
- D. Discussion regarding a possible Development Agreement for Superscapes
- E. Discussion regarding the Boards & Commissions Policy
- F. Discussion regarding Arizona and Colorado Wastewater Line

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

- G. Discussion regarding an extension of lease for 206 S Arkansas
- H. Discussion regarding purchase of property for downtown drainage and recreation

center

- I. Discussion regarding acquisition of ROW for Coit Road from Outer Loop to Old Glendenning Road
- J. Discussion regarding the possible purchase of 516 S Oklahoma

Mayor Tubbs recessed the meeting at 5:03 PM.

Mayor Tubbs reconvened the meeting at 6:22 PM.

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

- K. Consider and act to authorize the acceptance of the settlement with Celina Stone and authorize the City Manager to execute necessary documents.
Upon a motion by Council Member Wigginton and a second by Mayor Pro Tem Hopkins, the Council voted five (5) for and none (0) opposed to act to authorize the acceptance of the settlement with Celina Stone and authorize the City Manager to execute necessary documents. The motion carried 5-0.
- L. Consider and act to authorize the acceptance of the purchase agreement with Old Celina, Ltd. and authorize the City Manager to execute necessary documents.
Upon a motion by Council Member Wigginton and a second by Mayor Pro Tem Hopkins, the Council voted five (5) for and none (0) opposed to act to authorize the acceptance of the purchase agreement with Old Celina, Ltd. and authorize the City Manager to execute necessary documents. The motion carried 5-0.

Moved to Item V. C.

IV. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

- A. Native American Heritage Month Proclamation (Tubbs)
- B. Recognition of the Celina Government Academy graduates (Ludwyck)
- C. Presentation of the winner of Battle of the Badges (Monaco)
- D. ASCE New Faces of Civil Engineering Award (Glasgow)
- E. EDC Updates (Satarino)

Deputy Mayor Pro Tem Koehne left the meeting at 6:47 PM.

V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Discussion of the Neighborhood Traffic Management Policy (Glasgow)
- B. Discussion on City Branding Study (Monaco)
- C. Discussion regarding a joint meeting with the Celina Economic Development Corporation. (Satarino)

Moved to Item IV. A.

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.

Beverly Hays spoke regarding alley issues.

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 Mayor Pro Tem Hopkins, the Council voted four (4) for and none (0) opposed to approve consent agenda less item T. The motion carried 4-0.

- A. Minutes Approval:
 - 1. City Council- Regular Meeting- October 8, 2024, 5:00 p.m.
- B. Review and acceptance of the Quarterly Investment Report for the period ended September 30, 2024. (Bromiley)
- C. Consider and act to accept a report regarding the Annual Stormwater Management Plan actions. (Figueroa)
- D. Consider and act to authorize the purchase of one (1) vehicle for the Police Department from various vendors through cooperative agreements in an amount not to exceed \$111,214.68. (Chief Cullison)
- E. Consider and act to purchase two motorcycles with outfitting for the Police Department Traffic Unit from various vendors through a cooperative contract with Buyboard and the City of Fort Worth for an amount not to exceed \$67,079.14. (Cullison)
- F. Consider and act to authorize the purchase of one (1) crime scene unit vehicle for the Police Department from various vendors and cooperative agreement in an amount not to exceed \$46,900.83. (Cullison)
- G. Consider and act to authorize the purchase of one Chevrolet Traverse for the Police Department's new Support Services Lieutenant from various vendors through cooperative agreements for an amount not to exceed \$44,612.09. (Cullison)
- H. Consider and act to authorize the purchase of three (3) vehicles for fiscal year 2025 for the Parks, Engineering and Development Services Department from Grapevine Dodge Chrysler Jeep through a cooperative contract with BuyBoard for an amount not to exceed \$135,384 (Figueroa)
- I. Consider and act to authorize the purchase a Flexigo 150 compact street sweeper for the Stormwater Department from Lonestar Municipal Equipment through a cooperative contract with Sourcewell for an amount not to exceed \$163,935.00. (Figueroa)
- J. Consider and act to authorize a purchase with Freeit Data Solutions, Inc. for Okta multifactor authentication (MFA) and cybersecurity software through a cooperative

