Life Connected.

CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, FEBRUARY 11, 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. Downtown Code Discussion

B. Discussion of expansion of the Uptown Municipal Utility District

C. Foley Pools Facilities Agreement.

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

D. Discussion regarding Downtown land acquisition.

E. Discussion regarding Project Granite.

F. Discussion regarding incentive application for a business located at 206 N Louisiana Street

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

G. Discussion regarding the purchase of property at 601 S Ohio St

H. Discussion regarding the purchase of property at 502 N Illinois St

I. Choate ROW property settlement for 1414 Choate Parkway

Reconvene into Open Session at 6:00 PM to consider and take action, if any, on matters discussed during Executive Session.

J. Consider and act upon a resolution to authorize the purchase of property at 502 N Illinois St

IV. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

A. Celina High School Football Team proclamation (Tubbs)

B. Proclamation honoring Detective Martinez (Tubbs)

C. Introduction of new Library Director. (Walsh)

D. Gift Tour check presentation (Thomas)

E. CEDC updates (Satarino)

V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Discussion regarding the structure of future debt issuances for Capital Improvement Projects. (Stovall)

B. Discussion of proposed policy for Neighborhood Integrity Program. (Kearney)

C. Discussion regarding the Downtown Code (McAfee)

D. Discussion regarding School Championship Recognition Policy. (Ranc)

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 and EDC Joint Meeting- Work Session Meeting- January 13, 2025, 3:00 p.m.
2. City Council- Regular Meeting- January 14, 2025, 5:00 p.m.
3. City Council- Special Meeting- January 28, 2025, 5:30 p.m.

B. Consider and act upon an amendment to the Development Agreement (6th Amendment) with TMTB Uptown, LLC, on approximately 145 acres of land for the Ranch at Uptown, generally located east and west of FM 455 and approximately 1,200 feet south of J Fred Smith Parkway, within the City Limits. (Toll Brothers & Taylor Morrison Architecture (Uptown) – Development Agreement. (McAfee)

C. Consider and act upon an amendment to the Development Agreement (1st Amendment) with Toll Southwest, 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)

D. Consider and act to approve a guaranteed maximum price for the construction of Fire Station #4 to Crossland Construction for an amount not to exceed $250,000.00. (Brawner)

E. Consider and act upon a Resolution ordering and calling a General Election for the purpose of electing a Councilmember for Place 1 and a Councilmember for Place 6 for three (3) year terms each; authorizing a joint election with the Collin County Elections Administrator, Denton County Elections Administrator and the political subdivisions located entirely or partially inside the boundaries of each county to be held on May 3, 2025. (Vaughns)

F. Consider and act to authorize a contract amendment with CobbFendley for the Smiley Road Alignment Study to conduct a hydraulic study to an amount not to exceed $25,110.00. (Glasgow)

G. 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)

H. Consider and act on a Resolution to approve the proposed cybersecurity mitigation project for submittal to the Texas Public Safety Office's (PSO) State and Local Cybersecurity grant program. (Alexander)

I. Consider and act upon a Resolution of the City of Celina, Texas, accepting a petition seeking the creation of the Legacy Celina Public Improvement District within the corporate boundaries of the City and calling for a public hearing for the City Council's March 11, 2025 meeting. (Stovall)

J. Consider and act upon a Resolution of the City of Celina, Texas, accepting a petition seeking the creation of the Celina 241 Public Improvement District within the corporate boundaries of the City and calling for a public hearing for the City Council's March 11, 2025 meeting. (Stovall)

K. Consider and act to authorize the purchase Rapid7 Managed Threat Complete from Solid Border through a cooperative contract with the Texas Department of Information Resources in an amount not to exceed $95,385.00. (Alexander)

L. Consider and act to authorize the execution of a contract with Kaitlin Kent Enterprises Incorporated to complete roadway pavement services through a cooperative contract with The Interlocal Purchasing System (TIPS) in an amount not to exceed $51,193.80. (Figueroa)

M. Consider and act to authorize the purchase of a Type 1 Ambulance from various vendors, through cooperative contracts in an amount not to exceed $527,810.53. (White)

N. Consider and act to purchase medical supplies and pharmaceuticals through an Interlocal Contract with Bound Tree Medical Supply in an amount not to exceed $106,000.00. (Berry)

O. Consider and act to authorize vehicle repairs and maintenance through an Interlocal Contract from Siddons-Martin Emergency Group in an amount not to exceed $80,000.00 (White)

P. Consider and act to purchase uniforms for the Fire Department from Galls, LLC through a cooperative contract with TXShare for an amount not to exceed $100,000.00. (White)

Q. Consider and act to authorize the purchase of a 2025 Chevrolet Tahoe and outfitting for the Fire Department from various vendors on cooperative agency contracts in an amount not to exceed $70,396.96. (White)

R. Consider and act to authorize an Interlocal Agreement with the Town of Prosper for Coit Road Construction from Frontier Parkway to Marigold Lane. (Brawner)

S. Review and acceptance of the Quarterly Investment Report for the period ended December 31, 2024. (Bromiley)

T. Consider and act upon a Resolution approving and authorizing the Mayor to execute the Interlocal Cooperative Agreement between the City and Mustang Special Utility District in connection with the Sutton Fields East Public Improvement District Phase #2 and resolving other related matters. (Stovall)

U. Consider and act upon authorizing an amendment to the employment agreement for City Manager Robert Ranc. (Gartner)

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 450 feet north of Frontier Parkway, within the City Limits. (Mavis Tires & Brakes – Specific Use Permit) (Mohan)

B. 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, Gas Pumps/Fuels Sales use on approximately 2 acres; generally located at the northeast corner of Preston Road and Glendenning Parkway, within the City Limits. (Murphy USA – Specific Use Permit) (Mohan)

IX. ACTION ITEM:

A. Consider and act upon a Resolution ordering and calling a Special Election to be held on May 3, 2025, for the purpose of submitting to the qualified voters of the City of Celina, Texas, certain proposed amendments to the existing City Charter; designating the places at which said election is to be held; appointing the early voting clerk; making provisions for notice and publication of the election; and providing for an effective date. (Vaughns)

B. Consider and act upon an Economic Development Agreement by and between the Celina Economic Development Corporation, City of Celina, and Celina Chamber of Commerce, for an amount not to exceed $50,000. (Ranc)

C. Consider and act upon a Resolution of the City of Celina, Texas, determining the costs of certain Phase #2 Improvements to be financed within Phase #2 of the Sutton Fields East Public Improvement District; approving an updated preliminary service and assessment plan, including a proposed Phase #2 Assessment Roll; directing the filing of the proposed Phase #2 Assessment Roll with the City Secretary; and providing for noticing and calling a public hearing on March 11, 2025, to consider an ordinance levying assessments on property located within Phase #2 of the Sutton Fields East Public Improvement District. (Bromiley)

D. Consider and act to authorize Amendment 2 to add the Guaranteed Maximum Price (GMP) for the construction of the Downtown Center building through the Construction Manager At Risk, Swinerton, in the amount of $59,050,752.00 (Brawner)

E. Consider and act to authorize a cost share agreement with the Parks at Wilson Creek for the oversizing of a waterline from 8-inch to 18-inch, the oversizing of a wastewater line from an 18-inch to 24-inch, the construction of E Sunset Boulevard extending from Roseland Parkway to Deer Park Way, and the construction of Roseland Parkway from E Sunset Boulevard to Big Bend Lane in an amount not to exceed $5,528,817.65 (Glasgow)

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.”

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Jeovanna Rubio, TRMC
Assistant City Secretary