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**CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JANUARY 14, 2025
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 memorandum of understanding for a water supply study.
- B. Discussion regarding Facilities Agreement with Superscapes
- C. Discussion regarding a potential retail development generally located at Dallas Pkwy and Punk Carter Pkwy

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

- D. Discussion regarding Project Cobb

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

- E. 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 551.072 Deliberation Regarding Real Property:

- F. Discussion regarding Choate Parkway Eminent Domain
- G. Discussion regarding a possible land purchase for the Downtown Recreation Center
- H. Discussion regarding a land swap for 502 N Illinois St
- I. Discussion regarding Downtown land acquisition

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

IV. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

- A. Celina High School Band Proclamation (Tubbs)
- B. Recognition of the Charter Review Commission (Tubbs)
- C. Planning Excellence Award (McAfee)

V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- A. Charter Review Commission update (Vaughns)
- B. Parks Administration Building update (Walsh)
- C. Proposed Council Chambers AV upgrades (Alexander)
- D. Discussion regarding an approved Economic Development Agreement and Performance Agreement with Home Depot U.S.A., Inc. (Satarino)

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- December 10, 2024, 5:00 p.m.
 - 2. City Council- Special Called Meeting- December 19, 2024, 11:30 a.m.
- B. Consider and act upon an Interlocal Cooperation Agreement between the City of Celina and the Celina Independent School District, for temporary parking for the CISD Administration building located at 205 S Colorado Street; generally on the northeast and southeast corners of Arizona Drive and Elm Street. (CISD Administration Temporary Parking – Interlocal Cooperation Agreement) (McAfee)
- C. Consider and act upon an amendment to the Development Agreement (5th amendment) with Uptown Celina Partners, LP; generally located between future Celina Parkway and south of future J Fred Smith Parkway, within the City Limits. (Uptown Celina - DA Amendment (Road Relocation)) (Glasgow)
- D. Consider and act upon an amendment to the Development Agreement (1st Amendment) with OMA Celina, LLC, on approximately 91 acres of land, generally located at the northeast corner of Legacy Drive and Clear Creek Parkway, within both the Extraterritorial Jurisdiction (ETJ) and the City Limits. (Toll Brothers Architecture (Legacy Branch) – Development Agreement) (McAfee)
- E. Consider and act to approve a work authorization for design services from Halff and Associates, for the design of Ohio and Louisiana Road Improvements from Ash Street south in an amount not to exceed \$434,300.00. (Glasgow)
- F. Consider and act to approve a work authorization for testing services for the construction of Sunset Blvd Asphalt Improvements between Preston Road and Coit Road with WSB, LLC, in an amount not to exceed \$67,204.00. (Glasgow)
- G. Consider and act to authorize a change order with RPMx to extend a stormwater line to Quail Hollow and to add the construction of CR 83 and Quail Hollow intersection in an amount not to exceed \$190,418.37. (Glasgow)

- H. Consider and act to award bid 2025-008 for asphalt material supply to Austin Asphalt and RK Hall as primary and secondary at the unit prices listed not to exceed the annual budgeted amount. (Figueroa)
- I. Consider and act to approve a work authorization for engineering services from TRC Engineers, Inc., for the 2025 Annual Street Maintenance (ASM) Program and FY26 Roadway preliminary engineering design services in an amount not to exceed \$272,870.00. (Figueroa)
- J. Consider and act to approve a work authorization for B-Weiss Entertainment Group, LLC, to book musical performers for Celina Cajun Fest 2025, in an amount not to exceed \$94,760.00. (Monaco)
- K. Consider and act to award bid 2025-004 for Friday Night Market Event Management to SBG Hospitality at an annual amount of \$45,000 for a contract term not to exceed \$225,000 for five years. (Monaco)
- L. Consider and act to award RFP 2025-017 for the construction of fiber phase 3 to R-TEL Construction, LTD, at the unit prices listed in the amount of \$701,863.77 plus ten percent contingency in the amount of \$70,186.37 for a total amount not to exceed \$771,543.79. (Alexander)
- M. The Celina Public Works requests retroactive approval of the purchase in the amount of \$68,380.00. This approval will ensure the purchase is properly documented and accounted for in the financial records. (Figueroa)
- N. Consider and act to authorize the City Manager to execute an interlocal reimbursement agreement by and between the City of Celina and Celina Independent School District for the reimbursement of fiber phase 3 installation costs in the amount not to exceed \$252,148.19. (Alexander)
- O. 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)
- P. Consider and act upon a Resolution authorizing an update to the impact fee program for water and wastewater facilities and appointing the Planning and Zoning Commission as the Capital Improvements Advisory Committee with one ad-hoc member. (Glasgow)
- Q. Consider and act to renew the Interlocal Agreement for Fire and EMS dispatch services by and between the City of Celina and Collin County. (White)
- R. Consider and act to award bid for portable restrooms to United Site Services, in an amount not to exceed \$19,189.40. (Monaco)

VIII. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing and act upon an Ordinance amending the City's Master Thoroughfare Plan and Map. (Glasgow)
- B. Consider and act upon an Ordinance amending the City's Code of Ordinances, Chapter 10: Subdivision Regulation, Article 10.02: Impact Fees, Division 3: Roadway Facilities by adopting updated land use assumptions; adopting an updated roadway capital improvement plan and impact fee analysis; and adopting revised roadway impact fees. (Glasgow)
- C. The Celina City Council will conduct a public hearing to consider public comment and act upon an Ordinance accepting and approving a final The Lakes at Mustang Ranch Public Improvement District Amended and Restated Service and Assessment Plan, including the Phases #8-9 assessment roll; making a finding of special benefit to property within Phases of #8-9 of The Lakes at Mustang Ranch 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 Phases #8-9 assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Stovall)
- D. The Celina City Council will conduct a public hearing to consider public comment and act upon an Ordinance accepting and approving a final Edgewood Creek Public Improvement District Amended 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 Edgewood Creek 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. (Stovall)

IX. ACTION ITEM:

- A. Consider and act upon a Resolution approving and authorizing the Mayor to execute the Edgewood Creek Public Improvement District Improvement Area #2 Reimbursement Agreement and resolving other related matters. (Stovall)
- B. Consider and act upon a Resolution approving and authorizing the Mayor to execute the Edgewood Creek Public Improvement District Improvement Area #2 Landowner Agreement and resolving other related matters. (Stovall)
- 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 2025 (The Lakes at Mustang Ranch Public Improvement District Phases #8-9 Project); approving and authorizing related agreements; and providing an effective date. (Stovall)
- D. 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 Refunding and Improvement Bonds, Series 2025 (The Lakes at Mustang Ranch Public Improvement District Major Improvement Area and Phases #2-7 Project); calling for redemption certain currently outstanding bonds; approving and authorizing related agreements and an updated service and assessment plan; and providing an effective date. (Bromiley)
- E. Consider and act to authorize an Interlocal Agreement with the Celina Independent School District for the installation of the Southeast Pump Station Transmission Waterline. (Glasgow)
- F. Consider and act to authorize a Partnership Agreement with SBG Hospitality, for two events located on Celina's Downtown Square in March 2025 and March 2026. (Monaco)

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