- contract with Texas Department of Information Resources for an amount not to exceed \$88,267.56. (Alexander)
- K. Consider and act to authorize the purchase of seven (7) replacement hand held radios and four (4) enhancement radios for the fiscal year 2025 for the Celina Police Department. The purchase will be through Motorola Solutions on a TX-DIR contract. The amount is not to exceed \$66,797.45. (Cullison)
- L. 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 \$92,175.00. (Figueroa)
- M. Consider and act to authorize the purchase of Sport Uniforms from various vendors through cooperative contracts for a budgeted amount of \$125,000.00. (Walsh)
- N. Consider and act to authorize the increase of escrow funds in the amount of \$111,262.79 for the Wells Road/ Vest Lane (CR 84) Phase 2 project. (Glasgow)
- O. Consider and act to authorize an expenditure to the project contingency allowance with Barr Construction for an amount not to exceed \$62,585.63 to pave concrete around the headworks at the Legacy Hills Water Reclamation Facility. (Glasgow)
- P. Consider and act to approve a work authorization for testing services for the construction of the Downtown Center Parking Garage with EST, Inc. in an amount not to exceed \$252,995.00. (Brawner)
- Q. Consider and act to authorize the City Manager to execute an amendment to a lease agreement by and between the City of Celina and Anthemnet, Inc; extending the Commencement Date. (Behringer)
- R. Consider and act to authorize an agreement with Preston Trail Rotary Club of Celina & Gunter to host a Toys 4 Tots Toy Drive on the Downtown Square. (Monaco)
- S. Consider and act upon an amendment to the West Walnut Street Facilities Agreement; generally located at the southeast corner of Walnut Street and Ohio Street, within the City Limits. (HBA Satellite Office – Facilities Agreement Extension) (McAfee)
- T. Consider and act on an Ordinance to amend and add to the Celina code of ordinances, Chapter 12, “Traffic and Vehicles”, article 12:05, “Truck Routes”, section 12.05.002, “Definitions”, and adding Section 12.05.006, “Prohibition of Commercial Trucks on No Thru Truck Traffic Street Segments” and designate Parvin Road from Frontier Parkway to Farm-to-Market Road 1385 (FM 1385) as a no thru trucks route. (Glasgow)
- Item was tabled.
- U. Consider and act on Ordinance to amend Ordinance 2009-27 City of Celina Ordinances related to Floodplain Regulations. (Glasgow)

ORDINANCE NO. 2024-97

AN ORDINANCE OF THE CITY OF CELINA, TEXAS, AMENDING THE CODE OF ORDINANCES AT CHAPTER 3, “BUILDING REGULATIONS,” ARTICLE 3.05 “FLOODPLAIN REGULATIONS”; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR FINDINGS; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A SAVINGS/REPEALING CLAUSE; PROVIDING FOR A PENALTY; AND DETERMINING THE MEETING AT WHICH THIS

ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

- V. 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. 2024-98

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 on an Ordinance repealing Ordinance 2017-17, Chapter 3, Article 3.10 in its entirety and amending Ordinance 2017-35, Chapter 13, Article 13.09 for the management of the City Right of Way. (Glasgow)

Mayor Tubbs opened the public hearing at 7:20 PM.

With no one wishing to speak, Mayor Tubbs closed the public hearing at 7:20 PM.

Upon a motion by Mayor Pro Tem Hopkins and a second by Council Member Wigginton, the Council voted four (4) for and none (0) opposed to approve Ordinance No. 2024-99. The motion carried 4-0.

ORDINANCE NO. 2024-99

AN ORDINANCE OF THE CITY COUNCIL OF CELINA, TEXAS, AMENDING CHAPTER 3, "BUILDING REGULATIONS," ARTICLE 3.10 "STREETS AND SIDEWALKS" BY REPEALING DIVISION 3 "EXCAVATIONS" OF THE CODE OF ORDINANCES OF THE CITY OF CELINA IN ITS ENTIRETY; AMENDING CHAPTER 13 "UTILITIES", ARTICLE 13.09 "RIGHT-OF-WAY MANAGEMENT" TO AMEND REGULATIONS REGARDING RIGHT-OF-WAY UTILITY USERS AND

