



Life Connected.

**CITY COUNCIL REGULAR MEETING  
CELINA COUNCIL CHAMBERS  
112 N. COLORADO ST.  
TUESDAY, MARCH 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. Potential lawsuit for removal of material from public right-of-way
- B. Discussion regarding a Development Agreement for Mesa Verda
- C. Discussion regarding the Temporary Facilities for 1876 Country Club
- D. Discussion regarding Solid Waste Contract
- E. Update and briefing regarding personnel investigation

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

- F. Discussion regarding an incentive application for a business located at 206 N. Louisiana St.

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

- G. Discussion regarding an electrical easement for the Texas New Mexico Power Company
- H. Discussion regarding eminent domain for property located on the southwest corner of Choate Parkway and Custer Road
- I. Discussion regarding land acquisition located approximately northeast of Smiley Road and Old Dairy Farm Road
- J. Discussion regarding land acquisition located approximately east/northeast of Collin County Outer Loop and County Road 51
- K. Discussion of potential land acquisition approximately south of Ohio Street and Louisiana Drive

*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 a 0.2830 acre tract for construction of public improvements for Choate Parkway from Roseland Parkway to Custer Road (FM 2478), including but not limited to, construction and maintenance of roadway, grading, such appurtenant facilities as may be necessary, and other public uses, on property generally described as being located in the Coleman Watson survey, abstract A0945, Collin CAD property ID #2123638, Collin County, Texas, such property generally located on the southwest corner of Choate Parkway and FM 2478, and being more particularly described herein; providing notice of an official determination to acquire real property for construction and maintenance of roadway, 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 property; ratifying prior documents made for acquisition of the property; authorizing legal counsel to institute eminent domain proceedings on behalf of the city for the acquisition of the property 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 a Resolution to authorize the City Manager to sign easement documents necessary for Texas New Mexico Power Company to acquire a 0.749 acre easement from the City of Celina for \$284,992.00.

**IV. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:**

- A. Proclamation recognizing the Celina High School Cheer Team (Tubbs)
- B. Recognition of Carl Hultgren (White)
- C. Proclamation observing Surveyor's Week. (Tubbs)
- D. EDC Update. (Satarino)

**V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:**

- A. Discussion regarding the Development Services Processes Evaluation (Brawner)
- B. Discussion on water conservation for summer 2025. (Figueroa)
- C. Discussion regarding a school championship recognition policy. (Kearney)

**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- February 11, 2025, 5:00 p.m.
- B. Consider and act to purchase Construction Services for the Fire Station #1 Remodel from Crossland Construction through a cooperative contract with TIPS #22010702 for an amount not to exceed \$139,428.00. (Brawner)
- C. Consider and act to award bid 2025-018 for the Improvements of the Parkside Lift Station to Criterion Contractors Inc. at the unit prices listed in the amount of \$363,663.21 plus ten percent contingency in the amount of \$36,366.32 for a total amount not to exceed \$400,029.53. (Glasgow)
- D. Consider and act to approve a work authorization for design and construction management services of Phase 4 Dark Fiber extension with Capco Communications, for an amount not to exceed \$200,522.93. (Alexander)

- E. Consider and act upon a Resolution to authorize the City Manager to execute conveyance documents for the acquisition of the necessary right-of-way and easements for Parvin Road improvements from FM 1385 to South Dallas Parkway. (Glasgow)
- F. Consider and act upon an Ordinance granting to Universal Natural Gas, a non-exclusive franchise and right to enter the public ways to install, operate and maintain a distribution system within, along, across, over and under the public ways of the City of Celina, Texas for the transportation, distribution, and/or sale of gas to customers and the public generally in the city (Brawner)
- G. Consider and act to approve a work authorization for design services from TRC Engineers, Inc., for the design of the reconstruction of Hillside Drive, in an amount not to exceed \$57,750.00. (Glasgow)
- H. Consider and act to authorize an amendment to a work authorization for professional review services of hydraulic and hydrologic studies by Freese and Nichols, Inc. in an amount not to exceed \$60,000.00. (Glasgow)
- I. Consider and act upon the release of temporary turnaround easement as recorded in Instrument No. 2023-27201, of the Real Property Records of Denton County, Texas (the “Easement” – attached hereto), having been executed in favor of the City of Celina (“The City”), burdens that certain tract of land described as Tract 2 in deed to First Texas Homes, Inc. (Owner) recorded in Instrument No. 2023-51337, of the Real Property Records of Denton County, Texas. (Glasgow)
- J. 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)
- K. Consider and act to award RFP 2025-027 for the upgrade of the city council chambers audio/video system to AVI Systems for \$464,717.25 plus ten percent contingency in the amount of \$46,471.73 for a total amount not to exceed \$511,188.98. (Alexander)
- L. Consider and act to authorize the execution of a contract with Utilis Incorporated dba. Asterra to complete leak detection services through a sole source for an amount not to exceed \$87,000.00. (Figueroa)
- M. Consider and act upon a Resolution to enter in a Local On-System Agreement (LOSA) with the Texas Department of Transportation (TxDOT) to construct the permanent intersection at FM 455 (GA Moore Parkway) and Legacy Drive through the Legacy Hills Development Agreement. (Glasgow)
- N. Consider and act to authorize Amendment 3 to add the Guaranteed Maximum Price (GMP) for the construction of Arizona Drive from Pecan St. to Walnut St. through the Construction Manager At Risk, Swinerton, in the amount not to exceed \$947,783.00 (Brawner)
- O. Consider and act to accept the resignation of Joseph Burke and declare a vacancy on the Downtown Commission. (Kearney)
- P. Consider and act to accept the resignation of Imelda Everett and Linda Hunter, and declare two vacancies on the Keep Celina Beautiful Board. (Kearney)
- Q. Consider and act on authorizing the City Manager to execute an Interlocal Agreement between the City of Celina, Texas, and Collin County to receive \$327,100.00 of grant funding from Collin County for the development of various trails within Wilson Creek Park. (Walsh)
- R. Consider and act to approve a Work Authorization with B-Weiss Entertainment Group, LLC. for event infrastructure at Celina Cajun Fest in an amount not to exceed \$242,077.76 (Monaco)
- S. Consider and act upon a Chapter 380 Economic Development and Performance Agreement with BARM Group, LLC; for an amount not to exceed \$75,000.00. (Satarino)
- T. Consider and act to authorize an Interlocal Agreement for fire protection services between the City of Celina and Denton County. (White)

**VIII. PUBLIC HEARING/ACTION:**

- A. Conduct a public hearing to 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 Capital Improvements Plan for roadways; adopting an updated land use equivalency table; adopting revised roadway Impact Fees; adopting a revised Schedule 1, Assessment Rates, and Schedule 2, Collection Rates, for roadway facilities; updating ordinance reference numbers; and providing for the repeal of the unattributed credits reimbursement provision under Section 10.02.071. (Glasgow)
- B. Consider and act upon an Ordinance altering the prima facie speed limits established for vehicles under the provisions of the transportation code, section 545.356 upon a segment of Preston Road (SH 289) between North Legacy Drive and E. G.A. Moore Parkway (CR 100), that is within the incorporate limits of the City of Celina. (Glasgow)
- C. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 26 acres of land; generally located 1,800 feet east of Preston Road and north of Frontier Parkway, within the Extraterritorial Jurisdiction (ETJ). (Millen Farms – Development Agreement) (McAfee)
- D. Conduct a public hearing to consider and act upon a request to rezone approximately 41 acres to Commercial, Office, & Retail District (C) zoning; generally located north and south of future Doe Branch Boulevard and approximately 2,725 feet west of Dallas North Tollway, within the City Limits. (McKenzie Tract – Rezoning) (Mohan)
- E. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 8 acres of land; generally located 1,000 feet north of future O'Brien Drive and west of future Legacy Drive, within the Extraterritorial Jurisdiction (ETJ). (Yellow Door Storage – Development Agreement) (Mohan)
- F. The Celina City Council will conduct a public hearing to consider public comment regarding the creation of the Legacy Celina Public Improvement District and act upon a Resolution creating the Legacy Celina Public Improvement District. (Stovall)
- G. The Celina City Council will conduct a public hearing to consider public comment regarding the creation of the Celina 241 Public Improvement District and act upon a Resolution creating the Celina 241 Public Improvement District. (Stovall)
- H. The Celina City Council will conduct a public hearing to consider public comment and act upon an Ordinance accepting and approving a final Sutton Fields East Public Improvement District Service and Assessment Plan, including the Phase #2 Assessment Roll; making a finding of special benefit to property within Phase #2 of the Sutton Fields East 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 the assessed property, in accordance with Chapter 372 of the Texas Local Government Code, as amended. (Bromiley)

**IX. ACTION ITEM:**

- A. 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 (Sutton Fields East Improvement District Phase #2 Project); approving and authorizing related agreements; and providing an effective date. (Bromiley)
- B. Consider and act upon a Resolution adopting the 2025-2028 Economic Development Strategic Framework. (Satarino)
- C. Consider and act on acceptance of the Fiscal Year 2024 Audit, the Annual Comprehensive Financial Report (ACFR), and presentation by Forvis Mazars, LLP. (Bromiley)
- D. Consider and act to award RFP 2025-009 for Solid Waste and Recycling Services to Community Waste Disposal L.P. at the unit prices listed for an initial five-year contract term with two renewal periods. (Berry)
- E. Consider and act upon a Resolution approving the Neighborhood Integrity Program policy. (Kearney)

- F. Consider and appoint City Council Members to serve on art selection committees for Downtown Center art projects. (Kearney)
- G. Consider and act to authorize the purchase of two Pierce Fire Trucks from Siddons Martin Emergency Group in an amount not to exceed \$2,416,840.00. (White)
- H. Consider and act on all matters incident and related to approving and authorizing publication of notice of intention to issue certificates of obligation, including the adoption of a Resolution pertaining thereto. (Stovall)
- I. Consider and act on all matters incident and related to declaring the expectation to reimburse expenditures with proceeds of future debt, including the adoption of a Resolution pertaining thereto. (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."

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Jeovanna Rubio, TRMC  
Assistant City Secretary