MANAGEMENT; PROVIDING FINDINGS; PROVIDING DEFINITIONS; PROVIDING CUMULATIVE REPEALER, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING A PENALTY; PROVIDING FOR PUBLICATION, ENGROSSMENT, AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

- B. Conduct a public hearing to consider public comment and act upon an ordinance accepting and approving a final Mosaic Public Improvement District Service and Assessment Plan, including the Improvement Area #2 assessment roll; making a finding of special benefit to property within Improvement Area #2 of the Mosaic Public Improvement District; levying special assessments against such property and establishing a lien on such property; providing for the method of assessment and the payment of the assessments levied against Improvement Area #2 assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Bromiley)

Mayor Tubbs opened the public hearing at 7:23 PM.

Roxanne Sheehan, legal counsel for the developer, spoke in favor of the item.

Mayor Tubbs closed the public hearing at 7:24 PM.

Upon a motion by Mayor Pro Tem Hopkins and a second by Council Member Cawfield, the Council voted four (4) for and none (0) opposed to approve Ordinance No. 2024-100. The motion carried 4-0.

ORDINANCE NO. 2024-100

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS ACCEPTING AND APPROVING AN UPDATED SERVICE AND ASSESSMENT PLAN, INCLUDING AN IMPROVEMENT AREA #2 ASSESSMENT ROLL FOR THE MOSAIC PUBLIC IMPROVEMENT DISTRICT; MAKING A FINDING OF SPECIAL BENEFIT TO THE PROPERTY WITHIN IMPROVEMENT AREA #2 OF THE DISTRICT; LEVYING SPECIAL ASSESSMENTS AGAINST PROPERTY WITHIN IMPROVEMENT AREA #2 OF THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

IX. ACTION ITEM:

- A. Consider and act to authorize the purchase of Sensus water meters and accessories from Aqua-Metric Sales as the sole source provider in an amount not to exceed \$1,570,213.68. (Figueroa)
Upon a motion by Council Member Wigginton and a second by Council Member Grumbles, the Council voted four (4) for and none (0) opposed to approve the FY2025 Water Meter Purchase and Fees. The motion carried 4-0.

Moved to IX. C.

- 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 (Mosaic Public Improvement District Phase #1B Project); approving and authorizing related agreements; and providing an effective date. (Bromiley)

Upon a motion by Mayor Pro Tem Hopkins and a second by Council Member Wigginton, the Council voted four (4) for and none (0) opposed to approve Ordinance No. 2024-102. The motion carried 4-0.

ORDINANCE NO. 2024-102

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

- C. Consider and act upon an Ordinance of the City of Celina, Texas, approving and authorizing the issuance and sale of the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2024 (Mosaic Public Improvement District Improvement Area #2 Project); approving and authorizing related agreements; and providing an effective date. (Bromiley)

Upon a motion by Council Member Wigginton and a second by Mayor Pro Tem Hopkins, the Council voted four (4) for and none (0) opposed to approve Ordinance No. 2024-101. The motion carried 4-0.

ORDINANCE NO. 2024-101

AN ORDINANCE APPROVING AND AUTHORIZING THE ISSUANCE AND SALE OF THE CITY OF CELINA, TEXAS, SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (MOAIC PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #2 PROJECT); AND APPROVING AND AUTHORIZING RELATED AGREEMENTS.

Moved to IX. B.

- D. Consider and act to approve a Resolution adopting the 2024 Five-year Capital Improvements Program. (Brawner, Stovall)

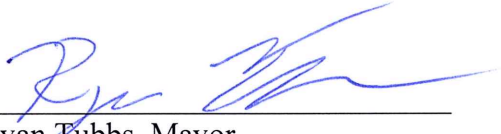
Upon a motion by Council Member Wigginton and a second by Council Member Grumbles, the Council voted four (4) for and none (0) opposed to approve Resolution No. 2024-50R. The motion carried 4-0.

RESOLUTION NO. 2024-50R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS ADOPTING A FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM FOR YEARS 2025 THROUGH 2029; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

X. ADJOURNMENT:

Mayor Tubbs adjourned the meeting at 8:07 PM.



Ryan Tubbs, Mayor



Lauren Vaughns, City Secretary



Dec. 10th, 2024
Date